Core Strategy

Hackney’s strategic planning policies for 2010-2025

Adopted November 2010
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Planning and Compulsory Purchase Act 2004, Section 23
Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008
Core Strategy Development Plan Document
Adopted on the 24th November 2010 by Hackney Council

John Hodson, Interim Head of Policy and Strategy, Regeneration and Planning

LDF Core Strategy
Policy and Strategy
London Borough of Hackney
2 Hillman Street
London, E8 1FB

December 2010 edition (minor typographical errors corrected and representative images inserted at the start of each chapter)
I am pleased to introduce Hackney’s 2010-25 Local Development Framework (LDF) Core Strategy. It sets out the Council’s strategic planning policy for the next 15 years and has been designed to make sure that the development of our borough over that period genuinely makes Hackney a better place, as well as complementing the development of London as a whole and complying with regional and national policy guidance. I would like to take this opportunity to thank everyone for their comments over the course of preparation of this Core Strategy which has helped shape it to being a distinctive Hackney strategy.

The quality of our physical environment has a huge impact on our lives. Hackney is a unique inner city borough with fantastic green open spaces and a built environment combining a rich mix of architectural styles. We will continue to encourage high quality, architecturally ambitious development, balancing the need for new housing and economic growth with preserving what is best about the borough’s heritage and existing local economy.

The borough will need to adapt to changing circumstances and we want to have planning policies in place to make the most of our situation and opportunities including the regeneration arising from the Olympics and to position ourselves to compete as a viable destination in this part of London. We want to improve the borough as a place to live, learn and be brought up in and be able to appreciate and enjoy our environment for all our communities.

As we anticipate growth both in terms of people and economy we want to have plans in place to accommodate the inevitable changes that will come about as a result of this growth. We therefore want to ensure we get the right balance and timing not only of new development but crucially of the supporting infrastructure and services to enable this growth to be sustainable whilst ensuring that we protect our historic heritage and open spaces.

Our Core Strategy sets out where and how we want to develop the borough, and sends out clear messages to those wishing to live, work and invest in Hackney as to how the different places in our diverse borough are either intended to be developed or protected. Whilst this plan is intended to focus on the strategic policies, as part of the LDF plan-making process, further, more detailed policies and ‘action’ plans will follow and these will set out more specific development and area based guidance.

Jules Pipe, Mayor of Hackney
### Schedule of Core Strategy Policies

#### Chapter 4. Delivering Sustainable Growth
- Policy 1: Main Town Centres
  - Page 34
- Policy 2: Improved Railway Corridors
  - Page 36
- Policy 3: City Fringe South Shoreditch
  - Page 38
- Policy 4: Woodberry Down New Community
  - Page 39
- Policy 5: Hackney Wick New Community
  - Page 42
- Policy 6: Transport and Land Use
  - Page 44
- Policy 7: Working with Infrastructure Partners
  - Page 46

#### Chapter 5. Supporting Neighbourhoods and Communities
- Policy 8: Focusing Social Investment
  - Page 58
- Policy 9: Investing in Education
  - Page 63
- Policy 10: Lifelong Learning
  - Page 65
- Policy 11: Health Investment and Infrastructure
  - Page 68
- Policy 12: Health and Environment
  - Page 71

#### Chapter 6. A Dynamic and Creative Economy
- Policy 13: Growth Areas
  - Page 79
- Policy 14: Street Markets
  - Page 82
- Policy 15: Evening and Night-Time Economy
  - Page 84
- Policy 16: Employment Opportunities
  - Page 86
- Policy 17: Economic Development
  - Page 90
- Policy 18: Promoting Employment Land
  - Page 93

#### Chapter 7. Providing Better Homes
- Policy 19: Housing Growth
  - Page 106
- Policy 20: Affordable Housing
  - Page 110
- Policy 21: Supported Housing Requirements
  - Page 113
- Policy 22: Housing Density
  - Page 115
- Policy 23: Provision for the Gypsies and Travellers
  - Page 116

#### Chapter 8. Cleaner, Greener and Safer Places
- Policy 24: Design
  - Page 123
- Policy 25: Historic Environment
  - Page 128
- Policy 26: Open Space Network
  - Page 132
- Policy 27: Biodiversity
  - Page 135
- Policy 28: Water and Waterways
  - Page 138

#### Chapter 9. Climate Change and Environmental Sustainability
- Policy 29: Resource Efficiency and Reducing Carbon Dioxide Emissions
  - Page 146
- Policy 30: Low Carbon Energy, Renewable Technologies and District Heating
  - Page 148
- Policy 31: Flood Risk
  - Page 153
- Policy 32: Waste
  - Page 156
- Policy 33: Promoting Sustainable Transport
  - Page 159
Contents

Chapters

1 Introduction .......................................................................................................................... 7
2 Spatial Portrait and Context ............................................................................................... 16
3 Vision and Objectives ........................................................................................................... 22
4 Delivering Sustainable Growth ............................................................................................ 27
5 Supporting Neighbourhoods and Communities ................................................................. 50
6 A Dynamic and Creative Economy ..................................................................................... 74
7 Providing Better Homes ........................................................................................................ 97
8 Cleaner, Greener and Safer Places ....................................................................................... 119
9 Climate Change and Environmental Sustainability ............................................................ 141

Appendices

1 UDP Policies replaced by LDF Policies .................................................................................. 161
2 Explanation of the roles of open space .................................................................................. 164
3 Public Transport Accessibility Levels (PTAL) ...................................................................... 165
4 Glossary of Terms ................................................................................................................. 168
5 Use Class Order Schedule .................................................................................................... 188
6 Infrastructure Delivery Plan .................................................................................................. 189
7 Proposals Map consolidated changes arising from the Core Strategy ................................. 202
8 Proposals Map Schedule ....................................................................................................... 203
1 Introduction
The Hackney Local Development Framework

1.1 A Local Development Framework (LDF) is not a single plan but a suite of individual planning documents, known as Local Development Documents (LDDs). Each LDD may be prepared at a different time and must pass through several consultation stages before it can ultimately be adopted by the Council as part of the LDF.

1.2 The requirement to produce an LDF was established by the Planning and Compulsory Purchase Act 2004 and the Town & Country Planning (Local Development) (England) (Amendment) Regulations 2008, ensuring the legal status of each LDD produced. As the individual documents which constitute the LDF are adopted, they establish the strategy and detail for Hackney’s future development, replacing the policies and proposals in the 1995 Hackney Unitary Development Plan.

1.3 The diagram below shows the typical structure of a Local Development Framework.

Figure 1.1 The Structure of the Local Development Framework (CLG, 2004)

1.4 There are two types of LDDs: Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs). (DPDs contain planning policies while SPDs provide detailed or explanatory guidance to the policies). Before adoption, all DPDs are subject to an independent examination by a Planning Inspector whereas the Council can adopt SPDs without the need for external examination. A Sustainability Appraisal must be undertaken in parallel with preparation of Hackney’s DPDs.

1.5 The timetable for producing each of the DPDs is known as the Local Development Scheme (LDS). This is updated periodically to reflect progress made in document preparation, timetable alterations and any new documents which the Council wants to introduce. The LDS also informs the public when they can influence the preparation of Local Development Documents. The LDS is available to view on the Planning Policy pages of the Council’s website at http://www.hackney.gov.uk/ep-policy-lds.htm
1.6 The Annual Monitoring Report (AMR) monitors progress on producing each of the documents in the LDS. The current AMR is also available to view on the Planning Policy pages of the Council's website.

The Core Strategy

1.7 The Core Strategy is the primary and strategic Development Plan Document; it guides the content of the other Local Development Documents (including Area Action Plans and Supplementary Planning Documents). It sets out the spatial planning framework for Hackney to deliver the Sustainable Community Strategy priorities and outcomes over the next 15 years and sets strategic locations for delivering this vision. The Core Strategy has taken account of national and regional issues, Hackney Council’s corporate aims and objectives, as well as the strategies of organisations where there are implications for the development and use of land.

1.8 Policies in this Submission Core Strategy are in conformity with the 2008 version of the London Plan, discussed in paragraphs 1.23 - 1.26.

1.9 Under the terms of the Planning and Compulsory Purchase Act 2004, the Council has prepared the Core Strategy in partnership with the local community and key stakeholders. A Sustainability Appraisal has also been carried out to assess the economic, social and environmental impact of the policies within the Core Strategy.

1.10 Government guidance requires a robust evidence base for LDF documents. A supporting document provides a concise and structured review of the evidence studies used to develop this Core Strategy. This document is available on the Council website http://www.hackney.gov.uk/ldf

1.11 In April 2008, the Council published the Core Strategy Preferred Policy Options and accompanying Sustainability Appraisal. These set out the Council’s proposed policy aspirations and indicated the process of developing them as sustainable policies. Following extensive public consultation with the local community and key stakeholders, the Planning Service received some 800 responses including emails and letters. Approximately 170 further responses were received via questionnaire.

1.12 Following careful consideration of all comments received, in June 2009 the Council published the next stage - the Core Strategy Proposed Submission document and accompanying Sustainability Appraisal report. These set out the Council’s proposed spatial policies. The Planning Service received 80 representations in response and following their consideration it was decided to propose a series of further changes to improve the document. These changes formed an addendum to the Core Strategy Submission Document Proposed Pre-examination Changes document, which was subject to proportionate consultation in December 2009 - January 2010, being sent to all individuals and organisation that responded to the previous consultation. There were 18 responses to this further consultation exercise.

1.13 Following submission the Core Strategy and accompanying documents were examined by an independent planning inspector, Michael J Hetherington BSc (Hons) MRTPI, appointed by the Secretary of State for Communities and Local Government. A consolidated version
of the Core Strategy that included the further changes from the addendum was produced for the Examination in Public. Throughout this process of examination a number of additional changes were proposed by the Council that clarified the intent of some of the policies. The Inspector accepted all of these suggestions in his final report where he approved the Core Strategy as 'sound'. In the non-technical summary of the final report the Inspector stated:

“This report concludes that the London Borough of Hackney Core Strategy Development Plan Document provides an appropriate basis for the planning of the borough over the next 15 years. The Council has sufficient evidence to support the strategy and can show that it has a reasonable chance of being delivered.

A limited number of changes are needed to meet legal and statutory requirements and to ensure that the Core Strategy is in general conformity with the London Plan and accords with national policies. These can be summarised as follows:

- Providing greater clarity on how much housing and employment floorspace is proposed for the borough’s growth areas.
- Updating housing supply information, including a reduced reliance on non-identified (‘windfall’) sites and an amended housing trajectory.
- Greater support for residential extensions in meeting local housing needs.
- Minor changes to the requirements for gypsies and traveller sites to accord with national policy and the local evidence base.
- Introducing a sequential test for town centre uses and providing more clarity on the type of uses that are acceptable in designated employment areas.
- Providing more detail on how the Council will address negative impacts arising from evening and night-time uses in South Shoreditch and elsewhere.
- Clarifying the policy on tall buildings, including enhanced references to heritage protection.
- Deletion of one Locally Significant Industrial Location.

All of the changes recommended in this report are based on proposals put forward by the Council in response to points raised and suggestions discussed during the public examination. They do not alter the thrust of the Council’s overall strategy. As agreement has been reached on all of the matters of soundness identified in this report, no additional changes have been sought from the Council.”

1.14 Accordingly, this final version of the Core Strategy document incorporates the above changes along with consequential or other minor amendments and was adopted by Full Council on the 24th November 2010.

Proposals Map

1.15 The Proposals Map gives a spatial representation on an ordnance survey scale map of the policies and land use allocations for the borough that arise from policies contained in development plan documents. As a result of the policies in the adopted Core Strategy the Proposals Map has been updated.
Sustainability Appraisal & Strategic Environmental Assessment

1.16 The LDF aims to improve the overall quality of life for the people of Hackney by promoting sustainable development as well as tackling climate change. The Planning & Compulsory Purchase Act 2004 requires a Sustainability Appraisal (SA) of all emerging Development Plan Documents. European Directive 2001/42/EC [1] requires an ‘environmental assessment’ of plans and programmes prepared by local authorities that are likely to have a significant effect on the environment. Therefore, the Sustainability Appraisal (SA) integrates the Strategic Environmental Assessment (SEA) made during the production of the LDF Core Strategy in order to take account of environmental, social and economic issues.

1.17 The 2008 Planning Act (Commencement No.1 and Savings) Order 2009 means that a local authority is no longer required to prepare a Sustainability Appraisal (SA) report for their SPDs. Nevertheless, Local Planning Authorities (LPAs) still need to screen their SPDs to ensure that the legal requirements for SA are met where there are impacts that have not been covered in the appraisal of the parent DPD or where an assessment is required by the SEA Directive (CLG, 2009). The Core Strategy Sustainability Appraisal (final version November 2010) will be used as the over-arching framework to guide subsequent and subsidiary Local Development Documents Sustainability Appraisals.

Habitats Regulations Assessment (HRA)

1.18 Under the requirement for Habitats Regulations Assessment set out within Article 6 of the EC Habitats Directive 1992, London Borough of Hackney has undertaken a Habitat Regulations Assessment (HRA) of the potential effects of the Core Strategy on the Natura 2000 network – the Lea Valley Special Protection Area (SPA) and Ramsar sites that abut the north east boundary of the borough.

1.19 The HRA Screening report presents an evaluation of likely significant effects on the above areas. This was produced in 2007. A full HRA was carried out in 2009 to investigate further and recommendations were made to mitigate the likely significant impacts on the above sites. Both these reports can be found on the Council’s LDF website.

Sustainable Community Strategy 2008-2018

1.20 Under the Local Government Act 2000, the Council has prepared this Core Strategy in line with the Sustainable Community Strategy (SCS). The Core Strategy addressed the six themes in the new SCS, which sets out a 10 year vision for Hackney and the key outcomes to deliver this vision agreed by the Local Strategic Partnership. Figure 1.2 illustrates how the LDF integrates with the SCS. More information on the Sustainable Community Strategy is available on the Council’s website at: http://www.hackney.gov.uk/community-strategy.htm

1.21 A Strategic Alignment Report was produced to identify the gaps and proposed coordination improvements for the LDF and SCS. Detailed information about the Strategic Alignment Report is available to view on the Council’s LDF webpage http://www.hackney.gov.uk/ldf.
Relationship with other plans and strategies

1.22 The strategic policies contained within the Core Strategy reflect the Council’s long-term vision and objectives for Hackney. They also respect the content of other significant documents, including national planning policy. National Policy is primarily issued in the form of Planning Policy Statements (PPSs) or older Planning Policy Guidance Notes (PPGs) where these have not been updated as PPSs. These documents provide clarification of national planning policy, the operation of the planning system and the relationship between planning and other systems which influence land use. The Core Strategy also conforms to the London Plan.

Figure 1.2 Relationship of Core Strategy with other plans and strategies (CLG 2007)

Regional context - The London Plan

1.23 The Mayor’s Spatial Development Strategy (London Plan) is the Regional Spatial Strategy covering its 33 London boroughs including the City of London, and together with the LDF forms part of the Development Plan for the borough.

1.24 The first version of the London Plan was published in February 2004. The ‘Early Alterations’ to address pressing housing provision, waste and minerals issues were then published in December 2006.

1.25 Following his Statement of Intent to review the London Plan (December 2005) the Mayor also prepared ‘Draft Further Alterations’ which were published for public consultation in September 2006. The ‘Further Alterations’ were subject to an Examination in Public (EiP) held in June/July 2007.
1.26 The EiP Panel report on the 'Further Alterations' was published in October 2007. In light of this, the Mayor incorporated both the Early and Further Alterations in the current version of the document, the London Plan (consolidated with alterations since 2004), which was published in February 2008. The London Plan is being updated to reflect the new challenges facing the region. A draft replacement plan currently subject to an Examination in Public due to finish in December 2010 followed by adoption of the new London Plan in 2011.

1.27 The Core Strategy policies also form the strategic policy basis for the Council’s other Local Development Documents, including:

**Proposed DPDs:**

- Development Management (DPD) - sets out the detailed criteria against which planning applications will be considered.
- Site Specific Allocations (DPD) - sets out the allocation of land for specific uses within the Borough.
- Proposals Map (DPD) - gives a spatial representation of the policies in the Core Strategy, for example identifying locations for growth, or of open space.
- Dalston Area Action Plan (AAP) - sets out the Council’s plans and proposals for land use, physical development and environmental improvements in Dalston.
- Hackney Central Area Action Plan (AAP) - sets out the Council’s plans and proposals for land use, physical development and environmental improvements in Hackney Central.
- Hackney Wick Area Action Plan (AAP) - sets out the Council’s plans and proposals for land use, physical development and environmental improvements in Hackney Wick.
- Manor House Area Action Plan (AAP) - This adjoins the area covered by the Woodberry Down Masterplan.
- North London Joint Waste Disposal Development Plan Document (DPD) - sets out the spatial arrangement and site proposals for facilities to handle the municipal, commercial, industrial and construction waste arising from the seven Boroughs that make up the North London Waste Disposal Authority.

**Proposed SPDs:**

- Affordable Housing Supplementary Planning Document (SPD) - reviews the existing Affordable Housing SPD adopted in July 2005, which will provide an up-to-date basis for negotiation of affordable housing provision on all proposals for residential and mixed-use developments in the borough.
- Sustainable Development Standards Supplementary Planning Document (SPD) - will provide guidance on the sustainable design of development, and transport elaborating on development management policies including information on how to reduce energy consumption.
- Waterfront Development Supplementary Planning Document (SPD) - will provide planning guidance on protection and enhancement of waterfront sites.
- Public Realm and Design Guide and Street Scene Supplementary Planning Document (SPD) - provides guidance on the protection and enhancement of the street scene and public realm within Hackney.
1 Introduction

Existing SPDs:

- Residential Extension and Conversions Supplementary Planning Document (SPD) - provides planning guidance on the particular type of planning applications in areas of pressure.
- Planning Contributions SPD - provides guidance on the level of financial or in kind contribution required to mitigate the impacts of new development.

1.28 A review of the existing Supplementary Planning Guidance documents will also be undertaken to consolidate and update the information they provide. Relevant information and guidance will either be incorporated into the new SPDs listed above or into revised documents with SPD status.

Delivery

1.29 The delivery of the Hackney Core Strategy Development Plan Document requires collaborative working between different sectors. The Council will work in partnership with both public and private sector organisations to deliver the vision and objectives in this document.
1 Introduction

End Notes

2 Spatial Portrait and Context
The London Borough of Hackney

2.1 Hackney is next to the heart of London bordering the City of London to the south, the Olympic Park and Stratford City in the east and close to Canary Wharf to the south-east. Administratively, the London Boroughs of Islington, Haringey, Waltham Forest, and Tower Hamlets border Hackney. The 2012 Olympic and Paralympics Games is expected to be a catalyst, for improving the borough as the global spotlight turns to Hackney and east London. The Games offer unrivalled opportunities for sport, culture and tourism, and will help move London’s centre of gravity eastwards. This will be bolstered by the extension of the East London Line to Dalston, Haggerston and Hoxton that opened in 2010 and the improvements to the North London Line.

Hackney’s People

2.2 The latest projections confirm that Hackney’s population will continue to undergo significant growth in the long-term. This growth is likely to see a reinforcement of its ethnically diverse profile, which is made up of around 41% Black and Asian Ethnic Minorities (BAME) with Black African and Caribbean groups making up the largest minority groups. Hackney also has a diversity of faith groups living in the borough with much larger proportions of people of a Jewish and Muslim faiths living in Hackney compared to the rest of London and England.

2.3 Hackney’s communities have a strong tradition of respect and tolerance for people from different backgrounds, making its diversity an asset. It is a place where people of different ethnicities, faiths, ages or other forms of identity, live in close proximity and at ease with each other. The recent Place Survey \(^a\) found that three quarters of residents who responded, thought their local area was a place where people from different backgrounds get on well together. However, population growth within Hackney and across London will bring significant challenges to cohesion across our neighbourhoods and we will need to proactively plan to ensure that growth strengthens our communities and builds the resilience of our neighbourhoods.

2.4 Despite Hackney’s closeness to major areas of wealth and economic opportunity, there remains significant concentrations of worklessness, lower educational outcomes, health inequalities and poor housing. Tackling the inequalities experienced by residents lies at the heart of Hackney’s Sustainable Community Strategy.

Hackney’s Economy

2.5 In the last few decades, Hackney’s economy has shifted from traditional manufacturing and warehousing firms operating in employment areas towards service industries, in particular creative, arts, tourism and leisure, focused in Shoreditch and around Hackney’s town centres.

2.6 Wider economic changes have affected the way town centres operate and function in Hackney. This has brought economic benefits as places, such as Broadway Market and Stoke Newington Church Street, have developed distinctive visitor and evening economies. However, the shift of mainstream consumer spending on convenience retail to the West End,
2 Spatial Portrait and Context

Metropolitan town centres and regional shopping centres has had a detrimental impact the convenience retail offer of Dalston and Hackney Central (GLA ‘Retail in London 1971-2000’ 2006).

2.7 This Core Strategy is a 15-year long-term plan. Whilst at present the economic downturn, threatens elements of the economy in the short-term, such as the creative industries in Shoreditch, this is an opportunity to plan a strong direction for the upturn to ensure that our local economy has a sustainable foundation for future growth.

Hackney’s Environment

2.8 Hackney is densely populated but, it is also one of the greenest inner London boroughs with a network of 225 open spaces ranging from the expanse of Hackney Marshes and Hackney Downs, the celebrated parks of Clissold and Haggerston and the historic London Squares of Hoxton and De Beauvoir. As with most London borough’s there are also areas of open space deficiency, such as Dalston. Overall the open space network provides a source of recreational space as well as a supporting biodiversity in London. The borough's open space is complemented by rivers and canals, including the Regents Canal and New River. Hackney’s historic built environment is also an asset to the borough that will need to be conserved to maintain the distinctive character of neighbourhoods as an essential element in the growth of Hackney. The borough is home to a rich 18th and 19th century architectural heritage, and some architectural gems ranging from the 13th century St Augustine’s Tower to the ultra modern 30 Crown Place and the UK’s first purpose-built arts centre, Rivington Place.

2.9 Over the next 15 years, climate change will become an increasingly critical challenge for Hackney. Tackling climate change and bringing down our carbon emissions will require a comprehensive range of interventions across housing developments, infrastructure including energy supplies, transport, town centres, employment and open spaces.

The Places of Hackney

2.10 We understand that as much as with the borough as a whole, local people naturally identify with different places in Hackney. The official boundaries, such as electoral wards, are artificial and do not naturally reflect the places people live. The most recognised places in the borough are described below.

Dalston

2.11 Dalston developed along the old Roman Road of Ermine Street, now named Kingsland High Street. Much of the area’s present built form dates back to the 19th century when the arrival of the railways changed the village of Kingsland into the urban landscape of Dalston. As Dalston grew significantly during the 19th and 20th century. It has long been home to entrepreneurial immigrant communities, such as Jewish, Turkish, Kurdish, African, Afro-Caribbean and this tradition has continued with the newly arrived Eastern European communities. The mix of people in the area has played a vital role in defining its distinctive shopping and evening economy perhaps epitomised by Ridley Road Market. As the artistic community has become ‘priced out’ of the City Fringe and Shoreditch area, Dalston has
evolved into one of inner London’s creative quarters with the renewal of the Rio Cinema, the relocation of the Vortex Jazz Club and the thriving Arcola Theatre. There is also an active voluntary and community sector around Dalston. The extension of the East London Line into Dalston in 2010 and the major Dalston Square development, means the area is set for a period of major investment and renewal.

Hackney Central

2.12 Hackney Central runs from Mare Street to the Narrow Way and is the civic heart of the borough. The development of the ‘Hackney Civic Campus’ around Hackney Town Hall is transforming the area into a unique civic and cultural focal point for east London. It is also establishing itself as one of London’s leading cultural quarters with the award-winning Hackney Empire, Hackney Museum and a range of other cultural uses. Hackney Central is also home to a thriving voluntary and community sector. The centre’s regeneration is also being enhanced by its natural and historical assets, such as the 13th century St. Augustine’s Tower and the expansive open spaces of Hackney Downs, London Fields and St. John at Hackney Churchyard.

Woodberry Down and Manor House

2.13 Woodberry Down situated on both sides of Seven Sisters Road is home to one of Europe’s biggest housing regeneration schemes. Whilst the post-war estate of Woodberry Down experiences significant levels of deprivation, it has many positive assets including access to the East and West Reservoirs, Manor House Underground Station, Clissold Park and Finsbury Park. The planned major renewal of this estate will make the most of these assets and result in an additional 2,000 homes, a new Academy, expanded primary school, health centre, youth club and a first class community centre.

South Shoreditch

2.14 South Shoreditch bordering the City of London grew around the junction of the A10 with Old Street-Hackney Road. South Shoreditch has a history of creativity and was home to England’s first playhouse in 1576. Today, South Shoreditch is home to Europe’s highest concentration of creative industries. The distinctive combination of arts, creative industries and the thriving night-time economy in South Shoreditch Triangle, has seen the area become a model for inner city development. The expansion of the City’s financial district has created major opportunities around Shoreditch for offices, residential and potentially retail development.

Hackney Wick & Homerton

2.15 Whilst the area is on the edge of Hackney, Hackney Wick and Homerton are important to Hackney’s identity. ‘The Wick’ became Hackney’s industry base in the 1800s due to its proximity to water and transport corridors. After a period of decline it is now becoming a centre for hi-tech manufacturing and London’s artistic community. Homerton Hospital is the borough’s second biggest employer, but it also delivers nearly every baby in the borough and therefore provides an important sense of place for local people. The area is served by the traditional linear town centres of Homerton High Street and Chatsworth Road. The 2012
Olympics will bring major investment and change to this area: Hackney Wick will be home to the International Broadcast Centre and Main Press Centre whilst Homerton will be the 2012 Olympics Hospital.

**Stoke Newington**

2.16 Stoke Newington situated in the north-west corner of Hackney is seen by many as one of the most desirable locations for inner city family friendly living in London. Stoke Newington Church Street is home to a successful independent shopping and evening economy, and this is complimented by a more affordable provision along Stoke Newington High Street. The wider area is also home to a thriving arts sector that is celebrated in the area’s annual festival- ‘Stokefest’. The revamped Clissold Leisure Centre and Clissold Park means the area now has an important recreational hub.

**Stamford Hill**

2.17 Stamford Hill is just north along the A10 from Stoke Newington. The town centre is surrounded by Victorian terraced housing largely built during the 19th century that continues to be a desirable choice for inner London suburban living. Stamford Hill has historically been a centre for the Jewish community and for the most part of the 20th century been London’s most important centre for the Charedi community.

**Broadway Market and Haggerston**

2.18 Haggerston is spread along and around the Regent’s Canal from Kingsland Road Basin to London Fields and sits within the middle of Hackney. Broadway Market, once a traditional fruit and vegetable market, is now a popular visitor destination; drawn by its fashionable mix of boutiques, varied cafes and small art galleries. The East London Line Extension will bring change to Haggerston with improved accessibility along with major investment in housing estates in the area.

**Place making and Hackney**

2.19 These are the places that make Hackney unique and different to any other borough. The vision, strategic objectives and policies contained within this plan provide a framework for ensuring that our approach to sustainable development will nurture and improve the qualities of our distinctive places. It is hoped that by planning around the places of the borough, this is a plan about place-making and not plan-making. Our approach is to plan for the places in Hackney to ensure we are place-making rather than plan-making.
End Notes

a. Assessing Hackney's Performance, Results of the Place Survey 2008/09 for London Borough of Hackney and partners, Ipsos Mori, April 2009
3 Vision and Objectives
3.1 The Local Development Framework is described as the "spatial expression" of the Council’s Sustainable Community Strategy (SCS). The SCS contains the vision for the borough in 2018 developed by the Council and supported by its strategic partners.

The SCS vision for a Sustainable Hackney in 2018:

- an aspirational, working borough, a vibrant part of this world city, renowned for its innovative and creative economy; a place that values the diversity of its neighbourhoods, and makes the most of their links across the globe to enrich the economic and social life of everyone who lives in the borough;
- a borough with greater opportunity and prosperity for everyone, whatever their background, and narrowing economic, environmental and health inequality. We will have secured the benefits arising from hosting the 2012 Olympic and Paralympic Games;
- a green, cosmopolitan part of London with safe, strong and cohesive communities, and a shared sense of fairness, citizenship, and social responsibility.

The six priorities in the SCS to achieve this vision are to:

1. Reduce poverty by supporting residents into sustainable employment, and promoting employment opportunities.
2. Help residents to become better qualified and raise educational aspirations.
3. Promote health and wellbeing for all, and support independent living.
4. Make the borough safer, and help people to feel safe in Hackney.
5. Promote mixed communities in well-designed neighbourhoods, where people can access high quality, affordable housing.
6. Be a sustainable community, where all citizens take pride in and take care of Hackney and its environment, for future generations.

3.2 What does this mean in physical terms for the spatial arrangement of facilities? The spatial vision below takes its lead from the SCS and develops the spatial elements to set out what Hackney will be like in 2026 if this plan is successfully delivered.
3 Vision and Objectives

Our spatial vision for 2025

3.3 Hackney has exploited its great strengths: a prime location in London and one of the most diverse communities in the country. In 2025 the Hackney community is more cohesive and there is greater satisfaction with the quality of life and the local environment. Residents achieve their personal potential through better qualifications and jobs, and higher incomes. Better living conditions mean people’s health and general wellbeing has improved.

3.4 Population growth is mainly accommodated in higher density developments in appropriate locations around the town centres, new stations and renewed housing estates. The amenities and access in these areas offer a good quality of urban living, sustainable design, and conservation of the built and natural environment. Economic growth is also accommodated in appropriate locations, with retail and commercial primarily around town centres and transport hubs. Industrial uses that are intrusive are located where noise and disturbance can be contained.

3.5 The different aspects of growth have varied across different locations in the borough. Dalston has seen a lot of change with much more housing, improved retail space and new commercial development. The area’s leisure and evening economy has been supported so it can complement the retail offer.

3.6 The new East London Line stations between Shoreditch and Dalston have provided the impetus for change along this section of the A10 corridor with housing, retail and leisure development, particularly around the stations.

3.7 Hackney Central is now a civic and cultural focal point in East London where the increased number of visitors has helped re-invigorate the leisure economy and retail offer.

3.8 South Shoreditch has continued to thrive with its mix of commercial, niche retail, and evening economy but has also become an attractive destination for inner city living and lifestyle.

3.9 Hackney Wick has maximised the benefits of the 2012 Olympic and Paralympic Games legacy to become a new hub for digital media and creative industry with the advantage of a waterside location. The area also offers competitive business space in mixed use developments and a new neighbourhood around the upgraded station.

3.10 Woodberry Down is a successful new mixed community with high quality social infrastructure. The area around Manor House station has benefited from the increased population at Woodberry Down and now offers improved retail and services for the local community.

3.11 Across the borough, neighbourhoods have benefited from preserving their existing character and improving areas where required, such as the renewed housing estates.
3.12 The neighbourhoods of the borough are socially balanced because new and refurbished developments include a mix of tenure types - social rented, shared ownership and market that provide affordable housing options. Homes and their environments are designed to adapt to changing needs across the life cycle - from young families growing up through to people requiring support in old age.

3.13 Infrastructure such as schools, GP surgeries, health centres, community facilities and local shops supports the neighbourhood. People are proud of where they live. Their neighbourhoods are safe, clean and inspiring places to live, socialise and play. Renewed local schools are centres for learning, and are arising aspirations amongst the young.

3.14 New transport links help residents take advantage of jobs in Central London and the new Stratford City. The East London Line stations are a focus for their neighbourhood. The Council’s commitment to mixed use development has ensured there are areas for employment and economic opportunities throughout the borough. The borough’s creative industries, workshops and flexible work spaces have mutually re-enforced each other to provide local jobs. Their products supply shops and local markets.

3.15 Excellent design applies to all development. Open spaces, of all sizes are valued for active recreation and quiet enjoyment with the borough’s parks extended by the new Olympic Park and enhancement of small amenity areas on housing estates. Carefully considered design based on Police advice has also reduced crime and fear of crime. More people cycle owing to safer traffic conditions and the improved street scene. Public transport is as popular as ever for getting around the borough and to other parts of London due to extensive bus routes, the East London Line extension, North London Line Improvements and improved Overground stations.

3.16 The physical improvements to Hackney together contribute to residents' health and wellbeing, through active lifestyles, self esteem and pride in the environment.

3.17 Our commitment to conservation and enhancement has seen important areas for biodiversity, such as Hackney Marshes, maintained whilst areas along the Regents Canal have seen appropriately designed development that improves the public space. The borough has reduced its carbon footprint significantly by introducing long-term solutions to maximise energy and water efficiency and minimise waste. The Council and strategic partners have led the way by modifying and adapting civic buildings.

Our strategic objectives

- Tackle inequality amongst Hackney residents and contribute to enhancing community cohesion across Hackney’s neighbourhoods through raising the quality of development and by building on Hackney’s distinctive strengths.

- Ensure that the housing needs and aspirations of Hackney’s current and future residents are met in a way that is sustainable.
3 Vision and Objectives

- Work in partnership with partners to deliver quality infrastructure that provides residents, workers and visitors with the essential services and facilities to enjoy Hackney and improve their quality of life.

- Make the borough one of London’s most competitive and affordable business destinations by supporting the main growth areas to attract a distinctive mix of enterprises through providing a quality environment around industrial locations and ensuring all employment areas offer high quality, affordable units.

- Develop Hackney’s main town centres into some of the most inclusive and vibrant places in London, by supporting the further development of Hackney Central as a civic and cultural hub, Dalston to become a thriving, vibrant and well-connected centre with strong commercial, retail and cultural industries, and the borough’s street markets to remain an essential feature of their neighbourhoods.

- Tackle climate change through higher standards in new buildings, retrofitting existing buildings and promoting local energy centres as a way of providing cheaper and cleaner energy. Reduce resource consumption through ensuring efficient use of water, sustainable waste management, promoting waste minimisation and recycling.

- Shape Hackney’s environment to promote healthy and active lifestyles by improving health facilities, encouraging a shift from car usage to public transport, walking and cycling, and providing a safer and more secure environment across the whole borough.

- Ensure that Hackney’s natural environment, including wildlife habitats and landscape character is protected and conserved, and that new development identifies, protects and enhances important assets. Look for opportunities to create new wildlife habitats.

- Protect and enhance the quality of Hackney’s historic environment through a sensitive approach to existing character.

- Ensure the benefits of the 2012 Olympic and Paralympic Games and its legacy are harnessed to support economic, social and environmental improvements over the long-term.
4 Delivering Sustainable Growth
Sustainable Community Strategy priorities and outcomes for this chapter

This chapter contributes to the spatial aspects of the following priorities in Hackney's SCS 2008/2018:

SCS priorities

Priority 1: Reduce poverty by supporting residents into sustainable employment, and promoting employment opportunities.

Priority 5: Promote mixed communities in well-designed neighbourhoods, where people can access high quality, affordable housing.

Priority 6: Be a sustainable community, where all citizens take pride in and take care of Hackney and its environment, for future generations.

SCS outcomes

Outcome 7: To promote and maintain mixed, sustainable communities in all our neighbourhoods by securing a tenure and dwelling mix, including affordable homes and homes adaptable for people’s changing needs.

Outcome 12: To use excellent, sustainable urban design across the borough in our streets, on our estates, in our town centres and in other public spaces and local amenities; design which encourages and enables people to walk, cycle, play and spend time together safely in the community.

Outcome 14: To ensure that our town centres in Dalston and Hackney Central and our areas of growth in Shoreditch, Woodberry Down and Hackney Wick are vibrant places where local people and visitors choose to shop and spend leisure time, and make sure these centres remain attractive places to do business and invest in.

Introduction

4.1 Hackney’s economic and social significance in east and north London is increasing. Planning for growth is essential to take advantage of both the opportunities and challenges arising from the London Plan housing targets, Hackney’s location on the regional growth corridors and its City Fringe position. Excellent design and infrastructure planning are vital when intensifying land use and increasing density to ensure that growth contributes positively to community wellbeing. A past tendency to accept mediocre development in the interest of attracting investment is unacceptable in this context.

4.2 Hackney will be making a strategic contribution to the Northern, Eastern and Central Area sub-regional planning initiatives. Particularly relevant are the 2012 Olympic and Paralympic Games and Legacy, strategic transport proposals, especially the East London
Line (London Overground), Crossrail, the Thames Gateway and the London Stansted Cambridge growth corridors. Other relevant strategic plans are referenced in the supporting evidence base.

4.3 The relatively young and dynamic Hackney population of 219,826 in 2008 is projected to grow to 250,616 by 2025 (GLA low side population estimates). High side GLA estimates, recommended for planning, suggest that the Hackney population is 223,356 in 2008 growing to 259,859 in 2025. Whether low or high figures are assumed, the growth is considerable. The challenge is to improve community and environmental wellbeing by managing the negative effects of growth such as carbon emission and pressure on amenities, whilst improving the capacity and function of the local infrastructure and environment to serve more people. Part of this challenge is to manage these tensions, whilst also developing a growing sense of local identity and social cohesion in the borough.

4.4 This Core Strategy incorporates the housing requirements of the draft replacement London Plan 2009 of 1,160 net additional new dwellings each year from 2011 to 2021, with supply aligned to meet affordable and other needs as detailed in the chapter 7 “Providing Better Homes”.

4.5 Growth will reshape Hackney’s places and bring opportunities to regenerate the borough. The Sustainability Appraisal concludes that growth needs to be managed by detailed planning in AAPs and guidance in SPDs to ensure that growth is used to deliver sustainable, cohesive neighbourhoods with a good quality of life where economic, social and environmental wellbeing are improved.

Overarching principles for the policies in this chapter

Hackney Council therefore accepts economic and population growth identified by the London Plan and will plan to accommodate it on the principle that it contributes to improving our places through ensuring:

- Quality of both new development, existing buildings and the environment,
- Neighbourhoods that support community cohesion and create opportunities for all,
- Excellent design, reducing carbon emissions with efficient use of resources.

Our key principles for accommodating growth are:

- to manage and locate growth to make efficient and economic use of facilities and infrastructure,
- to build the capacity of infrastructure to support this growth, and
- to encourage co-location and coordination of services for efficient delivery.
Our Places for Growth

4.6 The Council has identified places in the borough that already benefit from good accessibility, established social infrastructure and renewal programmes, and where new physical and social infrastructure is programmed. The following locations are able to support economic and or housing growth in a sustainable way:

Town centres

- Dalston (Major Town Centre) with a retail and commercial emphasis; and
- Hackney Central (District Town Centre) as the civic and cultural centre.

Improved railway corridors

- The new East London Line from Shoreditch High Street to Dalston where investment in 4 new railway stations is taking place; and
- The North London Line from Hackney Wick to Dalston with improved services, greater capacity and improved stations.

South Shoreditch

- Includes Hackney's part of London's Central Activities Zone and extends to include the southerly parts of Hoxton and Kingsland Road.

New Communities

- Woodberry Down as a new community within a regenerated housing estate and Manor House with improved facilities for the new population; and
- Hackney Wick as a neighbourhood of employment led mixed development that maximises Olympic Legacy opportunities.

4.7 These growth locations and their relationship to transport infrastructure and open space are shown on the key diagram.

4.8 Outside the areas where significant growth is identified, there is a general presumption in line with national and London Plan policy, in favour of increasing density of development commensurate with the capacity of infrastructure, the existing urban character, such as layout of streets, amenity areas and the dwelling sizes. The management of development outside the identified growth areas will be informed by a range of DPDs and SPDs including:

- Development Management DPD policies to be prepared following adoption of this Core Strategy
- The Residential Extensions and Conversions SPD adopted by the Council on 29/04/09;
- The Affordable Housing SPD adopted on 25/07/2005 and programmed for review following the adoption of this Core Strategy;
- The Sustainable Standards for the Built Environment SPD to be produced following adoption of this Core Strategy.
The council's estate renewal programme, including those estates outside the growth areas identified, in total contributes a significant number of net additional new homes. It comprises comprehensive renewal of named housing estates to provide decent homes, create new and affordable homes and address social and economic objectives such as community cohesion, safety, sustainable communities and social exclusion. (See Table 7.1 and paragraph 7.17 for further details of the programme.)
4 Delivering Sustainable Growth

Map 4.1 Key Diagram

[Map showing the key diagram of London Borough of Hackney with various areas and zones demarcated, including growth areas, Olympic Site Boundary, National Rail Station, National Rail Line, London Overground Station, London Overground Line, London Underground Station, and Transport links out of the borough.]
4.10 Hackney’s two main town centres have distinctive characteristics. Dalston is being enhanced through significant retail, commercial and housing growth around the new Dalston Junction station, while Hackney Central is the borough’s administrative and cultural centre. In view of the extent of development and change anticipated, Area Action Plans will be prepared for Dalston and Hackney Central areas to guide development, manage investment pressures and promote their distinctive functions.

4.11 Chapter 6 “A Dynamic and Creative Economy” expands on the functions of the town centres in relation to supporting growth.
Core Strategy Policy 1

Main Town Centres

The Council will encourage significant economic and housing growth to locate in Dalston Major Centre and Hackney Central District Centre. To manage this level of change AAPs will be prepared for each of these areas (Dalston and Hackney Central) which will identify the quantity, character, location, coordination and infrastructure requirements for growth in these two areas.

Dalston

The aim is to rejuvenate Dalston town centre by adding new uses, employment and activities in mixed use, commercial and residential projects and enhancing Dalston's historic environment, taking the opportunity of the new Dalston Junction Station to increase the density of employment within the area and to attract new businesses and investment.

The Dalston AAP will incorporate the Town Centre Area, including Ridley Road Market, the Dalston Eastern Curve (a disused railway alignment) and the Priority Employment Areas (PEA). It will contribute approximately 1,770 new homes. Dalston Centre is expected to contribute approximately 6,000 sq m of new employment space a including approximately 3,000 sq m of convenience shopping b. This will be a mixed-use offer with office and workshop floor space supporting the creative cultural industries, new homes, district heating, a library and public square, open space and children's play facilities.

Hackney Central

The aim is to further develop Hackney Central as a civic, cultural and administrative hub of the borough, supported by new homes, a network of retail and leisure services that represent the cultural diversity of the local community and draw on the strengths of the area. The Hackney Central AAP will seek to take advantage of the character areas of the Town Hall square, the new civic offices, and the historic quarter around St. John’s Church and church-yard and the Narrow Way, to create a high quality town centre focused on civic and cultural functions. The AAP will also seek to improve the quality of the retail offer and accessibility through redevelopment of the current Tesco site and its link to the Narrow Way retail centre. The presence of Hackney Central Station will be enhanced.

Approximately 1,200 new homes, an improved range of shopping and services, improved public transport functions, enhanced pedestrian links and public realm are envisaged.

Dalston

4.12 Dalston is the largest Town Centre in Hackney and has some areas of distinctive historic value. It is designated a Major Centre in the London Plan, and proposed as an Area of Intensification in the draft London Plan 2009. Dalston’s appeal has increased in recent
years. New dwellings are programmed and there is expansion of creative and cultural industries, the community and voluntary sector, convenience retail, hospitality and entertainment facilities within the area. A high demand exists for micro office / employment space (less than 100 sq m) but there is also a need for large employment space (over 2,500 sq m).

4.13 The extension of the East London Line (London Overground) is a huge boost to regeneration and connectivity. Opening in June 2010, it provides a direct link to the City, East and South London through new stations Haggerston, Hoxton and Shoreditch neighbourhoods. By mid 2012 Dalston town centre will be served by 40 trains per hour in the weekday peak periods, giving direct rail connections with the London Underground and Docklands Light Railway (DLR) network. This will create opportunities to increase the density of employment within the area and attract new businesses and investment. The safeguarded Chelsea-Hackney line (Crossrail 2) also proposes a Dalston station on its north-east / south-west route across London.

Hackney Central

4.14 Hackney Central is the civic and cultural heart of the borough. It contains the Town Hall and civic office complex, central library, museum, Hackney Empire Theatre and shops. Its Victorian and public buildings along with a historic quarter around St John’s Church, its church-yard and Sutton House with associated open space and Georgian streets give Hackney Central its historic merit. Hackney Central is the second centre of the borough after Dalston. Improving the attractiveness of the area as office location and leisure destination will be achieved by re-instating the street-fronting railway ticket hall at Hackney Central station, creating a pedestrian connection to Hackney Downs station and by increasing capacity on the North London Line (London Overground). Work for the draft interim Hackney Central AAP suggests indicative capacity for approximately 14,000 sq m of new employment space and approximately 25,000 sq m of new shopping.

Policy 1: implementation and monitoring

4.15 The Dalston and Hackney AAPs will seek to maximise the opportunities for sustainable growth at each location and will contain detailed proposals for implementation by the Council and agencies such as Hackney Homes, LSP Partners, developers and RSLs. Both AAPs are programmed to be adopted in July 2012.

Indicators to monitor delivery of policy 1

- Net Change (m2) A1, B1 and D1, D2 development in the Town Centres, and Local Shopping Centres and rest of the Borough (Local)
- Plan period housing targets, H2(a): Net additional dwellings – in previous years, H2(b): Net additional dwellings – for the reporting year, H2(c): Net additional dwellings – in future years and H2(d): Managed delivery target (AMR Core Indicator)
- Progress with production of AAPs for the growth areas against the timetables identified in the LDS
4 Delivering Sustainable Growth

Improved Railway Corridors

4.16 Opening in June 2010, the East London Line (ELL) from Dalston Junction to Shoreditch will plug an east and south London accessibility gap with stations at Shoreditch, Hoxton and Haggerston. There will also be connections north to Highbury and south to Whitechapel, New Cross and Croydon. This will create a potential development corridor with London-wide access, already anticipated by clusters of development along Kingsland Road particularly near the planned stations. There is market led expansion of creative and hotel uses northward from Shoreditch along the corridor to Dalston. The corridor includes the Kingsland Road (also known as the A10 corridor) and Kingsland Wharves on the Regents Canal. A higher density of development is expected particularly near the new stations given the improved PTAL index (See Appendix 3). The stations are also an appropriate focus for walking and cycling routes.

4.17 North London Line services will continue to improve as new trains come into service in 2010, as platforms are lengthened to accommodate longer trains and when the ELL connects to Highbury and Islington station in 2011. This will offer enhanced connection to both Stratford International and North London.

Core Strategy Policy 2

Improved Railway Corridors

The Council will encourage intensification of residential, employment and commercial uses, including mixed use, around Shoreditch High Street, Hoxton and Haggerston stations, and along the Kingsland Road. Major housing redevelopment is programmed at the Haggerston West and Kingsland Estates. Overall, approximately 630 net additional new homes will be provided in the improved railway corridors.

The Council will support improvements to the public realm including walking and cycling routes to the stations.

Policy 2: implementation and monitoring

4.18 The Council is safeguarding areas for employment led development in the corridor that joins the Shoreditch City Fringe and Dalston Town Centre growth areas. The areas around the stations and in Kingsland Road are expected to provide a total of 16,380 sq m of employment space to meet future needs. Further guidance in respect of the railway corridors where required will be provided through SPDs, as the growth potential is not sufficiently concentrated to warrant preparation of an Area Action Plan.

4.19 A major housing redevelopment programme adjoining the East London Line corridor at the Haggerston West and Kingsland Estates will provide nine new residential blocks ranging from 3 to 10 storeys to accommodate approximately 760 households. Over the next eight
years more than £140 million will be invested in these two estates, including Government funding of around £8.5 million. The Council will also progress walking and cycling improvements to complement the ELL through the transport Local Implementation Plan.

Indicators to monitor delivery of policy 2

- Plan period and housing targets, H2(a): Net additional dwellings – in previous years, H2(b): Net additional dwellings – for the reporting year, H2(c): Net additional dwellings – in future years and H2(d): Managed delivery target (AMR Core Indicator)
- Total Number of Car free housing and Car Capped housing
- Total Number of Mixed Use schemes approved within Railway Corridors

South Shoreditch

4.20 South Shoreditch as defined by the Unitary Development Plan (UDP) 1995 has a fine grain townscape and diverse social culture that contrasts with the City financial district to the south. It has a long history of City Fringe functions and a distinctive architectural heritage. As the primary location for Hackney’s growing cultural and leisure activities, the Shoreditch Triangle accommodates art galleries, design studios, media and related businesses. These are complemented by specialist retail, creative and design companies around Hoxton Square. It is also home to growing residential communities attracted to an inner city lifestyle.

4.21 South Shoreditch is the primary area of the borough for office location, hospitality and leisure services. There is strong demand for micro and small employment spaces below 500 sq m. A significant supply of properties between 100 – 500 sq m exists, but there is a shortage of properties below 100 sq m. Vacant sites at Commercial Street, Worship Street East, Shoreditch High Street, Leonard Street, Willow Street and New Inn Yard represent good redevelopment opportunities for employment led mixed-use and to provide the type and size of space needed within the area. There are opportunities for high density development which may include tall buildings, for open space provision at Bishopsgate Goods Yard, and for improvement to the public realm at Old Street Station. As set out in Core Policy 24, the Council will expect all new development to responds positively and sensitively to the contextual qualities of its surroundings.

4.22 In March 2010 the London Mayor adopted alterations to the London Plan Consolidated with Alterations since 2004 (published February 2008) on the use of planning obligations in the funding of Crossrail. This policy is based on the strategic importance of the Crossrail project to central London and involves an assessment of projects which have the greatest traffic generating impacts. Planning obligation contributions to Crossrail are sought in respect of all office, retail and hotel floorspace development involving a net increase of more than 500 sq metres in central London. This requirement applies to the Shoreditch area.
Core Strategy Policy 3

City Fringe South Shoreditch

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

- Protect and enhance the historic environment,
- Encouraging development in locations which maintain the vitality of growing economic sectors, including cultural, leisure and creative activities,
- Supporting London’s financial and business sectors and those activities in the Shoreditch City Fringe which directly serve these sectors,
- Managing the impact of the evening economy.

South Shoreditch has the potential to contribute approximately 530 net additional new homes, and approximately 168,000 sq m of new employment floorspace with City road contributing a further approximately 7,500 sq m of new employment floorspace.

Policy 3: implementation and monitoring

4.23 South Shoreditch contains significant commercial development and opportunities to respond to property market pressure to grow the City northwards. Development in South Shoreditch should strengthen its position as a major destination characterised by its historic heritage and identity, good transport links and role within the local economy. Development of a joint borough City Fringe Opportunity Area Planning Framework is being led by the GLA. This links to the South Shoreditch SPD, adopted by Hackney Council in February 2006 which elaborates policy to balance objectives of maintaining the historic character and identity of the area, while facilitating appropriate development. The SPD area is smaller than that defined by the UDP 1995, predominantly dealing with the area south of Old Street. A review of the SPD will be brought forward in the Local Development Scheme for 2011/14.

4.24 Growth in the South Shoreditch area will be brought forward through a development management response to property market pressure to grow the City northwards and through initiatives supported by the Council and Shoreditch Trust.

Indicators to monitor delivery of policy 3

- Number and types of reported complaints made in relation to rubbish, fumes, food, drink, noise and entertainment uses within areas of expanding night-time uses
- New business registration rate (NI 171)
New Communities

4.25 Significant growth and change in particular areas of the borough present opportunities to build new communities at Woodberry Down and Hackney Wick, each with a distinctive character and mix of uses with supporting infrastructure provision. In view of the extent of development and change anticipated Area Action Plans will be prepared to guide development, manage investment pressures, promote their distinctive functions and identify the infrastructure requirements.

Woodberry Down

4.26 With 4,664 gross new homes Woodberry Down will be the largest housing renewal project in Europe. Constructed between 1943 and 1970, the existing estate of 1,980 residential units does not provide satisfactory accommodation or environmental performance. Its redevelopment will add 2,664 new dwellings to the borough’s housing stock.

4.27 The estate’s waterfront setting north of the East and West Reservoirs provides a prime opportunity for high quality development with a high level of amenity, environmental quality and sustainable design. The project is a Demonstration Project for the Department for Communities and Local Government. The adjoining local centre at Manor House with the Piccadilly Line Underground station serves the Woodberry Down Estate. Currently it is low density and has a poor retail, commercial and office offer; but the increased population at Woodberry Down will create the opportunity to improve the offer.

Core Strategy Policy 4

Woodberry Down New Community

The Council will direct investment to create a new sustainable mixed community at Woodberry Down around the regenerated housing estate of 4,664 gross new homes, an increase of 2,665 net additional new homes.

Plans include CHP, district heating, a primary school, secondary Academy school, a new Health Centre and enhanced community facilities

An AAP will be prepared for the existing Manor House town centre nearby to maximise the regeneration opportunities arising from the additional population at Woodberry Down, while respecting the function of the existing Green Lanes town centre in Haringey. The Manor House town centre is envisaged to contribute approximately 230 net additional new homes.

Policy 4: implementation and monitoring

4.28 The Council has prepared a Master Plan for the Woodberry Down Estate. The Manor House AAP is intended to improve retail and commercial provision, transport connectivity, environment and regeneration opportunities to help support the redevelopment of the Woodberry Down Estate.
4.29 The Woodberry Down Regeneration programme is delivered by Hackney Homes on behalf of the Council. The development programme is anticipated to take 20 years. A developer and RSL consortium (Berkeley and Circle Anglia) were selected for Phase 1 and a Principal Development Agreement has been agreed between the Council and Berkeley Homes. Construction of 117 social rented units under way on the old school site, with the Homes and Community Agency (HCA) contributing a £16m grant and negotiations for further investment are ongoing. The Skinners’ City Academy is under construction on Woodberry Grove north. The RSL Genesis has been selected for Phases 2-5 (and now also replaces Circle Anglia in respect of Phase 1) and once a developer has been procured, the RSL / developer consortium will work with the Council in securing a positive stock transfer vote in early 2010. The phasing plan proposes 1,327 new dwellings in 2011/16, 908 in 2017/21 and 429 in 2021/26.

4.30 The AAP for Manor House is programmed for public participation in November June 2010 and adoption in May 2012.

**Indicators to monitor delivery of policy 4**

- Number of affordable homes delivered (gross) – by type (NI 155)
- Plan period and housing targets, H2(a): Net additional dwellings – in previous years, H2(b): Net additional dwellings – for the reporting year, H2(c): Net additional dwellings – in future years and H2(d): Managed delivery target (AMR Core Indicator)
- Self-reported measure of people’s overall health and wellbeing (NI119)

**Hackney Wick**

4.31 The 2012 Olympics and Paralympics Games, and Legacy change dramatically the policy context for Hackney Wick, presenting an opportunity to grow a new community of residents, and enterprises that is integrated into the urban form, supported by improved infrastructure and better connected to both Hackney Central and Stratford.

4.32 The winning of the Olympics has created a spotlight on the area and provides an exceptional opportunity to use the Olympic development legacy as a catalyst for regeneration in this part of East London and in particular for Hackney Wick. This should take advantage of its waterside and green corridor location, its historic built environment, as well as accessibility though Hackney Wick station and connections to Stratford City and International stations. For example the Legacy Media Centre is an opportunity for an innovative employment led mixed development attracting economic growth to the area, to increase physical and functional connectivity to neighbouring areas and improved natural and built environment. This will also support its development as a new and cohesive neighbourhood as part of an integrated urban place and destination.

4.33 A change to the Hackney Wick Strategic Industrial Location (SIL) could better respond to the changed circumstances of the Olympic Legacy opportunities. This would balance benefits of the Olympics and Legacy for Hackney residents and for the sub region in terms of the numbers, quality and accessibility of employment including local arts and cultural
industries, and general gains for amenity. The balance of benefit would also have advantage for the protection and enhancement of the Lower Lea Valley landscape, in particular retention and replacement of open space, the waterways, and protection from flooding.

4.34 Hackney Wick is included in the London Plan as a Strategic Industrial Location (SIL) and specifically as a Preferred Industrial Location (PIL) for businesses with less demanding requirements in terms of quality of environment - B2 (general) and B8 (distribution) uses. The area around Hackney Wick station is still predominantly industrial and there are clusters of specialised printing, food and creative industry. To the north of the railway there is the potential to retain commercial activity as part of mixed use developments; to the south the area is more appropriate for general industry.

4.35 The London Mayor has adopted the Lower Lea Valley Opportunity Area Planning Framework (OAPF) that seeks to maximise the strategic benefits of locating residential development in areas of high public transport accessibility, whilst balancing the needs for strategic industrial capacity in the Lower Lea Valley. Part of the Olympics site was previously an industrial area in South East Hackney with significant manufacturing and commercial activities, but most of this industry has now been relocated.

4.36 Alongside this industrial character, the Hackney Wick provides open space (much of it ‘Common Land’ and Metropolitan Open Land designated by the Greater London Authority) as part of the Lea Valley Regional Park and a water based north-south green corridor running through East London. The Olympics Development Agency’s 2007 Olympics planning permission for parklands and the public realm sets the perimeter of the park area to be returned to the Borough after the Games.

4.37 Additionally Hackney Wick has three areas of residential use, the largest being the Trowbridge Estate. Despite the station on the North London Line (London Overground), Hackney Wick has poor accessibility due to its physical severance by major transport infrastructure routes: the M11 extension/A12 to the west, the Lea Navigation and River Lea to the east, the open spaces of Hackney Marshes to the North and the North London Line to the south. There is also, in effect, a bus route watershed along the River Lea restricting access across the borough boundary to the strategic centre at Stratford.
Core Strategy Policy 5

Hackney Wick New Community

The Olympic Legacy will bring significant regenerative change to this area, and the Council will prepare an AAP to maximise these opportunities to not only shape its aspirations for Hackney Wick as a place for digital media and creative industry but also create a new integrated and sustainable community.

The AAP will aim to build a new integrated community in Hackney Wick. This will involve significant investment in employment led mixed development and connection to Stratford and Hackney Central, taking account of strategic industrial and priority employment designations, the Olympic Legacy opportunities, including provision of new open space and a linear park adjacent to the river Lea as well as strategic industrial and priority employment designations. Key features of development proposals are 87,000 sq m of employment space, upgraded station and access improvements, with commercial development and approximately 620 net additional new homes. Other uses would include retail, creative industry, new park and Legacy facilities.

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

As part of the area is subject to identified flood risk, development will be required to take account of the flood risk designations and be prepared in accordance with Planning Policy Statement 25 and the North London Strategic Flood Risk Assessment requirements for the Sequential and Exception Tests. Sustainable solutions will be required to reduce flood risk to and from development in the Hackney Wick area.

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

Policy 5: implementation and monitoring

4.38 The Council will prepare an AAP for Hackney Wick (jointly with the London Thames Gateway Development Corporation) to guide investment resulting from the Olympic Legacy and proximity to Stratford City development. The key features of development proposals for Hackney Wick are 87,000 sq m of employment space, upgraded station and access improvements, with commercial development and (a minimum of) approximately 620 new homes. Other uses would include retail, creative industry, new park and Legacy facilities.

4.39 The AAP will identify infrastructure to support additional housing and it would exploit the opportunities of the Legacy Media Centre to stimulate employment led mixed development to attract economic growth to the area. This opportunity may involve a reorientation and extent of London Plan Strategic Industrial Land preferences given the character of the
developing employment led uses. Public participation on the Draft Phase 1 Hackney Wick AAP is programmed for December 2009 to February 2010 leading to adoption of the AAP in November 2012. The London Development Agency and Olympic Delivery Authority are key delivery partners, and there is a Multi Area Agreement with the five Olympic area Boroughs.

4.40 Certain parts of Hackney Wick AAP area are at a high risk of flooding where flooded depths could be in excess of 1 metre and in some places up to 1.4 metres. In accordance with DEFRA guidance the depths and velocities of flood water anticipated in this area would not be considered as ‘safe’. For this reason these areas will provide a challenge for development because the ‘Exception Test’ process cannot be passed. The Council will work with the Environment Agency and stakeholders such as the Olympic Delivery Authority to prepare surface water management plans, a level 2 Strategic Flood Risk Assessment and detailed sequential tests on AAP documents. These documents will provide detail on flood risk to inform the Hackney Wick Area Action Plan, and the Site Allocations Development Plan Document which will be prepared following the adoption of the Core Strategy. The Council will also facilitate discussions and implementation of options for flood alleviation schemes, in collaboration with the Environment Agency and neighbouring boroughs where joint benefits are envisaged.

4.41 Hackney Wick includes flood zone 2 and 3 where development will require completion of site specific flood risk assessments and consultation with the Environment Agency to ensure any flood risk both to and from the development is suitably considered and the necessary mitigation proposed.

### Indicators to monitor delivery of policy 5

- Access to services and facilities by public transport, walking and cycling (NI175)
- Employment structure of Hackney (Local)
- New business registration rate (NI 171)
- Flood and coastal erosion risk management (NI189)

### Transport and Land Use

4.42 Growth and new development has the potential to increase traffic and congestion, adds to parking pressure and impacts negatively on road safety, air quality and climate change. To ensure this does not occur, new development will need to discourage car use through initiatives that favour safe and sustainable modes of travel.

4.43 This section concerns integration of transport and land use to ensure that development contributes improved public transport, cycling and walking conditions, and that travel demand is properly managed. Chapter 9 Climate Change and Environmental Sustainability includes detailed policy regarding sustainability of transport operations. Land which is used for provision of transport services should be protected. The policy seeks to ensure that adequate transport infrastructure will be provided to support economic growth, in line with Policy 33 which seeks to encourage greater movement within the borough and beyond by sustainable transport means.
Core Strategy Policy 6

Transport and Land Use

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

- Meeting access standards, and in turn the mobility requirements of all users, including people with sensory or mobility difficulties,
- Maximising accessibility for pedestrians, cyclists and public transport users,
- Mitigating any potentially negative impacts of the development on the transport network,
- Promoting public transport improvements, including rail,
- Safeguarding sites for Crossrail 2 alignment and construction access,
- Managing travel demand by car,
- Seeking reductions of through traffic,
- Reduced or preferably no on site parking in areas of good accessibility,
- Reallocating road space to sustainable modes of travel where appropriate.

Policy 6: implementation and monitoring

4.44 The Council will seek transport network improvements where they are needed. New development is expected to minimise the transport demand it generates and contribute to improvements to transport and the public realm. The design of development near a station or public transport interchange should consider ways of improving accessibility and interchange. Major developments will be required to implement travel plans and travel demand management measures. Developments in the Central Activities Zone are required to contribute financially to Crossrail 1.

4.45 Growth needs to be supported by ensuring that the users of new development in the borough are able to prioritise walking, cycling and public transport use. This is achieved through good design that takes into account the needs of cyclists and pedestrians. Walking and cycling can also contribute to improving health and fitness. Reduced or preferably no on-site car parking will be required in areas with good high accessibility to public transport and the cycling network.

4.46 In accordance with the London Freight Plan the Borough will expect freight operators and large commercial developments to adopt sustainable freight strategies, delivery and servicing plans. The Council will expect all developments to include appropriate servicing facilities on site where space permits. Off-street servicing should be provided, unless there are strong reasons to the contrary. Contracts for regular deliveries should specify a commitment to social, economic and environmental sustainability through a best practice initiative such as TfL's Freight Operator Recognition Scheme (FORS).
4.47 The Chelsea-Hackney line scheme (also known as Crossrail 2) project is in the long-term planning stage and the current route was safeguarded by the Government in June 2008. The line is expected to be in tunnels for the entire route though Hackney. Safeguarding is necessary to control the construction of deep foundations and basements which might prevent tunnelling and to protect land for stations, ventilation shafts, and construction. A surface area (described in the 1995 UDP as proposal 277 The former Dalston East Curve and Martel Place) is safeguarded on the Proposals Map DPD for Cross Rail 2 construction access. The Council fully endorses the Chelsea-Hackney Line (Crossrail 2) and will seek to maximise the benefits for the Borough by ensuring there are stations at Dalston, Hackney Central and Homerton.

4.48 The North London Line is being upgraded by London Overground with higher frequency and longer trains doubling its capacity and stations enhanced from early 2011. Other improvements include the North-south West Anglia line services offering six 8-car trains per hour in weekday peak periods.

4.49 The East London Line extension including new stations will be completed by London Overground in 2010. At Hackney Wick station London Overground propose remodelling to improve access for the Olympics and for future neighbourhood development. A walkway between Hackney Downs and Hackney Central stations is being promoted by the Council and TfL to create an interchange between these two routes.

4.50 Buses are an essential part of the public transport network in Hackney. Hackney has one of the highest levels of patronage among residents in London and seven of the twelve busiest bus routes in London operate through the borough.

4.51 Bus usage is expected to continue to increase with population growth and the shift to sustainable modes of transport. To support efficient land use of depot sites, transport operators may seek opportunities for employment led mixed use of depot sites, provided there is no detriment to their transport operations or future expansion of capacity.

4.52 Bus and rail operators’ service improvements are coordinated through TfL and Network Rail. The Council delivers local road, safety, pedestrian and cycling improvement through the Local Implementation Programme; and is an active partner in the TfL led initiative for walking and cycling. The AAPs and development programmes deliver local safety and environment improvements for example improved public realm for pedestrians and cyclists.

4.53 At present there is no funding or timescale for the Cross Rail 2 project which will follow implementation of Cross Rail 1, currently under construction.

### Indicators to monitor delivery of policy 6

- Access to services and facilities by public transport, walking and cycling (NI175)
- People killed or seriously injured in road traffic accidents (NI 47)
- Working age people with access to employment by public transport (and other specified modes) (NI176)
Infrastructure

4.54 The Council and its local strategic partners, as key service providers, recognise that growth must be managed to protect the environment and be supported by enhanced infrastructure: physical - such as utilities and transport; social such as access to GP surgeries and school places and by green infrastructure. The chapter “Supporting Neighbourhoods and Communities” contains the policies and approach for social infrastructure. Physical infrastructure plans are outlined below. The complete Infrastructure Delivery Schedule that supports this Core Strategy is included as Appendix 6 in this Core Strategy. The overall assessment of infrastructure requirements is available as a separate document.

4.55 Following a decade of steady growth, the UK in 2009 is in a period of sharp recession. The economic climate will require flexibility around short term targets and efficiencies in delivery. This is facilitated by funding through Local Area Agreements that tie funding to agreed targets for the local area, so the interests of Hackney’s Council and the police and health services for example are bound together much more closely.

4.56 Planning of infrastructure should support sustainable growth, to drive down carbon emission, and arrange infrastructure so it contributes to the Sustainable Community Strategy objectives such as health, social inclusion, and active citizenship through the management of community resources. Infrastructure to support communities and raise aspirations and qualifications is also essential to reducing worklessness.

Core Strategy Policy 7
Working with Infrastructure Partners

The Council will work in partnership with infrastructure providers to deliver infrastructure set out in Table 4.1 below to support service delivery especially in growth areas and town centres.

The Council will promote opportunities for coordination of service delivery by utility providers, LSP partners and other stakeholders, having regard to excellent design, sustainable principles of accessibility, environmental performance, social inclusion, and the contribution of infrastructure towards place-making through promoting local identity and distinctiveness.

4.57 The table below presents a summary of key physical infrastructure projects that will be delivered within the life of the plan. Chapter 5 ‘Supporting Neighbourhoods and Communities’ contains details of key social infrastructure projects and Chapter 8 ‘Cleaner, Greener & Safer Places’ for details on key green infrastructure projects. For more details on the assessment of infrastructure need please see the Infrastructure Assessment and Infrastructure Schedule in the supporting documents provides for details of all infrastructure projects that are likely to occur over the life of the plan.
Table 4.1 Physical Infrastructure Programme

<table>
<thead>
<tr>
<th>Infrastructure Programme or Strategy</th>
<th>Responsibility</th>
<th>Timescale</th>
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<tbody>
<tr>
<td><strong>Overground/Surface Rail Improvements</strong></td>
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<tr>
<td>East London Line Extension</td>
<td>TfL</td>
<td>2010</td>
</tr>
<tr>
<td>North London Line Improvements</td>
<td>TfL</td>
<td>2011</td>
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<tr>
<td><strong>London Underground/Crossrail</strong></td>
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<tr>
<td>Capacity increases to Piccadilly, Northern &amp; Victoria Lines</td>
<td>TfL</td>
<td>2012</td>
</tr>
<tr>
<td>Crossrail I</td>
<td>TfL</td>
<td>2017</td>
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<tr>
<td><strong>Cycle Superhighways Project</strong></td>
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<tr>
<td>A10 Cycle Lane Highway</td>
<td>TfL</td>
<td>2012</td>
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<tr>
<td><strong>Woodberry Down Regeneration</strong></td>
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<tr>
<td>Seven Sisters’ Road Strengthening</td>
<td>TfL</td>
<td>Beyond 2015</td>
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<tr>
<td><strong>Energy: Sub-Station Improvements</strong></td>
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<tr>
<td>Hackney Sub-Station Improvements</td>
<td>EDF Energy &amp; National Grid</td>
<td>2010-2013</td>
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<tr>
<td>Finsbury Market Improvements</td>
<td></td>
<td>2015-2017</td>
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<tr>
<td><strong>Energy: Combined Heat and Power Network</strong></td>
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<tr>
<td>Dalston</td>
<td>LB Hackney, LDA, TfL, EoN &amp; private developers</td>
<td>2012</td>
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<tr>
<td><strong>Energy: Combined Heat and Power Network</strong></td>
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<tr>
<td>Hackney Central</td>
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<tr>
<td>Hackney Wick</td>
<td>LB Hackney, LDA, TfL, energy provider &amp; private developers</td>
<td>Beyond 2015</td>
</tr>
<tr>
<td>Manor House/Woodberry Down</td>
<td></td>
<td>(unsecured)</td>
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<tr>
<td><strong>Hackney Wick Flood Prevention Strategy</strong></td>
<td>Environment Agency</td>
<td>Beyond 2015</td>
</tr>
<tr>
<td>Hackney Wick Flood Defences</td>
<td>LB Hackney</td>
<td>(unsecured)</td>
</tr>
<tr>
<td><strong>Next Generation Access: Broadband</strong></td>
<td></td>
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<tr>
<td>Stamford Hill Exchange</td>
<td></td>
<td>2010</td>
</tr>
<tr>
<td>All other Hackney exchanges</td>
<td>BT Openreach</td>
<td>2011-14</td>
</tr>
</tbody>
</table>
4 Delivering Sustainable Growth

Policy 7: implementation and monitoring

4.58 The Core Strategy is a key instrument for programming and coordinating infrastructure delivery through the Council’s Local Strategic Partnership and the utility providers. Regular LSP meetings address the coordination of stakeholders’ infrastructure business plans, and the LSP receives frequent updates on this Core Strategy.

4.59 The Council will use Section 106 agreements, and expenditure of Section 106 funds to support infrastructure development. Where the combined impact of a number of developments creates the need for infrastructure, it may be reasonable for the associated developers’ contributions to be pooled, to allow the infrastructure to be secured in a fair and equitable way. In some cases, individual developments will have some impact but not sufficient to justify the need for a discrete piece of infrastructure. In these instances the Council may seek contributions for specific future provision.

4.60 Hackney Council, through Hackney Homes, is operating a phased programme to renew selected social housing estates at Haggerston West and Kingsland Estates (served by ELL Haggerston Station), Kings Crescent, Colville, Alexandra National House, Rendlesham House, Tower Court, Bridge House, Marian Court, Ottway House. The programme will contribute to objectives to deliver decent homes, affordable housing, social inclusion and cohesion with an improved housing environment.

Indicators to monitor delivery of policy 7

- Self-reported measure of people’s overall health and wellbeing (NI 119)
- Measuring the implementation of infrastructure assessment document
- Planning obligations secured for community facilities and essential infrastructure
End Notes

b. Hackney Retail and Leisure Study, Roger Tym and Partners, May 2005
c. Hackney Retail and Leisure Study, Roger Tym and Partners, May 2005
e. Hackney Employment Growth Options Study, Atkins March 2006
f. Great Eastern Street, Old Street and Shoreditch High Street
g. Hackney Employment Growth Options Study, Atkins, March 2006
h. copies of this document are available from
   http://www.london.gov.uk/priorities/planning/vision/london-plan/crossrail-alterations
j. Woodberry Down Regeneration programme
k. Olympic Legacy Facilities Planning Application, ODA 2007 ref 07/90010/OU MODA
m. Consultation draft replacement London Plan, GLA , Dec 2009.
o. LB Hackney Infrastructure Assessment 2009, LBH, 2009
Sustainable Community Strategy priorities and outcomes for this chapter

This chapter contributes to the spatial aspects of the following priorities in Hackney's SCS 2008/2018:

**SCS priorities**

**Priority 1**: Reduce poverty by supporting residents into sustainable employment, and promoting employment opportunities

**Priority 2**: Help residents to become better qualified and raise educational aspirations.

**Priority 3**: Promote health and wellbeing for all, and support independent living

**SCS outcomes**

**Outcome 1**: Substantially narrow the gap between Hackney’s employment rate and the London average.

**Outcome 2**: Increase employment for people in Hackney who are disabled or have a long-term health condition or mental health problems.

**Outcome 4**: Close the gap between the percentage of people in Hackney with no qualifications at all and the London average and increase the percentage of people of working age in Hackney who hold qualifications fit for the job market.

**Outcome 5**: Ensure the educational improvement of Hackney's children and young people is excellent and that educational performance by school leaving age is consistently above the national average

**Outcome 8**: Reduce the overall mortality rate in Hackney for all.

**Outcome 9**: Reduce health inequalities in Hackney by promoting fair access to health advice, support, programmes and local amenities so everyone is able to enjoy good health.

**Outcome 11**: To enable independent living and offer personalised support for people with support needs living in Hackney, including older people, disabled people and carers.

**Outcome 13**: To make the borough safer, and make sure people living in, working in, studying in and visiting Hackney can feel safe in our borough.

**Outcome 15**: To enable and empower all our citizens to take an active role in local community, civic and democratic life in the borough
Introduction

5.1 Hackney’s community is one of the most richly diverse in the United Kingdom. The borough’s uniqueness lies in the wide mix of people with different ethnic backgrounds, different income levels, people from different faiths, different sexual orientations, disabled people, young and older people all living in close proximity together and making a contribution to the culture and vitality of their neighbourhoods. Notwithstanding its unique social diversity, Hackney’s residents experience higher levels of social exclusion, such as higher rates of unemployment, lower incomes, high numbers of residents with no formal qualifications or skills and more people in worse health, than people across England. In

5.2 Strengthening cohesion and enhancing the social inclusivity of Hackney’s neighbourhoods are key ambitions of the Mayor of Hackney and they have been recognised as the overarching drivers of the Sustainable Community Strategy. The Core Strategy supports these ambitions by enabling growth in a way that strengthens communities and develops the resilience of our neighbourhoods to adapt to social, economic and environmental change.

5.3 Social infrastructure is the range of public and private-sector facilities that supports community wellbeing. Infrastructure may serve very essential community needs, such as a GPs surgery, childcare facilities, a Job Centre Plus office or a local convenience shop; it may serve to support the development of relationships in a neighbourhood, such as a community centre, a café or a library; it may also help promote community leadership, volunteering and civic engagement, such as the provision of voluntary sector accommodation to promote such activity. It will also support the education and skill development of the community through the provision of primary, secondary, further and higher education facilities.

5.4 The delivery of new social infrastructure and the retention of existing social infrastructure, will play a key role in improving the lives of residents alongside the development new and better homes, a range of local employment and training opportunities, revitalised town centres and high quality open spaces.

5.5 Town centres will have a key role to play as community hubs. New social infrastructure, as discussed above, will be encouraged to locate within our network of town centres, which will not only strengthen their role as community hubs at the heart of civic life in Hackney, but also ensure that social infrastructure provision is located at the most accessible and visible locations for residents. Providing infrastructure in town centres will also bring economic benefits to Hackney through greater pedestrian footfall to our town centres and local

<table>
<thead>
<tr>
<th>Outcome 16:</th>
<th>To achieve a reduction in CO2 emissions from the local area in line with national and internationally set standards from domestic, commercial, industrial and transport emissions.</th>
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<tbody>
<tr>
<td>Outcome 18:</td>
<td>To provide fair access to first class public services in Hackney, and provide value for money for local residents and businesses.</td>
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</tbody>
</table>
employment opportunities for some of Hackney’s residents. The ‘essential local shops and services’ component of social infrastructure, such as post offices, pharmacists, cafés and other essential shops and services is covered by Policy 13: Town Centres.

5.6 As we diversify the tenures and housing stock of our neighbourhoods we will develop truly mixed communities of different ages, incomes, occupations and ethnicities. Within this context, it will be important that we proactively manage this change by creating ‘Lifetime Neighbourhoods’ that can meet the needs of people from different ages, family types, ethnicities, disabilities and incomes. Fostering cohesion will lie at the heart of our approach to supporting neighbourhoods and communities. This is about providing the right quantity and quality of infrastructure that is designed so that facilities can be easily accessed by all groups including especially mothers with young children, people with physical, sensory or learning disabilities and frail elderly people.

5.7 Our drive to develop ‘Lifetime Neighbourhoods’ is linked to the aims of the 'Putting People First' programme in Hackney that seeks to enable vulnerable people to have a greater level of independence over their life choices, more personalisation of services and developing greater access to universal services including housing, transport, community services, education and health.5

5.8 The development of shared facilities for public and voluntary sector provision will be a key element in transforming the quality of social infrastructure. Over the next 15 years, service delivery will shift to a more customer-focused model that brings services closer to residents. Team Hackney’s Public Service Promise will work with public, and in some cases voluntary sector partners, to create shared front-counter spaces across Hackney.6 In particular, the Estates Renewal Programme will need to look for innovative opportunities to accommodate learning and training provision within redeveloped estates. Similarly, there will also be a need to accommodate Hackney’s growing community and voluntary sector in a range of high quality and flexible facilities that builds their capacity, whilst also strengthening cohesion in neighbourhoods.

5.9 Places of worship play an important role in supporting different faith communities in Hackney. The borough’s faith profile is highly diverse. The last census reveals that Hackney has a much higher proportion of Muslims compared to London and a larger than average Jewish population.7 Hackney is known for its religious diversity not just the diversity of major religious groups, but also diversity within Christians, Muslims, Jews and other religions. For instance, Hackney is home to many of London’s Charedi (Orthodox Jewish) community, but the Charedi community itself is made up of a number of different sects.8 As our dynamic population grows and changes so our faith profile will change and it will be important that the re-use of places of worship is made effectively.
Overarching principles for the policies in this chapter

Protection and Promotion of Social Infrastructure

The Council will resist the net loss of social infrastructure and seek to identify appropriate sites for the provision of additional social infrastructure through the Site Allocations DPD and Area Action Plans. The Council may also require housing or commercial developments to provide or contribute to social infrastructure appropriate to the scale of development.

Town Centres and Accessibility

Social infrastructure should be located in Hackney’s town centres. Locating social infrastructure in centres will serve to strengthen their role as community hubs at the heart of local civic life and also ensure that social infrastructure provision is concentrated in Hackney's most accessible locations.

Lifetime Neighbourhoods and Mixed Communities

The Council will work to ensure our neighbourhoods are 'lifetime neighbourhoods' that have access to the appropriate range and quality of public and private facilities that are also inclusively designed to meet the needs of people from all ages, family types, ethnicities, disabilities and income types so that they can meet the needs of our mixed communities.

Inclusive Design

The Council will require high standards of inclusive design for all new social infrastructure to ensure it can be easily accessed and used by Hackney’s residents including mothers with young children, people with physical, sensory or learning disabilities and people who are frail elderly.

Resident-focused

The Council will encourage new social infrastructure to develop shared facilities or service centres for front-line services to work across sectors in a joined-up way that meets and focuses on the needs of residents. There will also, in appropriate circumstances, need to be flexible facilities that can accommodate smaller voluntary and community sector organisations in Hackney.

Focusing Social Investment

5.10 Hackney faces a major growth over the next 15 years. As mentioned in ‘Delivering Growth Chapter’, Hackney’s growth areas will accommodate a significant proportion of future residential growth. Focusing the future direction and shape of social investment around...
residential growth in Hackney will be critical to delivering sustainable growth that supports the social cohesion especially in those neighbourhoods experiencing significant changes in tenure. Presented in the table below is a current list of key social infrastructure developments that will be reviewed and updated regularly as part of LSP working arrangements.

Table 5.1 Social Infrastructure Programme

<table>
<thead>
<tr>
<th>Infrastructure Programme or Strategy</th>
<th>Responsibility</th>
<th>Timescale</th>
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<tbody>
<tr>
<td><strong>Primary Capital Programme</strong></td>
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<tr>
<td>Investment priorities for primary school expansion:</td>
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</tr>
<tr>
<td>- Southwold (Clapton)</td>
<td>LB Hackney &amp; The Learning Trust</td>
<td>2010-2017</td>
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<tr>
<td>- Woodberry Down (Woodberry Down/Manor House)</td>
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<tr>
<td>- Holy Trinity (Dalston)</td>
<td></td>
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<tr>
<td>Additional schools to be identified</td>
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<tr>
<td><strong>Building Schools for the Future</strong></td>
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<tr>
<td>(Phase 2 &amp; 3 Secondary Schools)</td>
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<tr>
<td>Haggerston School for Girls (Haggerston)</td>
<td>LB Hackney</td>
<td>2009-2016</td>
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<tr>
<td>Our Lady’s (Stamford Hill)</td>
<td></td>
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<tr>
<td>Cardinal Pole (Homerton)</td>
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<tr>
<td>Stoke Newington Arts and Media School (Stoke Newington)</td>
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<tr>
<td>Clapton School for Girls (Clapton)</td>
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<tr>
<td>Special Educational Needs Stormont (Hackney Downs)</td>
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<tr>
<td>Complex Needs Kenworthy Road (Homerton)</td>
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<tr>
<td><strong>Secondary School Expansion</strong></td>
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<tr>
<td>Additional Secondary School</td>
<td>LB Hackney</td>
<td>2015-2020</td>
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<tr>
<td>(Site to be identified)</td>
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<tr>
<td><strong>Primary and Community Services Strategy</strong></td>
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</tr>
<tr>
<td>South-east Primary Care Resource Centre</td>
<td>NHS City and Hackney in partnership with</td>
<td>2010-2016</td>
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### 5 Supporting Neighbourhoods and Communities

<table>
<thead>
<tr>
<th>Infrastructure Programme or Strategy</th>
<th>Responsibility</th>
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<tbody>
<tr>
<td>(Old Hackney Hospital Site: Homerton)</td>
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<tr>
<td>South-west Primary Care Resource Centre</td>
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<tr>
<td>(St Leonard’s: Haggerston/Dalston)</td>
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<tr>
<td>North-west Primary Care Resource Centre</td>
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<td>(Pewsham House: Woodberry Down)</td>
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<tr>
<td>North East Primary Care Resource Centre</td>
<td>East London Local Improvement Finance Trust</td>
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<tr>
<td>(Site to be identified: Stamford Hill)</td>
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<tr>
<td>Health facility in Dalston</td>
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<td>(CLR James Library Site: Dalston)</td>
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<td>Health Facility in Hackney Central</td>
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<td>(Lower Clapton Health Centre: Hackney Central)</td>
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<tr>
<td>Expansion of General Practice provision including Nightingale and Somerford Grove Practices (Various locations)</td>
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<tr>
<td>Consolidation of Community Dentistry Offer (Primary Care Resource Centres)</td>
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<td><strong>Police Asset Management Plan (Hackney)</strong></td>
<td>Metropolitan Police Service</td>
<td>2010-2025</td>
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<td>Front Counter/Police Shop (Shoreditch)</td>
<td>Metropolitan Police Service</td>
<td>2010-2025</td>
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<td>Front Counter/Police Shop (Hackney Service Centre: Hackney Central)</td>
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<tr>
<td>Front Counter/Police Shop (Kingsland Shopping Centre: Dalston)</td>
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<td>Custody Centre (Site to be identified)</td>
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<td>Patrol Base (Site to be identified)</td>
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<tr>
<td>Additional Safer Neighbourhood Bases (Sites to be identified over the life of the plan)</td>
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### Infrastructure Programme or Strategy

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<tr>
<th>Culture and Leisure Services Investment Priorities</th>
<th>Responsibility</th>
<th>Timescale</th>
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<tr>
<td>Dalston Library and Archive Centre (New provision)</td>
<td>LB Hackney Culture and Leisure Services &amp; Olympic Park Legacy Company</td>
<td>2010-2016</td>
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<tr>
<td>Redevelopment of Clapton, Stoke Newington and Stamford Hill Libraries</td>
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<td>Haggerston Baths redevelopment (Haggerston)</td>
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<td>Britannia Leisure Centre refurbishment (Shoreditch)</td>
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<td>King’s Hal refurbishment (Hackney Central)</td>
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<td>London Fields Lido facilities expansion (Hackney Central)</td>
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<td>Hackney Downs facilities expansion (Hackney Central)</td>
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<td>Clissold Leisure Centre facilities expansion (Stoke Newington)</td>
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<td>Multi Use Sports Venue (Olympic Park: Hackney Wick)</td>
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<th>Public Service Promise</th>
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<td>Hackney Service Centre (Hackney Central)</td>
<td>Team Hackney</td>
<td>2010-2011</td>
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<tr>
<td>- co-location of key customer services including LB Hackney, NHS City and Hackney, Metropolitan Police and Hackney Homes</td>
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5.11 The Local Development Framework, including the Site Specific Allocations DPD, will support council services and partners work together to focus capital investment programmes to manage the pressure of future growth and in doing so help foster the resilience of our neighbourhoods to cope with social, economic and environment change. Our major areas of growth will require different types and levels of social infrastructure based around their different growth profiles. It is important that major capital investment programmes also encourage and facilitate the provision of essential local shops and services. Details of those being protected and promoted through our town centre and retail policies can be found within the ‘Dynamic and Creative Economy’ chapter.

5.12 We will build on the best practice we have at Woodberry Down, which includes a comprehensive social infrastructure plan for the neighbourhood. The plan is resulting in the development of an academy, primary school, health centre and community priority facility. A similar area-based approach is being developed in Hackney Central and Dalston Area Action Plan areas and such an approach will also be applied in other growth areas across Hackney.
5 Supporting Neighbourhoods and Communities

Core Strategy Policy 8

Focusing Social Investment

The Council will work with key social infrastructure providers, such as The Learning Trust, City and Hackney Primary Care Trust, the Metropolitan Police, Hackney Homes, Job Centre Plus and other public and voluntary and community sector partners to align investment programmes, planning contributions and other funding sources to deliver new or enhanced social infrastructure in Hackney where the evidence demonstrates are most in need and growth areas including:

- Hackney Central
- Dalston
- Improved Railway Corridors (East London line and North London Line)
- South Shoreditch
- Woodberry Down/Manor House
- Hackney Wick
- Stamford Hill
- Estate Renewal Areas

5.13 These areas, shown in the map below, are not to the exclusion of other areas that may come to light as a result of further evidence-based studies, the borough is currently commissioning an infrastructure study that may further refine the scope and number of social investment areas in Hackney.
5 Supporting Neighbourhoods and Communities

Map 5.1 Social Investment Areas

[Map showing social investment areas in the London Borough of Hackney]
Policy 8: implementation and monitoring

5.14 This policy will be implemented by the Council, Team Hackney and key partners, especially City and Hackney PCT, the Learning Trust and the Metropolitan Police working together to focus social investment into Hackney’s growth areas, town centres and renewed housing estates.

5.15 The Council has a number of mechanisms within the planning system to focus social investment. The Core Strategy sets out the strategic spatial ambitions for the borough and more detail will be contained within the planning documents listed below:

- Site Allocations Development Plan Document will follow in 2011 and act as the main mechanism for allocating and safeguarding sites for education, health, police and other community facilities especially in our growth areas.
- Development Management Development Plan Document will follow in 2011 and will contain detailed policies on social infrastructure that follow the broad approach set out within this document.
- Dalston, Hackney Central, Hackney Wick and Manor House Area Action Plans will identify the specific social infrastructure requirements, in partnership with the Infrastructure Study, for these areas and link with the Site Allocations DPD to identify appropriate sites.
- Woodberry Down Supplementary Planning Guidance identifies the specific social infrastructure requirements for this area and will link with the Site Allocations DPD to identify appropriate sites.

5.16 Planning Obligations (s106) SPD and a range of funding streams such as regional funds, national funds and joint ventures will be used to fund new schools, health facilities, police stations and other community facilities required to support of new development in Hackney and in particular its growth areas.

5.17 The nature, extent and prioritisation of contributions that may be required from certain types of development are set out in the Council’s Planning Obligations Supplementary Planning Document (SPD) approved in November 2006. The qualifying criteria for different types of development are set out in Table 1 of the SPD. These contributions may be ‘in kind’ such as the building of affordable housing, the dedication of land for public highway purposes or they can take the form of financial contributions such as for education contributions on new housing development based on estimated ‘child yield’. The SPD sets out the circumstances which would trigger the Council seeking contributions and the methodology to assess the level of financial contribution required. The extent of contributions will be determined primarily by the financial viability of the particular development proposal and where necessary by negotiation on a site-by-site basis. The process for prioritising the possible different types of contributions is set out in Figure 1 and Table 2 of the SPD.

5.18 There are number of delivery mechanisms outside the planning system critical to focusing social investment in our growth areas:

- The 'Bigger, Better, Brighter' programme (funded through the East London Local Improvement Finance Trust Company) will deliver 4 new primary care resource centres
(polyclinics) and help fund the expansion or construction of new GP premises across Hackney

- The Primary Capital programme and committed Building Schools for the Future programme will help build new, expand and refurbish existing primary and secondary schools in Hackney
- The Early Years’ Strategy will deliver new children centres across Hackney on a case-by-case basis
- Hackney Metropolitan Police Asset Management Plan will manage the police’s asset base over the next 15 years bringing forward new modernised police facilities
- Library Development Plan 2005-10 will modernise Hackney’s library network ensuring libraries make a wider contribution to the learning, development and wellbeing of Hackney residents.

Indicators to monitor delivery of policy 8

- Net Change (m2) of type and proportion of shops (A1), financial and professional services (A2), hotel (C1), non-residential institutions (D1); assembly and leisure (D2) and Business (B1a) within Major, District and Local Shopping centres and the rest of the Borough
- Percentage of residents in Hackney who are satisfied with local area (NI5)
- Planning obligations secured for community facilities and essential infrastructure

Investing in Education

5.19 Hackney has turned around the quality of its education in recent years. Failing schools have been closed, whilst new city academies have been developed and popular secondary schools have been expanded. Additional investment into education in Hackney has been made through the Learning Trust and this has resulted in improving educational attainment rates at Key Stage 2 and GCSE results. However, the link between deprivation and educational attainment is still prevalent in Hackney as it is in many other places.

5.20 The Sustainable Community Strategy recognises raising educational attainment as one of six critical priorities in helping to achieve Hackney’s vision of a sustainable and aspirational borough. In Hackney, education is a crucial part of people’s lives and one of the best means of tackling inequality and deprivation in our neighbourhoods. We also understand that raising attainment and enabling our children and young people to achieve their full potential will require a range of interventions across service areas. We see this challenge as not limited to only the average pupil in Hackney, but all of Hackney’s pupils including those with Special Educational Needs (SEN).

5.21 Our educational investment strategies will support further improvement of the quality of education over the next few years. The Primary Capital Strategy's initial investment priorities will see expansion of eight primary schools and Building Schools for the Future Phase 2 and 3, will see the redevelopment of six secondary schools across Hackney.
5.22 We also recognise the need to work with the Learning Trust and other appropriate educational providers to project and plan for a growing population of children and young people over the next 15 years that will be increasingly schooled within Hackney. However, projecting the number of children over a 15 year period is challenging. For example the GLA projections for London boroughs school age populations is only up to 2019. Therefore we have worked with the Learning Trust and used the GLA projections to project forward to 2025, in order to estimate the required infrastructure up to this period and will review the requirements through the Annual Monitoring Report as and when updated projections are released.

5.23 The Learning Trust's Hackney pupil population projections suggest that Hackney will see an increase in demand for reception places in primary schools of just over 1% over the next 10 years. This translates into 4.5 additional forms of entry in primary schools across the borough as a whole. However this demand is not uniform with some areas seeing a much more significant local increase in demand, such as Dalston which could see a 40% increase in demand for reception places and a 26% increase in its overall pupil population.

5.24 Matching the supply of secondary school places to demand is much more difficult than primary. This is due to the longer distances parents and carers are prepared to see their children travel as well as an individual school’s popularity impacting on demand beyond its local demography. The Learning Trust anticipates that within the life of the Core Strategy there could potentially be demand for an additional secondary school. Such a requirement along with additional requirements for primary education will be reviewed through the Annual Monitoring Report.
Core Strategy Policy 9

Investing in Education

The Council will work with the Learning Trust and other appropriate educational providers to meet the needs of Hackney's growing population of children and young people so that children and young people in Hackney, including those with special educational needs, have access to a high quality education and learning environment through:

- Favourably considering appropriate proposals for new educational facilities especially in areas in Hackney, where the evidence demonstrates, are in the greatest need including Hackney's growth areas.
- Identifying appropriate sites including Southwold Primary School or Woodberry Down Primary School, for new or expansion of existing educational infrastructure in Hackney to ensure an additional 4.5 forms of entry for primary school and an additional secondary school is provided to meet the growth of the pupil population identified by the Infrastructure Assessment.
- Seeking reasonable financial or other contributions from new housing development for education infrastructure to ensure that future pressures on educational infrastructure is proactively addressed.
- Working with the Learning Trust to align educational investment programmes with areas experiencing the highest levels of housing growth and increases in the pupil-aged population including Dalston, Woodberry Down and areas around Hackney Central.

Policy 9: implementation and monitoring

5.25 This policy will be implemented by the Council, the Learning Trust and other appropriate educational providers working together to focus educational investment into Hackney's growth areas to ensure a greater number of Hackney's children and young people have access to a high quality education and learning environment.

5.26 The Council has a number of mechanisms within the planning system to focus social investment. The Core Strategy sets out the strategic spatial ambitions for the borough and more detail will be contained within the planning documents listed below:

- Site Allocations Development Plan Document will follow in 2011 and act as the main mechanism for allocating and safeguarding sites for education.
- Development Management Development Plan Document will follow in 2011 and will contain detailed policies on educational uses and use of planning obligations for funding new educational infrastructure.
- Dalston, Hackney Central, Hackney Wick and Manor House Area Action Plans, in partnership with the Infrastructure Study, will identify the specific educational infrastructure requirements for these areas and link with the Site Allocations DPD to identify appropriate sites.
5 Supporting Neighbourhoods and Communities

- Woodberry Down Supplementary Planning Guidance identifies the specific educational infrastructure requirements for this area and will link with the Site Allocations DPD to identify appropriate additional sites.
- Using planning obligations (s106) and a range of funding streams including regional funds, national funds, and joint ventures to fund new or expand existing schools required as a result of new development in Hackney and in particular its growth areas.

5.27 There will be a number of delivering mechanisms outside the planning system critical to focusing social investment in our growth areas:

- **The Primary Capital Programme** will be the main vehicle for raising the quality of the learning environment in Hackney's primary schools. There are eight primary schools that are allocated investment initially. This investment will lead to the expansion of certain primary schools in Hackney to deliver an additional 4 forms of entry to meet the future demand for primary education in Hackney. The strategy will be reviewed regularly to take account of changes in the Learning Trust's pupil projections.

- **Building Schools for the Future programme** will be the main vehicle for refurbishing and building new secondary schools in Hackney to transform the quality of the educational environment in these schools. Phase 2 and 3 of the programme will see the refurbishment of six schools between 2009-2016. The delivery of the strategy should lead to more parents deciding to send their children and young people in Hackney.

- **Team Hackney** as the main partnership mechanism for coordinating investment between different providers and partner agencies.

### Indicators to monitor delivery of policy 9

- Percentage of Hackney's children and young people attending Secondary schools in Hackney
- Planning obligations secured for community facilities and essential infrastructure
- Surplus capacity across Hackney's Primary Schools

### Lifelong Learning

5.28 We recognise that learning is a lifelong process that needs to meet the needs of all types of people regardless of their life-stage. Hackney faces a distinctive educational and training challenge: over 40% of the working age population are either unemployed or workless and over 31.9% of the working age population have either Level 1 or no qualifications (below Level 1) and 41.6% of the working age population have below Level 2. Wider strategic initiatives being delivered by partners in Hackney through the Hackney Skills and Employment Strategy, such as the City Strategy Pathfinder's Single Points of Access for employment services, will be instrumental in raising skills levels and employment rates of working age people in Hackney. Our libraries service will continue to modernise our libraries into a...
sophisticated network that aids the learning, development and wider wellbeing of all residents. Hackney Community College, London Metropolitan University and other further and higher education will continue to improve the skills of our working-age population especially young people not in education, employment or training.

5.29 Our Regeneration Delivery Framework seeks to tackle worklessness in Hackney through a variety of ways, including the alignment of major physical regeneration initiatives with education and training provision\(^5\). The delivery of employment and training facilities within refurbished estates, as part of the Estates Renewal Programme, is important. The Delivery Framework also seeks to enable Hackney’s schools to play a larger role in strengthening communities. Children’s Centres and in some cases extended schools will be encouraged to take on a fuller role as community hubs at the heart of neighbourhood life by co-locating with other public and in some cases voluntary services, where it is appropriate, to play a greater role in supporting family learning.

Core Strategy Policy 10

Lifelong Learning

The Council will work with the Learning Trust, Hackney Homes, Job Centre Plus, further and higher education providers and other stakeholders to bring informal learning facilities closer to the most vulnerable residents, especially workless families, in Hackney through:

- Seeking a range of reasonable planning contributions and other means of financing from major physical regeneration initiatives and the Estates Renewal Programme, to locate lifelong facilities in Hackney’s estate renewal areas and other growth areas.
- Working with the Learning Trust to encourage Children’s Centres and Primary Schools, especially those developed through the Primary Capital Programme, to become hubs at the heart of neighbourhood life that provide a greater range of services to the community including family learning and support services.

Policy 10: implementation and monitoring

5.30 This policy will be implemented by the Council and the Learning Trust, Hackney Homes and Job Centre Plus working in partnership on major physical regeneration projects and the renewal of Hackney’s housing estates.

5.31 The Council has a number of mechanisms within the planning system to help implement this policy. The Core Strategy sets out the strategic spatial ambitions for the borough and more detail will be contained within the planning documents listed below:

- Site Allocations Development Plan Document will follow in 2011 and act as the main mechanism for allocating and safeguarding sites for education and training sites within major regeneration projects and estate renewal areas.
5 Supporting Neighbourhoods and Communities

- Development Management Development Plan Document will follow in 2011 and will contain detailed policies on education and training facilities in Hackney.

- Dalston, Hackney Central, Hackney Wick and Manor House Area Action Plans will identify the specific education and training requirements for these areas and link with the Site Allocations DPD to identify appropriate sites.

- Woodberry Down Supplementary Planning Guidance identifies the specific lifelong learning requirements for this areas and will work in partnership with the Site Allocations DPD to identify appropriate sites.

5.32 Planning obligations (s106) and a range of funding streams including regional funds, national funds and joint ventures will be used to fund education and training facilities required as a result of new development in major physical regeneration projects and estate renewal areas.

5.33 There will be a number of delivery mechanisms outside the planning system critical to focusing social investment in our growth areas:

- The Regeneration Delivery Framework will tackle worklessness through a variety of ways including the coordination of public investment in Hackney’s major physical regeneration projects and estate renewal areas.

- The Estate Renewal Programme will work with a range of partners to coordinate the redevelopment and refurbishment of Hackney’s housing estates with wider investment in education and training.

- The Primary Capital Programme will focus investment on transforming the quality and quantity of education in the borough's primary schools.

- The Early Years Strategy will coordinate investment into early years provision to deliver new children's centres across Hackney and ensure that family learning and support are at the heart of our approach to Early Years provision.

- The Libraries Development Plan will coordinate investment into Hackney's Libraries.

- Hackney Skills and Employment Strategy will be the main vehicle for improving the economic activity and skills levels of our residents. The strategy will build on the innovative work of the City Strategy Pathfinder to deliver an enhanced employment support offer that develops Single Points of Access for employment services across the borough.
Health Investment and Infrastructure

5.34 Hackney residents have a higher than average mortality rate and a shorter life expectancy than residents across England and London. For instance, male life expectancy is the 4th lowest in London. Residents experience higher rates of perinatal and infant mortality, coronary heart disease, cancer and diabetes. There are other key health inequalities that residents are likely to experience in Hackney. Firstly, residents are more likely to live with a long-term limiting illness or disability than in other places across England. Secondly, Hackney also has one of the highest rates of mental illness in London with 1 in 10 children and 1 in 6 adults having a mental health condition at any one time. Thirdly, children and young people have a higher than average level of childhood obesity at primary school age.

5.35 Yet, it is critical to understand that such inequalities are in part created and reinforced by the borough’s socio-economic and demographic challenges. For instance, Hackney scores very high on the Jarman Underprivileged Area Score as it has a high levels of population movement, child poverty, unemployment and teenage pregnancy, which all contribute to worsening the health of residents. Delivery of the Core Strategy will help to alleviate these issues, because an improved quality of housing, more employment opportunities, better quality open spaces and infrastructure should, according to most evidence-based studies, contribute to improving the health of our residents.

5.36 However, we also understand the need to develop a joined-up approach across Hackney to improving the health of residents in Hackney. Tackling Hackney’s health inequalities so that Hackney residents can achieve their full potential lies at the heart of the Sustainable Community Strategy and the Local Area Agreement.

5.37 City and Hackney Primary Care Trust will be the main stakeholder charged with raising the quality of healthcare and the health of residents in the context of a Hackney’s growing population. This will be delivered through a number of strategies and plans aimed at raising the health and wellbeing particularly the Health Improvement Plan.

5.38 The Primary and Community Service Strategy is the key plan for reshaping primary care provision and healthcare in Hackney. Developed out of the extensive consultation, ‘Bigger, Brighter, Better’, the PCT are developing 4 Primary Care Resource Centres in each corner of Hackney: St Leonards in South West Hackney, the old Hackney Hospital site in the Homerton area in South-east Hackney, Woodberry Down in north-west Hackney and potentially the north-east centre in Stamford Hill. These centres take health care closer to patients by offering a wider range of health care services at home and community settings.
that have traditionally been provided in hospital, such as diagnostic tests and out patient consultations. The PCT will also invest in expanding primary care provision, such as potentially a new health facility on the Dalston Western Curve site, to ensure that 99% of residents live within 0.3 Miles of their nearest practice and 0.5 miles of their nearest two practices to promote patient choice and general practice competitiveness. The PCT will also be expanding some general practice sites or moving to larger sites, such as the transfer of London Fields Practice to Haggerston Baths, to ensure that general practices are of a sufficient size and capability to meet Hackney's growing population. The Joint Strategic Needs Assessment, which identifies local people's health needs and inequalities, especially vulnerable people and the resulting priorities will direct commissioning priorities and future investment to tackle these issues including that on health infrastructure.

5.39 Investment in primary healthcare will be complemented by Homerton University NHS Foundation Trust Hospital. At present, the hospital plays a critical role in the healthcare of the borough and north-east London seeing around 110,000 people each year, delivering 5,000 babies and supporting older people in their last years. The Hospital is a major asset for the borough and north-east London, which is reflected in its 'outstanding rating' and as a consequence the London Organising Committee for the Olympic Games has designated it as the hospital for the 2012 Games.

Core Strategy Policy 11

Health Investment and Infrastructure

The Council will work with City and Hackney Primary Care Trust, Homerton University Hospital Foundation Trust and London Ambulance Service to raise the quality of healthcare and the health of Hackney's residents through:

- Favourably considering appropriate proposals for new healthcare facilities in Hackney's growth areas, and other areas, where the evidence demonstrates significant need.
- Seeking reasonable financial or other contributions from housing or commercial development for addressing pressures on Hackney's health infrastructure.
- Identifying appropriate sites for new health infrastructure especially within Hackney's growth areas through the Site Specific Allocations DPD, Area Action Plans DPDs and other appropriate DPDs.
- Working with the primary care trust to encourage the provision and design of flexible community facilities that can accommodate community-based health services.
- Facilitating the role of Homerton as a strategic hospital for Hackney and London along with supporting its key role during the 2012 Olympic Games.

Policy 11: implementation and monitoring

5.40 This policy will be implemented by the Council and City and Hackney PCT working together to raise the quality of healthcare and health for Hackney's residents:
5.41 The Council has a number of mechanisms within the planning system to focus health investment. The Core Strategy sets out the strategic spatial ambitions for the borough and more detail will be contained within the planning documents listed below:

- Site Allocations Development Plan Document will follow in 2011 and act as the main mechanism for allocating and safeguarding sites for health facilities especially in our growth areas - for example the St Leonards Hospital redevelopment.
- Development Management Development Plan Document will follow in 2011 and will contain detailed policies on health facilities and the Homerton Hospital site that follow the broad approach set out within this document.
- Dalston, Hackney Central, Hackney Wick and Manor House Area Action Plans, in partnership with the Infrastructure Study, will identify the specific health infrastructure requirements for these areas and work in partnership with the Site Allocations DPD to identify appropriate sites.
- Woodberry Down Supplementary Planning Guidance and identifies the specific health infrastructure requirements for this areas and will work in partnership with the Site Allocations DPD to identify appropriate sites.

5.42 Using planning obligations (s106) and a range of funding streams including regional funds, national funds and joint ventures to fund health facilities required as a result of new development in Hackney and in particular its growth areas.

5.43 There will be a number of delivery mechanisms outside the planning system critical to raising the quality of healthcare and health of Hackney's residents:

- The 'Bigger, Better, Brighter' programme (funded through the East London Local Improvement Finance Trust Company) will deliver 4 new primary care resource centres (polyclinics) and help fund the expansion of primary care provision in Hackney.
- Homerton University Hospital Foundation Trust 'Annual Plan' will be a key mechanism for coordinating investment and service-planning into the hospital to ensure it continues to play a strategic role for Hackney and London in the run up to the 2012 Games and after.
- City and Hackney Primary Care Trust Commissioning Strategy Plan sets the major commissioning priorities for healthcare in Hackney including the PCT's approach towards primary care provision.
- City and Hackney Primary Care Trust Services and Estates Strategy sets the key asset management priorities for City and Hackney, such as the creation of primary care resource centres and the consolidation of general practice sites across the borough.
- 'City and Hackney Primary Care Trust Health Improvement Plan' will be the main vehicle for tackling the health inequalities experienced by residents.
- 'City and Hackney PCT and Hackney Council Joint Strategic Needs Assessment' will identify, annually, the key local health needs of our population and resulting priorities to tackle these issues including investment priorities.
Other Primary Health Care Services

A key element in tackling the health inequalities faced by Hackney is promoting Hackney’s pharmacy network. Distinctively Hackney’s pharmacists are mainly independent and offer an alternative route to diagnosis and primary care for many of Hackney’s population. Some residents, such as young professionals, who may not have the time to come to a GP or others who may feel more comfortable speaking to their local pharmacist benefit from this local service. The PCT has made a strategic decision not to locate new pharmacies within the Primary Care Resource Centres but promote the existing high street focused pharmacy network. The presence of high street pharmacists also help strengthen the economic sustainability of our town centres by creating additional footfall in our centres.

Hackney also has an adequate network of optometrists and dentists. Like pharmacists, they tend to be located in the borough’s town centres, which make them more accessible than if they were located within larger health centres. NHS City and Hackney and LB Hackney plan to support and promote the highly visible and accessible network of these other primary health care services. The protection and promotion of these services is covered by Policy 13: Town Centres.

Health and the Environment

Some inequalities faced by residents can be tackled more effectively through significant improvements to the urban and natural environment that promotes more active and healthy lifestyles. Hackney residents are not as active as they should be and the lack of an active and healthy lifestyle can have a detrimental impact on a person’s health in later life. The Sport England Active People survey (2006) found only 20% of Hackney adults doing three 30 minute sessions of moderate physical activity a week, which was way off the recommended five sessions of 30 minutes activity recommended for healthy lifestyle. The lack of active lifestyles is reflected in Hackney’s higher than average rates of childhood obesity.

Such issues, according to National Institute for Clinical Excellence (NICE) could be effectively tackled through a better quality environment that promotes physical activity. The recent NICE publication, "Promoting and Creating Built or Natural Environments that Encourage and Support Physical Activity" suggests a range of measures to promote physical activity, such as improving the design and management of canal towpaths to provide a safe and attractive paths that promote exercise. The document stresses the need to plan and design around the distinctive needs of different users of the environment to ensure everyone
regardless of age, family type and ability are able to move around Hackney without over-reliance on cars. Our general policies on urban design and open space will help tackle this issue, but will also supported by the 'Health and Environment' policy.

### Core Strategy Policy 12

#### Health and Environment

The Council will encourage development that contributes to an urban and natural environment that enables all Hackney residents regardless of age, family type and ability to lead a more healthy and active lifestyle in which regular physical activity plays a greater role and the physical environment contributes more to tackling childhood obesity.

The Council and other partners will work together to create a more healthy outdoor and indoor environment through:

- Encouraging appropriate refurbishment of its leisure centres, community halls and school halls to meet Hackney’s need for an additional 4 sports halls and 5 commercial size fitness centres.
- Creating new publicly accessible open spaces where there are deficiencies, including Dalston, or investing in improving the quality of existing spaces, especially Hackney Marshes.
- Favourably facilitating appropriate investment into improving the quality of Hackney pedestrian and cycle network especially around Hackney Wick and the Olympic Park area.

#### Policy 12: implementation and monitoring

5.48 This policy will be implemented by the Council, Team Hackney and key partners, especially City and Hackney PCT and the Learning Trust working together to improve the quality of the environment. The policy will also be implemented alongside the policies on urban design and open space laid out in the 'Cleaner, Greener and Safer Places' chapter.

5.49 The Council has a number of mechanisms within the planning system to improve the quality of environment in terms of its health benefits. The Core Strategy sets out the strategic spatial ambitions for the borough and more detail will be contained within the planning documents listed below:

- Site Allocations Development Plan Document will follow in 2011 and act as the main mechanism for allocating and safeguarding sites for open space especially space for team games, recreational facilities and sustainable transport uses, such as cycle paths.
- The Development Management Development Plan Document will follow in 2011 and will contain detailed policies on how health and physical activity can be promoted through its retail and leisure policies including policy on hot food take-aways (A5) uses, urban design policies, open space policies and sustainable transport policies.
5 Supporting Neighbourhoods and Communities

- Dalston, Hackney Central, Hackney Wick and Manor House Area Action Plans will identify specific improvements to the local environment to make these areas of Hackney a more healthy place to live in.
- Woodberry Down SPG will identify specific improvements to local environment to make this areas of Hackney a more healthy place to live in.

5.50 Using planning obligations (s106) and a range of funding streams including regional funds, national funds and joint ventures to fund enhancements, such as improvements to open spaces and new cycle paths or walking routes, to make Hackney a more healthy place to live in based on NICE Guidance.

5.51 There will be a number of delivery mechanisms outside the planning system critical to improving health inequalities in Hackney:

- City and Hackney PCT 'Health Improvement Plan' will identify the key inequalities that need to be tackled in Hackney and the City.
- City and Hackney PCT' Healthy Weight Strategy' will set out Hackney's approach to tackling obesity, and especially childhood obesity, in Hackney.
- City and Hackney PCT' Food and Nutrition' Strategy' will set out Hackney's approach to improving the diet and nutrition of residents in Hackney.

### Indicators to monitor delivery of policy 12

- Obesity among primary school age children in Reception Year (NI 55)
- Self-reported measure of people's overall health and wellbeing (NI119)
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6 A Dynamic and Creative Economy
Sustainable Community Strategy priorities and outcomes for this chapter

This chapter contributes to the spatial aspects of the following priorities in Hackney's SCS 2008/2018:

**SCS priorities**

**Priority 1:** Reduce poverty by supporting residents into sustainable employment and promoting employment opportunities.

**Priority 6:** Be a sustainable community, where all citizens take pride in and take care of Hackney and its environment, for future generations.

**SCS outcomes**

**Outcome 1:** Substantially narrow the gap between Hackney’s employment rate and the London average.

**Outcome 2:** Increase employment for people in Hackney who are disabled or have long-term health condition or mental health problems.

**Outcome 3:** Improve the earnings of people in Hackney to lift them out of poverty.

**Outcome 4:** Close the gap between the percentage of people in Hackney with no qualifications at all and the London average and increase the percentage of people of working age in Hackney who hold qualifications fit for the job market.

**Outcome 14:** To ensure that our town centres in Dalston and Hackney Central and our areas of growth in Shoreditch, Woodberry Down and Hackney Wick are vibrant places where local people and visitors choose to shop and spend leisure time, and make sure these centres remain attractive places to do business and invest in.

**Introduction**

6.1 Historically, Hackney’s retail and commercial uses formed around town centres while industry developed in South Shoreditch, Hackney Wick, and alongside main roads, railways and waterways. This resulted in a land use pattern of retail and employment areas side by side in the central and southern parts of the borough with regionally significant employment areas in South Shoreditch and Hackney Wick, very much linked to warehousing and industrial uses.

6.2 In the 1980s Hackney’s economy shifted from manufacturing and related industry, towards services, in particular creative, arts, media, banking and finance. Industrial employment declined from nearly 11,000 in 1991 to approximately 6,000 in 2001 representing only 5.5% of the total employment within the borough.
6.3 In the last twenty years Hackney’s economy and centres have altered significantly. Massive adjustments have taken place due to the decline of manufacturing industries and growth in the service sector. This change has had a significant impact on the level and type of employment available in Hackney, the type of companies located here, the role performed by the different centres and the population it attracts.

6.4 This sharp decline in the manufacturing sector and subsequent changes contributed to higher levels of unemployment in the borough. As industries closed down and moved away from Hackney and central London, new companies and businesses arrived but demanded a different set of skills from workers which forced certain sectors of the local population out of the employment market.

6.5 This change in activity sectors in the borough also brought changes in the size of the companies in Hackney, in employment patterns and in the organisation of town and local centres. Large businesses have been replaced by small and medium sized companies and, at present, Hackney has a higher than London average number of companies with fewer than 10 employees. 27% of Hackney's total employment is now in real estate, renting and business sector. Recently, there has also been a significant growth in hotels, restaurants, and university student halls of residence.

6.6 Certain centres in the borough have specialised in providing for the local communities and other centres, such as South Shoreditch and Dalston, have expanded their catchment areas becoming increasingly more attractive centres for visitors. The City fringe area is an increasingly attractive location for office development.

6.7 At present, Hackney is well known for its creative industry clusters in Hoxton and South Shoreditch as well as the evening, night-time and the visitor economy these centres attract. Dalston has specialised in retail, is quickly developing as an artistic hub and it is the only Major Town Centre within the borough. Hackney Central concentrates civic and cultural functions, with Hackney Empire attracting both local residents and visitors.
Overarching principles for the policies in this chapter

Town Centres

The Council will direct growth and attract investment to existing town and local centres to create a vibrant and locally distinctive environment, that maximises local expenditure and attracts investment to the borough. Town centres will provide for local residents but its diverse and distinctive character will also attract people from other areas within and outside the borough and increase the pulling power of Hackney.

Dynamic Economy

The Council will identify sustainable locations for employment uses within the borough where employment space will meet the local needs of the area, promote a healthy and diverse mix of different types of employment, and provide opportunities for local people to increase their aspirations and pursue a better quality of life. These employment areas will complement each other on a borough wide level, also contributing to the overall London economy.

Creative Economy

Hackney will use its unique industrial legacy, its diverse cultural background and the Olympics legacy to continue to attract the creative sector into the borough and to use this investment as part of the overall regeneration of the borough.

6.8 Policies for retail development and employment fit into the context of national policy in particular Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4, 2009) and Planning Policy Guidance Note 13: Transport (PPG13), regional and local corporate policy. The London Plan provides strategic context - Dalston is a major town centre, Hackney Wick is a Strategic Industrial Location and South Shoreditch is part of the Central Activities Zone (CAZ). Locally, the Sustainable Community Strategy (SCS) and Regeneration Delivery Framework provide the strategic local policy direction and priorities.

6.9 Hackney is served by a range of retail centres from corner shops, shopping parades, local centres, to designated town centres and renowned street markets. Dalston is the borough’s Major Town Centre, providing the largest retail floorspace. Hackney Central, Stoke Newington and Finsbury Park are London Plan district centres.

6.10 Below the district centres, smaller centres serve a local catchment area, and specialised interests. These centres include the existing eleven local shopping centres which are particularly important for those who are less mobile such as the elderly or those without access to a car, as they contain a range of essential shops and services that meet the day to day needs of their local communities. Some of the centres are growing in importance for their distinctive offer. For example, Broadway Market has a “Farmer’s Style” market with
6 A Dynamic and Creative Economy

food, fashion clothing and crafts, Stamford Hill offers kosher foods for the Orthodox Jewish community, Ridley Road market in Dalston enjoys a wide attraction for African and Caribbean communities.

6.11 The spatial arrangement of retail centres provides a basis for shaping Hackney, for locating community infrastructure and building attractive and distinctive focal points for neighbourhoods for sustainable growth and regeneration of the borough. New centres of economic activity are emerging such as at Manor House, Stoke Newington Road, Shacklewell Lane and Wick Road. The Council has recognised the need to designate these centres as additional local shopping centres to better serve their local communities. These new local centres together with existing centres will be protected and encouraged to develop and improve their role and environmental quality.

6.12 In 2005 the Hackney Retail and Leisure Study found that approximately 84% of expenditure on comparison goods and 50% of expenditure on convenience, day to day goods, goes to centres outside the borough. It also found that an additional 6,400sqm net of comparison floorspace and 3,874sqm net of convenience floorspace could be accommodated in the Borough’s town centres by 2016 to attract higher quality shopping and services and to encourage residents to spend locally.

6.13 In line with national and regional policy, the LDF aims to encourage and support the location of a choice of shops and services in town centres, including commercial leisure, entertainment, creative and cultural facilities and fitness centres, and free to use Automatic Transaction Machines (ATMs). It also aims to improve the retail offer, promote vitality and viability, improve the shopping environment, and support growth in new neighbourhoods.

6.14 Dalston will be the principal area of growth within Hackney, accommodating a range of new development including retail, housing, office, and other commercial, cultural and community facilities, including evening and night time economy uses. In addition, the Council’s ambition is to enhance the role of Hackney Central district centre as the borough’s civic and cultural centre. Appropriate scale and types of town centres uses will be permitted in all shopping centres. New developments will be expected to improve and enhance their public realm, including accessibility. The Sustainable Growth Chapter identifies the major and district town centres and other centres as key locations for significant investment.

6.15 A hierarchy of centres is proposed to manage investment, development of retail areas and infrastructure to ensure maximum choice and accessibility.
Core Strategy Policy 13

Town Centres

The Council will promote and encourage development of retail, office, community, leisure, entertainment facilities, recreation uses, arts, culture and tourism activities within its major and district centres. The vitality and viability of these centres will be safeguarded and where appropriate enhanced by:

- encouraging diversity of uses as outlined above, including mixed uses with residential on upper floors within the centres;
- enhancing the environmental quality, appearance and safety of the centres;
- resisting the loss of shops where this would unacceptably harm the retail function, character of the centres or shopping provision in the centres;
- taking into account the distinctive character of the centres, including their architectural and historic interest; and
- maintaining and enhancing access to the centres by sustainable modes of transport, and addressing the impacts of all-day traffic congestion on the town centres.

Proposals for major and district centre uses will be required to follow the assessment approach set out in the relevant national planning policy guidance.

Dalston Major Town Centre will be the principal focus of growth accommodating an extensive range of the types of development identified above, which should help to shape Dalston into a thriving and vibrant centre.

In the District Centres of Hackney Central, Stoke Newington and Finsbury Park development of the types identified above will be permitted. Development within Hackney Central will seek to create a vibrant civic and cultural quarter.

The scale and type of new development in the major or district centres will reflect the town centre’s existing and future role and its capacity for such new development.

The Local Shopping Centres of Stamford Hill, Well Street, Broadway Market, Stoke Newington Church Street, Stoke Newington Road, Kingsland Road (Waste), Upper Clapton Road, Lower Clapton Road, Chatsworth Road, Hoxton Street, Lauriston Road, Shackleton Lane, Manor House and Wick Road will be protected as they provide a range of retailing and community services at local level. The role of the Local Shopping Centres will also be maintained and enhanced to better serve the local communities.

Shops that provide essential day-to-day needs for the local community such as baker, butcher, greengrocer, grocer, specialist ethnic food shop, post office, dispensing chemists and primary care facilities, launderette, newsagent and post office in the borough’s town, district and local shopping centres as well as shopping parades and corner shops will be protected from changes of use away from retail.
Policy 13: implementation and monitoring

6.16 This policy will be implemented by the Council, Transport for London (TfL), the London Development Agency, Department of Community and Local Government (DCLG), and private sector developers working together to focus investment in the borough’s major town, district centres and local shopping centres. The Council will actively seek in partnership with landowners, local businesses and service providers to promote and improve its town, district and local shopping centres in order to support and enhance their vitality and viability, and secure improvements to their environmental quality, appearance and safety, including accessibility. Additionally, the Council will use its powers and its role as landlord to protect essential local shops and services in its town, district, local shopping centres as well as shopping parades and corner shops.

6.17 The Council has a number of mechanisms within the planning system to support and promote its town centres. The Core Strategy sets out the strategic spatial ambitions for the borough and more detail will be contained within the planning documents listed below:

- Site Allocations Development Plan Document will follow in 2011 and act as the main mechanism for allocating and safeguarding sites for retail and other town centres uses, including mixed use development.
- Development Management Development Plan Document will follow in 2011 and will contain detailed policies on retail uses.
- The Dalston Area Action Plan and the Hackney Central Area Action Plan, which following adoption of the Core Strategy and any amendment made by the Inspector, will be taken forward and will set out the detailed proposals for improving the respective town and district centres.

6.18 Planning obligation (s106) money will be used to fund improvements to the town centres.

6.19 There will be a number of mechanisms outside the planning system critical for focusing investment in town centres:

- The Regeneration Delivery Framework will coordinate public investment in Hackney’s major physical regeneration projects.
- The Dalston Junction Scheme involving collaborative work between Hackney Council and other key partners, which include TfL, LDA, DCLG, and private sector developers will contribute to the regeneration of Dalston Town Centre by delivering a mix of new shops, residential accommodation, public spaces, improved pedestrian access to Kingsland Road from the east and better links between East London Line station and a new bus interchange. This will help enhance the vitality and viability of Dalston town centre.
- The East London Line Project (ELLP) will extend the existing East London Line, with a new metro-style train service that will offer quick, reliable links from Dalston to Shoreditch.
- The Learning Trust Play Finder Programme will improve play areas in Dalston and Hackney Central town and district centre areas.
- The Enhancement of the Overground North London Railway Services will deliver an enhanced Underground-style services on the North London Line from Hackney Central.
station to other stations on the North London Line. The programme will involve TfL working in partnership with DfT Access Funding Programme and Network Rail to improve train services on the North London Line as well as reopen the old Hackney Central Ticket Hall to improve accessibility from the street.

- The Town Centre Management Initiatives will improve the functionality and appeal of the Borough's Dalston major centre and Hackney Central district centre via streetscene improvements, wayfinding projects, lighting, marketing/promotion and community safety.
- City and Hackney PCT Community Pharmacy Strategy will play an important role in supporting Hackney's distinctive pharmacy network.
- Area based town centre schemes funded by TfL via the Local Implementation Plan will secure improvements to the environmental quality, appearance and safety, including accessibility of the borough's shopping centres by slowing and rationalising traffic flows to create better environment for vulnerable road users, de-cluttering of street furniture and improvement to road signage, etc.

### Indicators to monitor delivery of policy 13

- Net change (m2) of type and proportion of shops (A1), financial and professional services (A2), hotel (C1), non-residential institutions (D1); assembly and leisure (D2) and Business (B1a) within Major, District and Local Shopping centres and the rest of the Borough.
- Proportion of ground floor A1 retail units in Town Centres and Local Shopping Centres.
- Total Number of Vacant Units within Town Centres and Local Shopping Centres.

### Street Markets

6.20 The Core Strategy recognises the contribution of Hackney's street markets to the economic, social and cultural life of the borough. Street markets are a source of affordable high quality food, especially for people on low income. They also provide new business opportunities and employment, particularly for members of the ethnic minority and refugee communities. They offer a diverse range of goods and services which may not be viable or suitable in shop premises, attract visitors, and serve as meeting points for Hackney’s diverse social communities. The borough’s street markets add vitality and diversity to the borough’s economy and is supported through the Council's Corporate Street Market Strategy and Action Plan for improvements to their marketing, management and environmental conditions.
Core Strategy Policy 14

Street Markets

The street markets of Ridley Road, Hoxton Street, Broadway Market, Kingsland Waste, and Well Street will be protected. The Council will seek to promote and secure improvements to the markets' environment, and management.

The provision of additional new markets or an increase in pitches will be encouraged.

Policy 14: implementation and monitoring

6.21 This policy will be delivered in conjunction with stall holders, market users and surrounding businesses to improve the local economic environment. Such activity will include the manner in which the Council delivers services to the markets, including their promotion, collection of refuse and support of their management.

6.22 The Council has a number of mechanisms within the planning system to support its street markets. The Core Strategy sets out the strategic spatial ambitions of the borough and more detail will be contained within the planning documents listed below:

- Site Allocations Development Plan Document will follow in 2011 and act as the main mechanism for designating and safeguarding Street Markets sites.
- Development Management Development Plan Document will follow in 2011 and will contain detailed policies on retail uses.

6.23 Using planning obligations (s106) to fund improvements to street markets.

6.24 There will be a number of delivery mechanisms outside the planning system for securing improvements to street markets:

- The Regeneration Delivery Framework will coordinate public investment in Hackney's major physical regeneration projects.
- The Council's Corporate Market Strategy and Action Plan will secure improvements to the environment, management and promotion of markets in Hackney.

Indicators to monitor delivery of policy 14

- Total Number of Vacant Units within Town Centres and Local Shopping Centres.
- Type, demand and number of market pitches in Hackney Central, Stoke Newington High Street, Broadway Market, Dalston Major Town Centre and Shoreditch (Outside the Special Policy Area) and other shopping centre locations.
6.25 Evening and night-time economy uses such as public houses, cinemas, restaurants, cafés, drinking establishments, hot food takeaways, local night clubs and other leisure uses are an important part of the local economy in Hackney. These contribute towards the customer and visitor experience and provide opportunities for business start-ups and employment, particularly for members of the black and ethnic minority communities. Hackney also has a rich and growing cultural and creative activities sector that is becoming an important part of it’s economic base attracting visitors and businesses particularly in the City Fringe areas.

6.26 The Hackney Night-Time Economy Evidence Based Study (2005), and the Shoreditch Night Time Economy (Evidence Base Review) 2007 indicate that the night time economy requires careful management. In particular in South Shoreditch, as defined by the 1995 UDP, evidence shows that there has been a growth in the evening and night time economy and the negative impact this is having on the overall resident and visitor experience through rising crime, environmental degradation and noise pollution. To manage the evening and night time economy carefully, the Council has designated a Special Policy Area in South Shoreditch. The Council is considering proposals to extend the current South Shoreditch Special Policy Area and to designate further Special Policy Areas, for example in Dalston, and South of Dalston along the A10 and Stoke Newington. The details of these proposals of these proposals will be carried forward in subsequent DPD documents (see paragraph 6.29).

6.27 Notwithstanding the foregoing, the Shoreditch Night-Time Economy Study (Evidence Based Review) recognises that there is scope for growth of the evening and night-time economy in Hackney’s town centres and part of the Shoreditch area. The Council is keen to build upon the successes of creative and cultural activities and encourage a range of these diverse complementary uses in order to provide more non-alcohol based activities, that will appeal and benefit a wide range of the community. These should be situated in appropriate and accessible locations such as designated town centres with good public transport links providing it does not result in over-saturation and it is well managed and operated effectively in terms of minimising noise and other environmental nuisance to nearby residents.
Core Strategy Policy 15

Evening And Night-Time Economy

The managed expansion of Hackney’s diverse evening and night-time economy will be encouraged in Hackney Central (District Centre), Stoke Newington High Street (District Centre), Broadway Market, Dalston (Major Town Centre) with limited expansion in South Shoreditch (as defined in the 1995 UDP), taking account of its impact on local residential amenity, community safety and transport in these areas.

Where evidence indicates cumulative negative impacts, the Council may designate Special Policy Areas (SPAs) within which any new planning permissions, including the intensification of existing uses either by increase in their capacity or hours of uses, will not normally be granted, unless the applicant can demonstrate that this will not add to the cumulative negative impact being felt in this area, and that they add positively to the mix of uses and contribute to the improvement of the area.

Policy 15: implementation and monitoring

6.28 This policy will be implemented by the Council managing the expansion of evening and night-time uses within its town centres and areas of growth, in particular, by having regard to its Statement of Licensing Policy and the promotion of the licensing objectives under the Licensing Act to minimise their adverse impacts.

6.29 The Council has a number of mechanisms within the planning system to manage the expansion of evening and night-time uses. The Core Strategy sets out the strategic spatial ambitions for the borough and more detail will be contained within the planning documents listed below:

- Site Allocations Development Plan Document will follow in 2011 and act as the main mechanism for designating areas of evening and night-time uses.
- Development Management Development Plan Document will follow in 2011 and will contain detailed policies on evening and night-time uses.

6.30 Using planning obligation (s106) money to fund improvements in areas of expanding evening and night-time uses.

6.31 There will be a number of mechanisms outside the delivery of the planning system for securing improvements and managing impacts of evening and night-time economy uses in town centres and areas of growth:

- The Licensing Operational Enforcement Group (LOEG) comprising the Police, Fire Authority and officers from the Council’s Planning, Trading Standards, Noise Pollution, Environmental Health, Licensing Enforcement and Community Safety Services
Departments working together to manage problematic premises and to tackle issues associated with the evening and night time economy uses.

- The Regeneration Delivery Framework will coordinate public investment in Hackney’s major physical regeneration projects.

### Indicators to monitor delivery of policy 15

- Number and types of reported complaints made in relation to rubbish, fumes, food, drink, noise and entertainment uses within areas of expanding night-time uses.
- Recorded alcohol related crimes in areas of expanding night-time uses.
- Type and number of licensed premises in Hackney Central, Stoke Newington High Street, Broadway Market, Dalston Major Town Centre and South Shoreditch (as defined in the 1995 UDP) and other shopping centre locations.

### Employment Opportunities

**6.32** The SCS® identifies worklessness as its top priority and it is the role of the LDF to pro-actively plan for a strong, resilient and stable economy that can provide opportunities for local people to get into employment and ensure a sustainable balance between the economic, environmental and social needs of the borough.

**6.33** At present, Hackney is well known for its creative industry clusters in Hoxton/South Shoreditch, Dalston, Hackney Central and Hackney Wick, high quality office development in the City Fringe and its ethnically and culturally diverse town centres and shopping areas that contribute to the vibrancy and distinctive character of Hackney. This, alongside Hackney’s proximity to the City and central London, has made certain areas of the borough very attractive for the location of new businesses, but despite this, the local population has failed to gain significant access to the new jobs created.

**6.34** Although significant improvements have been made in terms of the qualification levels of young professionals, Hackney residents still have lower than average levels of basic skills and a much higher proportion of working age population with no qualifications at all. Addressing this skills gap will be increasingly important if the trend towards an increasingly high-skilled economy continues.

**6.35** To help tackle worklessness, the Council will provide opportunities for the local population to increase their skills level, as set in Policy 10: Lifelong Learning, allocate land for employment uses and business development as set in Policy 17: Economic Development and promote the redevelopment of employment land for employment purposes that meet the needs of businesses in the area, as set in Policy 18: Promoting Employment Land.

**6.36** The Council will work in partnership with existing education providers, universities and lifelong learning projects in order to secure and promote a rise in the education levels in the borough. In areas with high unemployment, such as Chatham, Dalston, Hackney...
Central, Leabridge, Queenbridge, Hackney Downs and King's Park, the Council will prioritise the creation of learning and training facilities, especially for further and adult education, as part of the redevelopment of sites within the area.

Core Strategy Policy 16

Employment Opportunities

It is predicted that 18,000 new jobs will be created in Hackney between 2006 – 2026.

Hackney will seek to address unemployment and facilitate access to jobs by promoting training opportunities for the local population, increasing employment offer in the borough and allocating land for employment purposes.

The Council will encourage the provision, use and growth of education and other training facilities within the borough in areas of need or areas of existing or future employment clusters, such as Hackney Wick, Priority Employment Areas and areas of high unemployment.

Policy 16: implementation and monitoring

6.37 This policy will be implemented by the Council through working in partnership with Hackney Community College, Team Hackney, The Learning Trust, Job Centre Plus and other local, regional and national agencies that can promote further and adult education in the borough and increase employment within Hackney.

6.38 The Council has a number of mechanisms within the planning system to help implement this policy. The planning mechanisms used are:

- Identification of Growth Areas, Strategic Industrial Locations, Locally Significant Industrial Sites, Other Industrial Areas and Central Activities Zones within the Core Strategy’s Key Diagram
- Identification of Priority Employment Areas and other areas for economic activity and employment land uses within Map 6.1 and Proposals Map.
- Site Allocations DPD will follow in 2011 and act as the main mechanism for allocating and safeguarding sites for education and training purposes and employment land uses.
- Development Management DPD will follow in 2011 and will contain detailed policies on education and training facilities in Hackney, as well as economic activity and employment land and uses.
- Dalston, Hackney Central, Hackney Wick and Manor House Area Action Plans will identify specific education and training requirements for these areas, as well as for economic activity and employment land and work in partnership with the Site Allocations DPD to safeguard appropriate sites.
- Woodberry Down SPG and associated masterplans identify the specific social infrastructure requirements for this area and requirements for economic activity and employment land.
6.39 Planning obligations (s106) will be used to fund education and training facilities, initiatives to address worklessness or employment floorspace required as a result of loss of employment floorspace or reduction of the overall number of jobs provided within a development.

6.40 There will be a number of delivery mechanisms outside the planning system critical to the delivery of this policy:

- The Regeneration Delivery Framework will coordinate public investment in Hackney’s major physical regeneration projects and estate renewal areas.
- The Estate Renewal Programme will work with a range of partners to coordinate the redevelopment and refurbishment of Hackney’s housing estates with wider investment in education and training.
- Development and roll-out of the City Strategy Pathfinder delivery model to help tackle worklessness where there are pockets of deprivation (most notably on our social housing estates).
- The Council will engage with the LDA, Olympic Delivery Authority, its successor legacy vehicle and the other five host boroughs in order to identify areas of needs and opportunities for training and employment associated with the development of the Olympics and its legacy.
- The Council will engage with other agencies such as Job Centre Plus in order to provide guidance and support to finding employment for local residents.

### Indicators to monitor delivery of policy 16

- Number of benefits claimants enrolling in training
- New business registration rate (NI 171)
- Unemployment: claimant count rate per ward.

### Economic Development

6.41 The economic changes described in the introduction to this chapter have had a significant impact on Hackney’s employment structure in terms of its size, type and spatial distribution. To reflect the current and future economic roles of Hackney as well as regeneration and economic development priorities, the Hackney Employment Growth Options Study, 2006 established criteria-based employment designations, which will help achieve the economic potential of varied employment locations and sites in the Borough.

6.42 South Shoreditch is identified in the London Plan as part of London’s Central Activities Zone (CAZ). The CAZ’s extent is shown on the Proposals Map. The CAZ is the country’s most important strategic office location and its purpose is to retain adequate capacity to meet future demands for office and retail space within London.

6.43 The South Shoreditch area is also Hackney’s most significant location for major office development and has the highest density of office space within the borough.
In order to secure the economic competitiveness of the borough and to create mixed neighbourhoods that are resilient and sustainable, major office development must be accompanied by good public transport infrastructure, an adequate level of retail provision and other small and medium companies that provide a wide range of services needed to support business activity, such as creative and media, IT, market research and business management. Land and floorspace should be safeguarded for employment, retail and business uses in designated centres and areas where development can take advantage of such a concentration of infrastructure and facilities needed to promote a healthy economy.

Priority Employment Areas (PEA) have been defined in and around town and local centres and other areas of high public transport accessibility or areas where a cluster of employment uses exists.

The location of Priority Employment Areas has taken all the factors mentioned above into consideration, as well as the predicted needs in terms of employment space and the potential for redevelopment of sites. It is anticipated that employment clusters identified within the plan are likely to deliver up to 407,000 sq. metres of B class employment floorspace which is enough to meet identified demands for employment uses.

80% of the identified employment floorspace will be delivered in South Shoreditch and Hackney Wick, with less than 20% being delivered in other parts of the borough. This highlights both the importance that Shoreditch and Hackney Wick have in the borough’s economic development strategy, but also highlights the need to secure the delivery of the remaining 20% in other locations, mainly around town centres and pockets of affordable workspace, in order to secure the long terms sustainability and resilience of the economy and meet the needs of a diverse population.

Hackney’s Employment Growth Study and Small Business Workspace Provision show that there is an acute need for affordable employment and managed workspace for micro, small and medium companies in the borough. These businesses are essential to Hackney’s economic vitality and are often catalysts for the regeneration of dilapidated areas. The main purpose of Priority Employment Areas (PEAs) is to protect and promote affordable business locations in the borough, especially in areas where clusters are well established. The proposed agglomerations will benefit businesses, provide employment opportunities, diversify Hackney’s economy, while also assisting in the creation of an identity for an area assisting in the creation of a distinctive character for town and local centres.

The Council’s spatial strategy takes into account the suitability of sites for a wide range of industrial, commercial and business demands, as well as benefits in terms of co-location, promotion of economic clusters and the existence of supporting services to economic activity. Available space should be provided in the most appropriate locations to accommodate the different types of uses in a sustainable manner that is not prejudicial to the amenity of neighbouring uses. Particular constraints and opportunities occur in the City Fringe, Hackney Wick, along existing canals and waterways, predicted growth areas, railway arches and existing industrial buildings and warehouses.
6.50 The Strategic Industrial Location (SIL) and Locally Significant Industrial Sites (LSIS) are designated in line with the London Plan. Part of Hackney Wick is subject to the sole SIL designation.

6.51 Locally Significant Industrial Sites (LSIS) are close to but outside the SIL in Hackney Wick and are of particular importance for industrial uses.

6.52 The Other Industrial Areas (OIA) are where existing industrial capacity is protected but where, to facilitate business redevelopment or improvement, the introduction of additional uses and activities would be considered. This could include introducing higher density development that increases employment and may enable the release of land for other uses.

6.53 Due to the small size of individual sites other employment locations are not identified in the Proposals Map. However they offer potential to support viable B use class activities and should be retained for employment generating use under the provisions of Policy 18.
Core Strategy Policy 17

Economic Development

The Council will encourage economic development, growth and promotion of effective use of land through the identification and regeneration of sites for employment generating uses, the promotion of employment clusters and the encouragement of mixed use development with a strong viable employment component that meets the identified needs of the area, as set out in the Delivering Sustainable Growth chapter of this document. The Council expects to be able to deliver approximately 407,000sqm of employment floorspace to meet future demand.

The Council will encourage economic diversity, support existing businesses and business development by facilitating the location of micro, small and medium companies in the borough.

Designated Areas on the Proposals Map

Strategic Industrial Locations (SIL), Locally Significant Industrial Sites (LSIS) and Other Industrial Areas (OIA) are the preferred locations for: waste management and recycling facilities, industrial, manufacturing and storage and distribution uses, specifically General Industry (B2) and Storage and Distribution (B8) uses. However, in identified growth locations, where there are clear planning and regeneration objectives, the Council through formulation of detailed policy in its AAPs, will give more detailed guidance to those uses which best deliver these aspirations.

In Priority Employment Areas (PEAs) Business (B1), Hotels (C1) and Non-residential (D1) Institutions will be the preferred uses. C1 and D1 uses will only be allowed in PEAs with a PTAL score of 5 or above or PEAs adjacent to the identified town centres.

In PEAs outside town centres and the Central Activities Zone (CAZ), a sequential approach should be followed by any proposer of a use prioritised for town centres as set in the London Plan and PPS4. New A Class and residential (C3) uses may be acceptable in PEAs, as long as auxiliary to business, hotel and non-residential institutions development and where not considered to draw trade away from existing retail centres identified in Policy 13 to the detriment of their vitality and viability.

Outside Designated Areas on the Proposals Map

General Industry (B2) and Storage and Distribution (B8) uses may be appropriate where existing or proposed physical barriers for example railway arches, canals, roads or landscaping features, minimise environmental impacts from industrial activity to the surrounding area such as visual intrusion, noise, vibration and general disruption from servicing and vehicular access.
**Policy 17: implementation and monitoring**

6.54 This policy will be implemented by the Council, through working in partnership with Invest in Hackney and The Learning Trust, by attracting businesses and investment into Hackney, particularly to Priority Employment Areas.

6.55 The Council has a number of mechanisms within the planning system to help implement this policy. The planning mechanisms used are:

- Identification of Growth Areas, Strategic Industrial Locations, Locally Significant Industrial Sites, Other Industrial Areas and Central Activities Zones (CAZ) within the Core Strategy.
- Identification of Priority Employment Areas (PEA) and other areas for economic activity and employment land uses within Map 6.1 and Proposals Map.
- Site Allocations Development Plan Document will follow in 2011 and act as the main mechanism for allocating and safeguarding sites for economic activity and employment land uses.
- Development Management Development Plan Document will follow in 2011 and will contain detailed policies on economic activity and employment land.
- Hackney Wick, Dalston, Hackney Central and Manor House Area Action Plans will identify specific sites for employment or employment-led mixed use development based on Core Strategy evidence base and other information.
- Woodberry Down SPG and associated masterplans identify specific sites suitable for economic activity and employment land uses.
- The Sequential Approach should be followed by any proposal of a use prioritised for town centres as set in relevant guidance.
- An Impact Assessment may be required for any proposal within a PEA that is likely to significantly impact or intensify existing uses, including proposals for B1, C1 and D1 uses.

6.56 Planning obligations (s106) will be used to fund education and training facilities and employment land required as a result of the displacement of existing employment land anywhere within the borough, or any development located within the Priority Employment Areas, Strategic Industrial Locations, Locally Significant Industrial Sites and Other Industrial Areas.

6.57 There will be a number of delivery mechanisms outside the planning system critical to the delivery of this policy:

- The Regeneration Delivery Framework will coordinate public investment in Hackney’s major physical regeneration projects and estate renewal areas.
- The Council will engage with the Olympic Delivery Authority and the other five host boroughs in order to identify areas for employment led uses to be located as part of the Olympics and legacy development and the preservation of Hackney’s Industrial Land.
- The Council will engage with Team Hackney and other agencies including CiDA, LDA and Business Mentality to promote business activity within the Borough and provide support.
6 A Dynamic and Creative Economy

Indicators to monitor delivery of policy 17

- Net change (m²) of B1a, B1b, B1c, C1, and D1 uses within PEAs and the rest of the Borough (Local)
- Net change (m²) of B2, B8 uses within defined Strategic Industrial Locations, Locally Significant Industrial Sites and Other Industrial Areas and the rest of the Borough (Local)
- Percentage of small businesses in an area showing employment growth (NI 172).

Promoting Employment Land

6.58 Local evidence suggests that the Council has been losing a significant amount of employment generating land to other uses, mainly residential, including through the provision of live-work units which the Council no longer supports. Although the Council recognises the benefit and welcomes the redevelopment of under-used, vacant and outdated sites, any loss of employment space, premises and their site curtilage, reduces opportunities to address unemployment within the borough. This impacts on the Council’s ability to tackle worklessness and provide affordable employment space, especially for start up businesses and micro and small companies. At present, the type of employment space that the borough can provide does not meet the needs of existing companies and businesses. This gap between offer and demand must be addressed.

6.59 There is high demand for offices and other employment space in Hackney, therefore the Council will encourage the redevelopment of existing employment sites to be able to accommodate the needs of businesses and industries located, or that wish to locate, in the area. The Council’s Employment Growth Options Study and subsequent Update highlight this need and identify the lack of suitable premises as one of the main factors that is driving companies away from Hackney, especially small businesses.

6.60 Rapid expansion of micro and small businesses within certain areas of the borough, as set in the Delivering Sustainable Growth chapter, has created a need for smaller employment space, or affordable employment space that can easily be sub-divided and adapted to different uses. On the other hand, areas such as South Shoreditch have been attracting big companies that require large flexible office space, usually B1 use, that is able to accommodate their present and future needs. Local evidence shows that there is an oversupply of second hand office space in Shoreditch, but a shortage of smaller space for the community and voluntary sector and hospitality services. In other areas of the borough such as Dalston, there is a mismatch in terms of demand and supply for industrial, office and studio space, and a mismatch in terms of the size of the space provided.

6.61 All new employment floor-space should take into consideration local demand and should be of high quality, flexible, inclusive, with good service arrangements, and sustainability considered in line with the criteria in the Policy 24: Design. Development should meet sustainable development standards and help meet the Council objectives and targets in
terms of addressing climate change, reducing carbon emission and providing for well designed, functional and attractive employment space. When this space is in close proximity to other uses or as part of a mixed development, attention should be given to compatibility of uses.

Core Strategy Policy 18

Promoting Employment Land

The Council will protect employment land and floorspace last used for employment purposes anywhere in the borough.

Redevelopment of existing employment land and floorspace may be allowed, as provided for in Policy 17 (Economic Development), when it will clearly contribute to: addressing worklessness; improving business function and attractiveness; enhancing the specification of business premises; improving the immediate area; increasing the take-up of existing employment floorspace; and meeting the identified up-to-date needs of businesses located, or wishing to locate, in the borough.

Any employment floorspace provided should contribute to the economic objectives of the borough set in the Delivering Sustainable Growth chapter, be of high quality, flexible, have natural light and be easily adaptable to the modern needs of businesses.

Policy 18: implementation and monitoring

6.62 The Council’s Development Control services and through working in partnership with developers and other partners such as Invest in Hackney in order to promote the type of development that will more favourably address the needs of a specific area.

6.63 As the local planning authority, the Council has a number of mechanisms within the planning system to help implement this policy. The planning mechanisms used are:

- The Council may require evidence from the developer in terms of the financial viability of the redevelopment of the site and how this viability is linked with the amount of employment space provided and consideration of subsidised employment space, predicted employment densities, flexibility and quality of proposed employment space and how it meets the identified needs of businesses within the area.
- Marketing Strategy for the proposed employment space.
- Identification of PEAs, Strategic Industrial Locations, Locally Significant Industrial Sites and Other Industrial Areas for economic activity within Map 6.1 and Proposals Map.
- Site Allocations DPD will follow in 2011 and act as the main mechanism for allocating and safeguarding sites for employment activity and employment land and uses.
- Development Management DPD will follow in 2011 and will contain detailed policies on economic activity and employment land.
- Hackney Wick, Dalston, Hackney Central and Manor House Area Action Plans will identify specific sites for employment or employment-led mixed use development based on Core Strategy evidence base and other information.
6 A Dynamic and Creative Economy

- Woodberry Down SPG and other masterplans will identify specific sites suitable for economic activity and employment land use.
- Using planning obligations (s106) to fund education and training facilities and/or employment land required as a result of the displacement of existing employment land anywhere within the borough, or any development located within the Priority Employment Areas, Industrial areas or sites.

6.64 Using planning obligations (s106) to secure benefits and compensation from any development that displaces or reduces the amount of employment generating land within the borough. Contributions will be used to address worklessness within the borough.

**Indicators to monitor delivery of policy 18**

- Employment land available - by type (Core BD3)
- New business registration rate (NI 171)
- Percentage of small businesses in an area showing employment growth (NI 172).
Map 6.1 Town Centres, Employment and Industrial Areas
End Notes

a. London Plan (Consolidated with Alterations since 2004), GLA, Feb 2008
b. LBH, Hackney Retail and Leisure Study, Roger Tyms and Partners, May 2005
e. Hackney’s Sustainable Community Strategy 2008 – 2018, LBH, 2009 (p. 15)
f. Hackney Borough Profile 2006, LBH, 2006 (p. 97)
g. Hackney Borough Profile 2006, LBH, 2006 (p. 99)
h. Hackney Employment Growth Options Study Update, Atkins, 2010 (p. 28)
i. Hackney Employment Growth Options Study, Atkins, March 2006
j. London Plan (Consolidated with Alterations since 2004), GLA, Feb 2008 p. 355)
k. A Strategic Approach to Inward Investment (Draft), LBH, 2009 (p. 39)
l. The employment clusters were defined by major agglomerations of businesses in the B Use Classes. This included all existing 1995 Hackney UDP Defined Employment Areas, town centres and local centres and other significant and emerging concentrations of smaller employment sites (Hackney Employment Growth Options Study, Atkins, March 2006)
m. Hackney Employment Growth Options Study Update, Atkins, 2010
n. Hackney Employment Growth Options Study Update, Atkins, 2010
o. Hackney Employment Growth Options Study Update, Atkins, 2010
q. Study of Small Business Workspace Provision in Hackney, ANCER SPA, 2006
s. Hackney Employment Growth Options Study Update, Atkins, 2010
v. Hackney Employment Growth Options Study update, Atkins, 2010
w. A Strategic Approach to Inward Investment (Draft), LBH 2009
7 Providing Better Homes
7 Providing Better Homes

Sustainable Community Strategy priorities and outcomes for this chapter

This chapter contributes to the spatial aspects of the following priorities in Hackney's SCS 2008/2018:

**SCS priorities**

**Priority 3:** Promote Health and Wellbeing for all, and support independent living.

**Priority 5:** Promote mixed communities in well-designed neighbourhoods, where people can access high quality, affordable housing.

**SCS outcomes**

**Outcome 7:** Promote and maintain mixed, sustainable communities in all our neighbourhoods by securing a tenure and dwelling mix, including affordable homes and homes adaptable for people's changing needs.

**Outcome 11:** To enable independent living and offer personalised support for people with support needs living in Hackney, including older people, disabled people and carers.

Introduction

7.1 Hackney is one of the most densely populated local authority areas in the United Kingdom and has experienced dramatic household growth over recent decades. This has transformed the borough’s built environment, housing stock and tenure profile and since 2001 nearly three quarters of new housing growth has been in the private sector. Despite this, Hackney still has the highest proportion of social rented housing stock in London and continues to have a significant need for all forms of affordable housing to reduce overcrowding and homelessness.

7.2 A combination of this growing demand for new homes and an increasingly buoyant local housing market have meant that house prices in Hackney have risen faster than in many other parts of East London. As a result many of Hackney’s residents have been priced out of this market creating a growing polarisation between those on low incomes, mostly living in social rented housing, and high earners who can afford to buy property on the open market. There is now a growing housing gap for moderate earners who cannot afford to buy their homes in the open market. This presents a challenge to the creation of sustainable, cohesive communities in the borough.
7.3 As Hackney becomes increasingly popular as a place to live, with greater opportunity and prosperity, the Council must plan and address the borough’s requirements for a range of high quality housing to suit all income groups and meet the needs of a changing and diverse community.

7.4 Housing has a vital role to play in shaping places and neighbourhood identity allowing people from all sections of the community to thrive, prosper and realise their ambitions at every stage in their lives. Housing in Hackney should be responsive to the needs and support requirements of the borough’s most vulnerable residents and contribute to social, environmental and economic wellbeing. It will also act as a catalyst that will continue to help attract new investment and skilled and professional workers to the borough. It is critical that housing in Hackney is designed, built, maintained and managed to high standards, is energy efficient and sustainable, and set in attractive, environmentally friendly neighbourhoods with good transport connections to employment opportunities, social infrastructure and high quality public amenities.

7.5 New homes will need to take into account the vibrancy and diversity of the community, address the shortage of affordable family accommodation with three bedrooms or more, the need for suitable supported and adapted accommodation and maximise the opportunities arising from the renewal of town centres and selected estates in Hackney, as well as the wider regeneration of East London.
Overarching principles for the policies in this chapter

Accommodate a growing and changing, diverse community

We must identify adequate spatial capacity within the borough to deliver a range of housing (in terms of tenure, size mix and affordability) and to respond to population growth and a changing community.

Embed quality of design and materials into all housing developments and their surroundings

To improve residents wellbeing and the longevity of building life.

Provide the right housing options in the right areas to create mixed and diverse communities where everyone has the opportunity to thrive and prosper

We must ensure that our identified areas for housing growth and development are capable of sustaining our "priority need" requirement for new, additional housing. We need to ensure that our understanding of affordable housing viability on residential and mixed use schemes (and how this may differ spatially within the borough) is reflected on our affordable housing targets, tenure mixes, size mix requirements and affordability thresholds.

Ensure all new housing is fuel efficient and environmentally sustainable

To help the fight against climate change, and help tackle issues such as fuel poverty.

Ensure that new housing is durable and adaptable so that it can respond to changes in household needs over time

By ensuring the highest standards of design are met.
Housing Growth

7.6 One of the key spatial objectives of the Core Strategy is to provide people with a wide choice of high quality housing to meet their needs for a stable home at a cost that they can afford. There is a need to plan for the overall amount of new residential development, the location of the new housing and for a variety or ‘mix’ of new housing (in terms of housing tenure, type and size) and to ensure that new development meets current and future housing needs and expectations and contributes to the creation of cohesive, tenure diverse communities.

7.7 The Council is specifically required to plan for a 15 year supply of housing, including a 5 year rolling supply of appropriate land or sites. The current London Plan (consolidated with Alterations since 2004) requires Hackney to make sufficient land use provision for a minimum of 1,085 net new additional dwellings per year from 2008 to 2018. However the replacement London Plan, (consultation draft Oct 2009) has increased this annual requirement to 1,160 net additional dwellings and if adopted this target will be implemented from 2012 onwards. The housing supply table and trajectory chart (table 7.1 and fig 7.1) of the Core Strategy illustrates how the borough proposes to deliver these targets, which will be exceeded up to 2018.

7.8 In setting these targets the council has been guided by evidence and research outlining specific housing and accommodation needs in the borough\(^a\), the sub-region\(b\), borough land capacity\(c\) and affordable housing viability\(d\).

7.9 The provision of new housing to meet population growth, is important but an appropriate balance needs to be achieved with other land uses, to ensure residents have access to job opportunities, key services and infrastructure. Hackney's Employment Growth Options Survey\(e\) and the GLA’s Industrial Capacity SPG\(f\) have identified the need to retain existing employment land in the borough, it is therefore expected that the housing land allocation is capable of being met through the more efficient use of employment land.

7.10 Specific areas of growth have been identified in the borough for intensification that exhibit high public transport accessibility and close proximity to essential services. This approach is consistent with a housing strategy which delivers a flexible land supply for housing and to projected population growth.

Housing Growth Areas

7.11 Hackney Wick: A proposed neighbourhood of employment led mixed development including residential growth that maximises Olympic Legacy opportunities.

7.12 South Shoreditch: this locality is defined by its historic character and proximity to good transport links. It is seen as an appropriate location for intensification of mixed tenure residential growth as part of wider mixed use developments which complement the areas flourishing creative and cultural industries sector.
7.13 Manor House: situated on the Hackney and Haringey borders, with a London Underground Piccadilly Line station, this area has the potential to deliver mixed use development that would complement and support the wider regeneration and renewal of the neighbouring Woodberry Down estate.

7.14 Improved Railway Corridor: this connects the City and its fringes with Dalston, Stoke Newington, Manor House and Tottenham Hale and has the capacity to increase residential development alongside wider mixed use schemes particularly along Kingsland Road.

New Transport Hubs

7.15 New stations are planned for the London Overground at Haggerston, Hoxton, Shoreditch and Dalston Junction and improved stations at Dalston Kingsland, Hackney Central, Homerton and Hackney Wick. Investment in new and upgraded railway stations provide Hackney with an opportunity to reinvigorate traditional employment areas in key locations around these stations. This will be used to drive neighbourhood level regeneration with a range of employment uses and mixed tenure housing at higher densities.

Town Centres

7.16 Dalston Town Centre: Identified in the London Plan as a Major Centre this location has been earmarked as suitable for high density mixed tenure housing to support town centre regeneration and complement the anticipated investment to public transport infrastructure

7.17 Hackney Central: Acknowledged as the cultural and civic centre in Hackney this area has been earmarked for new housing growth supported by civic amenities, services, improved retail and employment.

Estate Renewal Programme

7.18 This is a major multi-phased housing renewal programme that will contribute to key targets on decent homes, creating affordable homes, community cohesion and community safety, as well as wider objectives of sustainable communities and eliminating social exclusion.

7.19 Woodberry Down: A major housing regeneration scheme that will transform a rundown Hackney estate into a vibrant mixed tenure community which alongside new housing will incorporate environmental improvements, new public realm and significant social infrastructure provision.

7.20 The provision of housing is summarised in Table 7.1 Housing Growth Areas and the Housing Trajectory. This table has been formulated through on-going work on area planning, land assembly, implementation and delivery within the borough, up to the years 2025/26. These figures will be subject to ongoing monitoring and review. The trajectory takes account of residential completions and commitments, major identified estate renewal and regeneration areas, totals for allocated sites in areas identified for higher density housing growth and assumed windfall consistent with the London Plan.
7.21 The table and graph illustrate housing supply of projected completions of net new additional dwellings through to March 2026. This is illustrated in a rolling programme comprising four 5 year tranches. Further detail of the housing supply and trajectory will be reviewed, updated and presented in the Annual Monitoring Reports. (1)

7.22 Housing growth in Hackney is set to continue to meet the London Plan 2009 consultation draft housing targets of 11,600 additional dwellings by 2021. The Borough Investment Plan will set out Hackney’s strategic priorities for housing growth and the programme for securing investment to meet our targets. The key components of each tranche are summarised below.

- **Tranche 1: 2006/07 to 2010/11**: contains the known dwellings currently under construction, unexpired planning permissions that have yet to start (on past trends 90% of planning permissions result in on-site starts), development sites allocated in town centre growth areas, opportunity areas and sites outside the designated growth areas that are expected to come forward for housing development. Supply in Tranche 1 is expected to exceed the cumulative 5 year target by 2,495 dwellings.

- **Tranche 2: 2011/12 to 2015/16**: contains the bulk of the planned estate renewal programme, further phases of town centre growth, the estimated capacity of the identified opportunity areas and contributions from sites outside of the designated growth areas. Due to the anticipated phases of development, supply is expected to overshoot the 5 year target for this period by 835 dwellings.

- **Tranche 3: 2016/17 to 2020/21**: the estate renewal contribution is reducing, while supply from Dalston town centre and opportunity areas continues. Supply is reducing and now undershoots the 5 year target by 655 units.

- **Tranche 4: 2021/22 to 2025/26**: estate renewal has completed apart from Woodberry Down, while town centre and opportunity sites are reaching their projected capacity. Supply is expected to undershoot the assumed target at the end of this tranche by 1,310 units.

7.23 Although projected housing supply in tranches 3 and 4 of the trajectory falls below the annual target assumed from the London Plan consultation draft October 2009, the overall target for the current plan period will be achieved due to the cumulative supply of dwellings delivered in the earlier phases of the programme. Projections show supply falling from 2016/17 as known potential sites are used up. However, as new sites come forward and are confirmed, these will be added to the tranche 3 and 4 projections and set out in future AMRs.

---
1 Housing estimates in this plan are presented by financial years aggregated into five-year periods.
Table 7.1 Housing Growth Areas and the Housing Trajectory

<table>
<thead>
<tr>
<th>Area / Source</th>
<th>2006/11</th>
<th>2011/16</th>
<th>2016/21</th>
<th>2021/26</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Completed planning permissions borough</td>
<td>4,260</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>4,260</td>
</tr>
<tr>
<td>Outstanding planning permissions all</td>
<td>1,305</td>
<td>830</td>
<td>0</td>
<td>0</td>
<td>2,135</td>
</tr>
<tr>
<td>Existing development plan allocations</td>
<td>0</td>
<td>50</td>
<td>0</td>
<td>0</td>
<td>50</td>
</tr>
<tr>
<td>Housing supply anticipated from sites to be allocated within the future DPD excluding Growth Areas</td>
<td>0</td>
<td>310</td>
<td>530</td>
<td>500</td>
<td>1,340</td>
</tr>
<tr>
<td>Housing supply anticipated to come from sites not specifically identified as available through the local planning process (windfall sites)</td>
<td>0</td>
<td>640</td>
<td>1,555</td>
<td>1,765</td>
<td>3,960</td>
</tr>
<tr>
<td><strong>A</strong> Sub Total</td>
<td><strong>5,565</strong></td>
<td><strong>1,830</strong></td>
<td><strong>2,085</strong></td>
<td><strong>2,265</strong></td>
<td><strong>11,745</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>B Identified Estate Renewal Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Woodberry Down</td>
</tr>
<tr>
<td>Colville</td>
</tr>
<tr>
<td>Ottawa Court (six estates) *</td>
</tr>
<tr>
<td>Rendlesham House (six estates)</td>
</tr>
<tr>
<td>Tower Court (six estates)</td>
</tr>
<tr>
<td>Alexandra National House (six estates)</td>
</tr>
<tr>
<td>Kings Crescent</td>
</tr>
<tr>
<td><strong>B</strong> Identified Estate Renewal Areas Sub Total</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>C Identified Town Centre Regeneration</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dalston</td>
</tr>
<tr>
<td>Hackney Central</td>
</tr>
<tr>
<td><strong>C</strong> Identified Town Centre Regeneration Sub Total</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>D Identified Opportunity Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hackney Wick **</td>
</tr>
<tr>
<td>South Shoreditch ***</td>
</tr>
<tr>
<td>Manor House</td>
</tr>
<tr>
<td>Improved Railway Corridors****</td>
</tr>
<tr>
<td><strong>D</strong> Identified Opportunity Areas Sub Total</td>
</tr>
</tbody>
</table>

| E Non-conventional self-contained and returns from vacant Sub Total | 795 | 780 | 780 | 780 | 3,135 |

| F Grand Total (A+B+C+D+E) | 7,555 | 6,835 | 5,145 | 4,490 | 23,825 |

| G GLA Draft Replacement London Plan Housing Target | 5,060 | 5,800 | 5,800 | 5,800 | 22,460 |

Please note: above figures are rounded to the nearest 5 and all figures are net additional.

NOTES:
- The minus figure arises through demolitions and a smaller number of larger units
- Figures do not take account of more recent but unverified substantial housing proposals from the Olympic Legacy Company
- Area as identified by the South Shoreditch Supplementary Planning Document
- Figures include Haggerston West and Kingsland, Holly Street, Marian Court and Bridge House estate renewal areas (total 548 units)
Figure 7.1 Housing Trajectory and Delivery

- Non-conventional Self contained and returns from vacant
- Identified Opportunity Areas Total
- Identified Town Centre Regeneration Total
- Identified Estate Renewal areas Total
- Housing supply anticipated to come from windfall sites
- Housing supply anticipated from sites to be allocated in the future DPDs exc. Growth Areas
- Existing development plan allocations
- Outstanding planning permissions all
- Completed planning permissions borough
- GLA Draft Replacement London Plan Housing target

 graphical representation of housing trajectory and delivery across different periods.
Core Strategy Policy 19

Housing Growth

Hackney will seek to ensure that proposals for new residential development and residential conversions including changes of use, incorporate a mix of dwelling types and sizes that reflect and respond to Hackney’s current and future housing needs, and taken together with residential extensions, positively contribute to the creation of mixed, sustainable communities and neighbourhoods. The Council’s approach will be informed by up to date assessments of local housing need and demand.

Hackney will seek to resist the loss of family accommodation and promote the provision of new family accommodation (3 bed or larger) of all tenures as well as seeking to provide a mix of housing to meet the identified needs of different types of households within the borough and to create cohesive, tenure diverse communities.

Planning permission will not be granted for any development which results in a net loss of residential units, unless acceptable plans are in place for replacement development at an equivalent or higher density.

7.24 Hackney has experienced record housing growth in recent years, most of which has been in the private sector, with the proportion of three bedroom or larger new homes doubling since 2004. However, the demographic of Hackney’s population creates a greater requirement for family sized accommodation (3 bed or larger) than most other London boroughs. The provision of high quality new housing which meets current and future needs is a key priority of Hackney’s Sustainable Community Strategy (SCS), emerging Housing Strategy 2010 - 2015 and a key requirement of the London Plan.

7.25 Efforts to meet these requirements could be undermined if existing residential uses are lost to other uses, although the contribution made by conversions to Houses of Multiple Occupation (HMO) are useful in addressing the accommodation needs of groups such as those in receipt of benefits, working but on low incomes, students, or recent arrivals into the UK. Permission for the provision of purpose built student housing will have regard to evidence of need and targets in the London Plan as well as characteristics of the local area.

7.26 We will seek to manage the development of sites for student accommodation to ensure that it does not prejudice the availability of sites to meet other housing needs, and particularly the supply of self contained housing.

7.27 In appropriate circumstances, residential extensions may allow the addition of bedroom space in existing dwellings and are recognised as a way of increasing the supply of larger dwellings in the borough in line with identified need for homes that are more suitable for larger families. The specific circumstances in which residential extensions may be permitted are set out in the Council’s recently adopted Residential Extensions and Alterations Supplementary Planning Document (April 2009).
7.28 A detailed breakdown of the Council's detailed size mix policy for all housing tenures will be included in the Development Management Development Plan Document.

Policy 19: implementation and monitoring

7.29 This policy will be implemented by the Council through appropriate application of its planning powers and execution of its housing and regeneration enabling responsibilities. The Council will work in partnership with the Homes and Communities Agency, the Greater London Assembly, London Development Agency, landowners, private developers, private landlords, Registered Social Landlords and other housing providers. The successful delivery of all policies in this chapter will be dependent upon an effective partnership between the Council and other organisations.

7.30 The Council has a number of mechanisms within the planning system to focus investment and delivery. The Core Strategy sets out the strategic spatial ambitions for the borough; more detail will be contained within the planning documents listed below.

- A Site Allocations DPD will be produced in 2011. This will be the main mechanism for allocating and safeguarding sites for housing and other community facilities.
- The Development Management DPD will be produced in 2011. This will contain detailed criteria based policies following the broad spatial approach of the Core Strategy. The Area Action Plans for Dalston, Hackney Central, Manor House and Hackney Wick set out information on proposed redevelopment of these areas, including information on housing provision.
- The Woodberry Down SPG will work alongside the Site Allocations DPD to safeguard appropriate sites for development and renewal.

7.31 Policy will also be supported through the management and delivery functions of Hackney Homes.

7.32 There are also mechanisms outside the Planning System which can help achieve quality housing delivery and sustainable communities, for example:

- The Hackney Housing Needs Survey and housing allocation policies of Registered Social Landlords are both important in ensuring that prospective tenants are allocated a property which suits their personal circumstances.
- The Decent Homes Standard, a Government-backed initiative to improve the condition of social housing stock.
- Hackney's Regeneration Delivery Framework co-ordinates public investment in physical regeneration projects and estate renewal areas.
- The Hackney Housing Strategy 2010-2015 will set out the medium-term framework for housing delivery by the Council and its key partners to meet key Sustainable Community Strategy (SCS) priorities.
- The Estate Renewal Programme works with partners to ensure redevelopment and refurbishment of Hackney’s housing estates.
7 Providing Better Homes

7.33 The Annual Monitoring Report will be used as a basis for the monitoring and review of provision.

**Indicators to monitor delivery of policy 19**

- Plan period housing targets, H2(a): Net additional dwellings – in previous years,
  H2(b): Net additional dwellings – for the reporting year, H2(c): Net additional dwellings – in future years and H2(d): Managed delivery target (AMR Core Indicator)

### Design and Sustainability

7.34 The Council considers the principles of high quality design for housing and associated public spaces are integral to achieving longer term social and environmental sustainability. Housing providers in Hackney will be encouraged to produce well-designed, high quality housing in line with identified needs in places where people want to live. The value added by design excellence is crucial to enhancing the existing local character and historic environment of the borough. High quality design should support social cohesion, social heritage and stability. It should also have a positive impact on improving the health of all residents by raising the standards of the homes and neighbourhoods in which they live.

7.35 Developers and housing providers should, along with their design statement demonstrate how best practise and external design guidance have been considered in the internal and external layout of their scheme proposals. All new build housing should be built to Lifetime Homes standards with 10% to be wheelchair accessible or easily adaptable for residents who are wheelchair users.

7.36 In-line with Policy 24 'Design' in Chapter 8 and Policy 29 'Resource Efficiency' in Chapter 9, proposals must also demonstrate their measures to reduce energy and resource consumption and show compliance with the Government's proposed time-line for achieving zero carbon development by 2016.

7.37 All residential schemes should achieve 'Secure by Design' standards and all schemes should enhance biodiversity through the use and design of appropriate landscaping, open space, and public and private amenity.

7.38 In mixed tenure residential schemes, affordable housing of all tenures should integrate seamlessly with the private sale housing in terms of overall architectural quality and should be reflective of the general character of the existing neighbourhood. This will generally require consistency of materials, style and detailing. Hackney will not accept housing schemes where the affordable housing element either by its design or site layout is distinctive from the private sale housing.
7.39 The Council will expect developers and housing providers to adopt the relevant Homes and Communities Agency (HCA) Design and Quality Standards (DQS)\(^9\) that apply to affordable homes schemes in receipt of social housing grant whether a residential scheme is constructed with or without grant.

**Affordable Housing**

7.40 Hackney has the highest proportion of social rented housing in London, accounting for just under 50% of all housing in the borough. However, provision of sufficient affordable housing is a major issue for the borough, particularly for families and newly forming households. The 2009 Hackney Housing Needs Survey identifies a significant future need for affordable housing that is significantly greater than recent and projected supply. Given the evidence of the scale of housing need in the borough, the Council must ensure that the affordable housing secured as part of new residential development across the borough is matched with local housing accommodation needs and the specific requirements of particular groups and communities. In setting the borough’s affordable housing targets, the Council has taken into account both regional and local assessments of need (2009 LBH Hackney Needs Assessment), the London Plan’s (consultation draft replacement plan, Oct 2009)) Strategic Housing target and up to date local assessments of housing viability (BNP Paribas LBH Affordable Housing Viability Assessment, Dec 2009).

7.41 Hackney’s current Housing Needs Survey\(^h\) indicates there is an increased shortage of social rented homes of all sizes with a priority for family sized (3 bed or larger). The borough’s Sustainable Community Strategy acknowledges the target to reduce overcrowding, under-occupation and homelessness and to increase the stock of homes of this tenure.

7.42 In addition to the identified priority for providing more social rented homes there is also a shortfall in supply for intermediate housing or housing for part sale and part rent, shared equity or intermediate rent. There is a gap in provision for those who can pay more than social rent but who cannot afford market prices, for whom an intermediate affordable housing product may be a suitable solution.
Core Strategy Policy 20

Affordable Housing

Affordable housing will be sought from residential-only developments and mixed use developments incorporating residential use. On site provision of affordable housing will always be sought in the first instance. Where there are exceptional reasons, the provision of alternative or ‘surrogate’ off site affordable units may be considered. Commuted sums that will enable the provision of a commensurate number and mix of affordable units in lieu of on-site or off-site provision will be only considered as a last resort. In the case of commuted sums the Council will direct the funding to a partnering Registered Social Landlord or a Developer which has qualified as an Investment Partner with the HCA.

Affordable housing will be sought on all developments comprising 10 residential units or more. New housing should seek to meet a borough-wide affordable housing target of 50% of all units subject to site characteristics, location and overall scheme viability. The Greater London Authority’s Affordable Housing Toolkit Assessment or a similar scheme appraisal model should be used in presenting the viability of a scheme.

In line with identified need and as a borough wide guide the required tenure split of affordable housing will be 60% social rented and 40% Intermediate (by unit). On individual sites the exact tenure split will be guided by up to date assessments of specific local housing need and site and neighbourhood characteristics. On individual development sites, the exact tenure split will be guided by up to date assessments of local housing need and site or neighbourhood characteristics.

For all new social rented and intermediate homes, the preferred affordable housing size mix will include an element of 3 bed or larger family housing in line with or exceeding the minimum requirement set out in the London Plan and addressing specific priority housing need in Hackney. These requirements serve as a guide to the preferred size mix of affordable housing sought across the borough overall, however this may not provide a prescriptive basis for determining the mix of affordable housing delivered on individual sites.

Additional details of how these priorities will be implemented to guide development proposals will be set out in Hackney’s Supplementary Planning Document for Affordable Housing and other key development plan documents.

For affordable homes funded through the current National Affordable Housing Programme (NAHP), homes must be built to meet or exceed the Homes & Communities Agency’s (HCA) new Design and Quality Standards (DQS)\(^1\). These include Housing Quality indicator targets, CABE Building for Life criteria and the Code for Sustainable Homes (level 4). These indicators will be updated if the HCA publishes any revisions and in line with the Government's objective of achieving carbon neutral affordable housing by 2016.
The preferred affordable housing mix, in terms of unit size and type of dwellings, on individual schemes will be determined through negotiation, scheme viability assessments and driven by up to date assessments of local housing need.

**Policy 20: implementation and monitoring**

7.43 Addressing the intermediate affordable housing housing gap is a key delivery requirement for Hackney, reflected in the borough's Sustainable Community Strategy, Regeneration Delivery Framework and emerging Housing Strategy 2010 - 2015.

7.44 The Council has a number of mechanisms within the planning system to focus investment and delivery of Affordable Housing. The Core Strategy sets out the strategic spatial ambitions for the borough more detail will be contained within the planning documents listed below.

- A Site Allocations DPD will be produced in 2011. This will be the main mechanism for allocating and safeguarding sites for affordable housing.
- The Development Management DPD will be produced in 2011. This will contain detailed criteria based policies following the broad spatial approach of the Core Strategy. The Area Action Plans for Dalston, Hackney Central, Manor House and Hackney Wick set out information on proposed redevelopment of these areas, including information on affordable housing provision.
- The Affordable Housing Supplementary Planning Document, which will be revised and updated over the lifetime of this LDF.
- The Woodberry Down SPG will work alongside the Site Allocations DPD to safeguard appropriate sites for development and renewal.
- Borough Investment Plan (2010). This will set out the Councils’ Strategic approach to affordable housing delivery and capital funding investment priorities.

7.45 The following key sources of supply for new affordable housing have been identified:

- Local Authority and Registered Social Landlord (RSL) Estate Renewal and Regeneration Projects.
- Registered Social Landlord (and other developers who have qualified investment partners with the HCA) delivering through the National Affordable Housing Programme (NAHP).
- Private residential developments where additional affordable housing can be secured through Section 106 agreements and/or planning conditions.

7.46 In addition to the above, other potential sources of affordable housing supply are to:

- Bring vacant street properties back into use and
- Provide suitable non self-contained accommodation, for example hostels.

7.47 The Council will generally seek provision of affordable housing through a Section 106 agreement.
7 Providing Better Homes

**Indicators to monitor delivery of policy 20**

- Number of affordable homes delivered (gross) – by type (NI 155).
- Housing Design and sustainability standards meet or exceed the criteria set out by National Guidance.

**Supported Housing Requirements**

7.48 The Council administers the Supporting People programme and has a five year Supporting People Strategy. This programme supports vulnerable residents to enhance their standard of living by providing a stable environment enabling greater independence.

7.49 Hackney’s 2009 Housing Needs Assessment identifies approximately 16,000 households in the borough with at least one person with a support need such as a person with a physical disability or mental health problem. However the vast majority of those who need support, including adaptations to where they live, can have these needs met within their existing home rather than having to move.

7.50 The 2009 Housing Needs Assessment estimates that the total annual gross housing need for people with supported housing requirements is 171 households of pensionable age and 592 for younger households. Given the lengthening of average life expectancy, the future is likely to bring an increasing need and demand for accommodation for older persons. The Government has recognised this and in their National Strategy for Housing in an Ageing Society and in their proposals to make Lifetime Homes standards a mandatory part of the Code for Sustainable Homes.

7.51 The Council encourages developers and landlords to respond positively to the need for homes that are capable of adaptation to meet unexpected needs that may arise. The predicted increase in older persons in the borough has particular implications for the provision of both additional and improved accommodation for such groups and other specialist supported housing for people with disabilities. The adaptation of current homes and provision of new Lifetime Homes will enable people to live independently in their homes for longer. These homes will be built and/or adapted to a set of design standards in line with the varying needs of the occupiers. Further detail will be set out in a Sustainable Development Standards for the Built Environment Supplementary Planning Document.

7.52 Supported housing for other client groups, including those with learning difficulties and mental health needs will be provided in line with identified need. This may include the provision of additional supported housing, modernisation of existing supporting housing and/or the provision of mainstream accommodation with floating support.
Core Strategy Policy 21

Supported Housing Requirements

Within the overall provision of housing, Hackney will seek adequate provision and supply of supported housing to meet the needs of older people and other vulnerable groups.

Policy 21: implementation and monitoring

7.53 This policy will be implemented by the Council through development management processes. It will also be supported through the administrative functions of Hackney Homes, and the business plans of supported housing providers. Further direction and support for the policy is contained in the Council’s five year Supporting People Strategy (2005-2010). The Council will seek to maximise the use of existing supported housing stock by minimising voids through robust performance management of supported housing providers and encouraging movement on to general needs housing for those then can.

7.54 The Council has a number of mechanisms within the planning system to focus investment and delivery. The Core Strategy sets out the strategic spatial ambitions for the borough more detail will be contained within the planning documents listed below.

- A Site Allocations Development Plan Document will be produced in 2011. This will be the main mechanism for allocating and safeguarding sites for housing and other community facilities.
- The Development Management Development Plan Document will be produced in 2011. This will contain detailed criteria based policies following the broad spatial approach of the Core Strategy. The Area Action Plans for Dalston, Hackney Central Hackney Wick and Manor House set out information on proposed redevelopment of these areas, including information on housing provision.
- The Affordable Housing Supplementary Planning Document, which will be revised and updated over the lifetime of this LDF
- The Woodberry Down SPG and associated masterplans will work alongside the Site Allocations DPD to safeguard appropriate sites for development and renewal.

7.55 Planning Obligations (S106 agreements) will be used to ensure supporting infrastructure is provided where necessary to accommodate new population through housing provision.

7.56 Outside of the Planning System partners will work together through, The Estate Renewal Programme to coordinate the redevelopment and refurbishment of Hackney’s housing estates, in addition to providing further investment in education and training opportunities for residents. Public investment in the borough’s major regeneration projects will be co-ordinated by the Hackney Regeneration Delivery Framework.
7 Providing Better Homes

7.57 These policies will be monitored through the general development control monitoring system, through the Annual Monitoring Report and through the National Affordable Housing Programme grant monitoring system.

Indicators to monitor delivery of policy 21

- Meet Hackney's Supported Housing requirements in line with the criteria set out in the borough's Supporting People's Programme
- Meet the requirements for adoption of current homes and provision of lifetime home standards in line with the requirements identified in Hackney's Housing Needs Assessment.

Housing Density

7.58 To make the most efficient use of land and to maximise the potential for increasing the supply of land for housing development the Council has identified the key areas suitable for higher density housing within the borough.

7.59 Density is a measure of the number of dwellings which can be accommodated on a site or in an area. In a compact, inner city borough like Hackney it will particularly important to make the most efficient use of brown-field sites and airspace in mixed use developments by maximising density levels where appropriate. Good design and efficient integration and management of land uses will be the key to achieving this.

7.60 A high level of residential amenity and functionality is required for all residential development across the borough (regardless of tenure), in accordance with the standards outlined in national and regional policy. A high quality built environment is essential to creating a sense of place and neighbourhoods that facilitate sustainable communities. This principle also applies to the spaces between buildings, private amenity areas and public realm.

7.61 The London Plan contains a density matrix providing general guidance cross referencing the number of habitable rooms per hectare with Public Transport Accessibility Level (PTAL) scores. The higher the PTAL score is, the higher density development should be sought. Much of Hackney is classified as 'Urban' under the London Plan density matrix and generally development should consist of 200-450 habitable rooms per hectare.

7.62 The provision of gardens for all family units (3 bed or greater) is an objective but it is recognised that the borough is densely built up with a scarcity of housing land. For this reason the Council recognises that it may not always be possible to provide amenity space in the form of gardens for family units and a range of options such as sensitively designed balconies may satisfy this aspiration, together with encouraging better utilisation and management of the public realm.
Core Strategy Policy 22

Housing Density

Higher residential density in the borough will be promoted in sustainable locations that offer distinct opportunities for neighbourhood and community cohesion such as the main Town Centres (Dalston and Hackney Central), alongside major transport infrastructure, on renewed estates, as part of the 2012 Olympic legacy site and around the City Fringe. All proposals for development should take account of the density matrix and PTAL scores, as set out in the London Plan.

If an area scores below level five under PTAL, development will only be permitted at higher densities where there are firm proposals to improve public transport in the locality, increasing the PTAL rating and allowing for high levels of sustainable movement. Proposals must meet identified housing needs and should not overburden, or worsen any identified deficiencies in infrastructure.

Within the areas of the borough identified for high density residential development a lower proportion of family homes (3 bed or greater) may be acceptable. Equally in lower density areas a higher percentage of family homes could be appropriate. These should maximise residential amenity and private open space.

In areas with controlled parking zones or high PTAL scores car-free residential development will be encouraged.

Policy 22: implementation and monitoring

7.63 The Council has a number of mechanisms within the planning system to deliver this policy. This policy will be implemented by the Council through Development Management DPD policies. The policy will be further supported and promoted through guidelines on site allocation set out in key Area Action Plans and other specific site allocation documents and Housing Delivery action plans. It will also be supported through Supplementary Planning Documents and Planning Briefs for specific sites.

7.64 Appropriate density of new build will be monitored through standard development management processes.

Indicators to monitor delivery of policy 22

- Housing Quality – Building for Life Assessments
Provision for Gypsies and Travellers

7.65 In recent years, the Gypsy and Traveller community have struggled to secure sufficient caravan sites to meet their needs. The Government Circular 01/2006 provides guidance on addressing the shortfall and under-provision of facilities and requires that local authorities plan for provision of new pitches through their Local Development Framework. The Core Strategy should set out criteria to be used for site selection, but not identify specific sites for development of pitches.

7.66 The London Gypsy and Traveller Accommodation Needs Assessment (LGTANA), 2008 identified the requirement for a minimum of 13 and maximum of 34 additional pitches by 2017. The shortage and cost of land mean that opportunities for new gypsy and traveller accommodation in Hackney are finite, and there are considerable practical difficulties in identifying and bringing forward a site within the tightly drawn boundaries and high population density of the borough in order to meet this identified need.

7.67 The borough will work with partners, Registered Social Landlords, developers and neighbouring authorities to try and identify mechanisms to meet this need. Hackney will carry out a survey of potential permanent sites and transit sites for Gypsies and Travellers. If necessary, the council will also consider the possibility of joint provision with a neighbouring local authority.

Core Strategy Policy 23

Provision for Gypsies and Travellers

Hackney will resist the loss of existing sites and plan to bring forward suitable sites to meet the local need for additional Gypsy and Traveller caravan pitches with regard to the requirements set out in the London Plan’s need assessment, Government Circular 01/2006 and the borough’s housing targets.

Sites for Gypsies and Travellers should be easily accessible form the public highway, should be within reasonable travelling distance of social infrastructure such as shops, health centres and local school facilities. New sites should be in keeping with the existing local environment and other key planning considerations such as flood risk, and neighbourhood character.

Policy 23: implementation and monitoring

7.68 This policy can only be delivered through the spatial planning system, primarily through the Site Allocation DPD and also through the Development Management DPD to be produced in 2011.

7.69 The Council will work with Hackney Homes to ensure the borough’s policies are achieved. Existing sites will be safeguarded through development control processes.
7.70 Monitoring will take place of planning approvals for new sites, and will be reported on through the Annual Monitoring Report.

**Indicators to monitor delivery of policy 23**

- Number of existing sites, plots and/or pitches for households of travelling showpeople and for gypsies and traveller.
End Notes

a. LBH Housing Needs Assessment, Fordham Research, 2009
b. East and North Sub Region Strategic Housing Market Assessments (draft), ORS, 2010
c. Urban Capacity Study, Entec, August 2005
d. LBH Affordable Housing Viability Study, BNP Paribas, Dec 2009.
e. Hackney Employment Growth Options Study, Atkins, March 2006
f. Industrial Capacity SPG, GLA, March 2008
g. Design and Quality Standards’, Housing Corporation, April 2007
h. LBH Housing Needs Assessment, Fordham Research, 2009
i. HCA Design and Quality Standards, 2008
j. LBH Housing Needs Assessment, Fordham Research, 2009
k. LBH Housing Needs Assessment, Fordham Research, 2009
8 Cleaner, Greener and Safer Places
Sustainable Community Strategy priorities and outcomes for this chapter

This chapter contributes to the spatial aspects of the following priorities in Hackney's SCS 2008/2018:

**SCS priorities**

**Priority 4**: Make the borough safer, and help people feel safe in Hackney.

**Priority 6**: Be a sustainable community, where all citizens take pride in and take care of Hackney and its environment, for future generations.

**SCS outcomes**

**Outcome 9**: Reduce health inequalities in Hackney by promoting fair access to health advice, support, programmes and local access amenities so everyone is able to enjoy good health.

**Outcome 12**: Use excellent, sustainable urban design across the borough in our streets, on our estates, in our town centres and in other public spaces and local amenities; design which encourages and enables people to walk, cycle, play and spend time together safely in the community.

**Outcome 13**: To make the borough safer, and make sure people living in, working in, studying in and visiting Hackney can feel safe in our borough.

**Introduction**

8.1 The built and natural environment can make a significant contribution to the quality of life and the wellbeing of Hackney's communities.

8.2 Hackney's built environment has evolved from a network of village centres, radial routes, local roads and lanes, through to formalised Victorian streets and spaces, to include post-war housing estates, high rise blocks and modern buildings. The borough has a dense urban grain in varying architectural styles which is punctuated by relatively generous open spaces, some of which are derived from the remains of common land including historic squares and parks.

8.3 There are areas of high quality, medium height commercial development to the south of the borough which provide an intimate human scale and activity, in contrast with the City beyond. The City Fringe area of Hackney is a distinctive employment area with characteristic
warehouse buildings from the Victorian furniture trade era. The borough's town centres also have areas of strong character and identity which make a positive contribution to the quality and experience of the local environment.

8.4 The purpose of good design is to create places and spaces that are attractive, usable, durable, and adaptable, which together with proper management of the historic environment are key elements in achieving sustainable development. Good design helps safeguard against development which could otherwise become a liability for future generations.

8.5 The Greater London Authority (GLA) identifies London as the greenest world city. It is estimated that open spaces and gardens account for 44% of this borough's total area, or 795 hectares including 211 hectares of Metropolitan Open Land. a The Lee Valley Regional Park, managed by the Lee Valley Regional Park Authority located in the east accounts for just under 40% of the borough's open space. Hackney possesses a number of important parks and green spaces including some with Green Flag status. Open spaces vary in terms of size, quality and ownership, and range from regional parks to pockets of grass by the side of roads. The network of open spaces, waterways and the Public Realm is at the core of the borough’s green infrastructure with many being a multi-functional asset which can have ecological and quality of life benefits for the community.

Overarching principles for the policies in this chapter

High Quality Design

The Council will require development to contribute positively to a sense of place and Hackney's local distinctiveness, their setting and the wider historic environment. High quality design should relate to and complement their surroundings, and be fit for purpose. The strategic importance placed on delivering high quality sustainable development accords with national guidance.

Historic Environment

The Council is committed to conserving the historic significance of the borough’s heritage assets, their setting and the wider historic environment. Hackney's historic heritage must be considered a positive contributor for the borough’s future.

Natural Environment

The Council will ensure that there is a diverse and multi-functional network of open spaces to meet the needs and requirements of Hackney's existing and future communities. This includes protecting habitats and species important for biodiversity. Where there are identified deficiencies, the creation of new and / or improvement of spaces will be sought, and regard must be given to connecting up open spaces.
Design

8.6 Within Hackney’s urban fabric there are significant pockets of unsympathetic development and under-utilised or empty buildings. The pressure to develop or redevelop these sites is welcomed by the Council, and proposals should build upon the individual characteristics of the site, and the positive aspect of the surrounding area in terms of streetscape, form, grain, vertical rhythm, building type, material, public art and biodiversity. Well designed new and infill development and the intensification of uses should seek to integrate a range of functions, having taken into account operational requirements into the existing urban grain. Where appropriate, the Council will promote design codes for major schemes to raise the standards of design.

8.7 Good design includes measures and initiatives to tackle crime which may involve national security and anti terrorist considerations, fear of crime and anti-social behaviour. A safe environment embraces both individual buildings and the wider environment especially the Public Realm in the borough’s main town centres. It is also influenced by managerial practises and behaviour as well as design. Due to the characteristics of different areas, the type of crime and anti social behaviour is unevenly distributed throughout the borough, with the highest level of recorded crime around Shoreditch High Street, Kingsland Road, Mare Street and Amhurst Road, while low levels were recorded around Hackney Marshes, Wick and Clissold.  

8.8 In Hackney’s town centres, growth areas and around transport nodes, buildings that are significantly taller than surrounding development may be appropriate (see the Glossary for the definition of tall buildings in the local context which, includes the sub categories of ‘mid rise’ ‘tall’ and ‘very tall’). Broad areas where there may be opportunities for relatively tall buildings are identified on Map 8.1 Tall Building Opportunity Areas. These are in certain parts of Shoreditch within the City Fringe where there are clusters of tall buildings that influence the urban scale. With high demand and limited development opportunities, tall or very tall buildings may be particularly appropriate in these areas. In the other identified broad areas, predominately lower ‘mid rise’ buildings are considered appropriate. Of these areas a few locations are suitable for ‘tall’ buildings. Outside of the Tall Building Opportunity Areas, taller buildings are normally considered inappropriate.

8.9 Proposals for taller buildings in all the identified Tall Buildings Opportunity Areas including the whole of Shoreditch need to take into account local area sensitivities such as siting, visual impact, the historic environment and its setting. Consideration should also be given to the design rationale and detailed area assessment as set out in the Hackney Tall Building Strategy (2005). The local context is particularly important for taller buildings, irrespective of their location. Detailed analysis of site characteristics and the fabric of the surrounding environment is essential. This is especially the case where heritage issues, including impact on important heritage assets in neighbouring boroughs, such as the Tower of London World Heritage Site and important views are involved. Aside from the strategically important ‘view corridor’ of St Paul’s Cathedral, Hackney has a number of locally attractive landscape and visual experiences ranging from historically prominent buildings and view points like church spires, to the linear views along the Regent’s Canal and Lee Valley Path, and panoramic views into the Lea Valley and Victoria Park and from Finsbury Park into the borough.
8.10 The Public Realm encompasses the entire transition from public space to private space, including visual relationship across the borough, patterns of enclosure and interface along streets. It makes an important contribution to the character and appearance of Hackney, enabling permeability, linking up green infrastructure and neighbourhoods for pedestrians and cyclists, and can influence the level of social and economic activity in the streets and public places. Guidance about how to produce clean, attractive, accessible and sustainable Public Realm including trees and landscaping, using enduring materials and standards can be found in Hackney’s draft Public Realm Design Management and Maintenance Guide (September 2009). An important element of the Public Realm Guide is public art which can be either overt such as a large set piece, or subtle such as detailing on railings, walls and within the fabric of buildings. Art can make a positive contribution to the environment and helps define the borough’s local distinctiveness.

8.11 Good design must meet statutory minimum requirements such as reducing pollution, energy and carbon emissions, and should incorporate good design principles and advice where appropriate. Further advice regarding standards the Council will expect will be available in the forthcoming Sustainable Standards for the Built Environmental SPD. Details of measures to address climate change, carbon reduction, waste management and water conservation can be found in the Climate Change and Environmental Sustainable chapter of this document.

Core Strategy Policy 24

Design

All development should seek to enrich and enhance Hackney’s built environment and create a sense of place and local distinctiveness that is attractive and accessible. This will be achieved through:

- ensuring good and optimum arrangement of the site in terms of form, mass and scale, including usable amenity space where appropriate and addressing biodiversity matters.
- adopting a rigorous design and impact approach to assessing the heights and bulk of buildings in relation to existing surroundings and views, which may involve a detailed local area analysis.
- identifying with and respecting the architectural, historic quality and character of the surrounding environment.
- enhancing of the area between the public and private domains including boundary treatment and access for all.
- enhancing of the Public Realm and ensuring good connection into existing routes, movement patterns and streetscape.
- reducing in crime and the perception of crime by promoting social inclusion, reducing barriers to movement and applying the principles of ‘Secure By Design’.
Policy 24: implementation and monitoring

8.12 This policy will be implemented by the Council primarily through the development management system. In Hackney this includes consulting Hackney’s Design Review Panel, which is made up of experts independent of the Council who provide design advice on key proposals. Most new development must be accompanied by a Design and Access Statement, while the Planning Contributions SPD (November 2006) has a section relating to sustainable design and development.

8.13 The Core Strategy sets out the strategic spatial ambitions for the borough, more detail will be contained within planning documents listed below:

- Development Management Development Plan Document will follow in 2011 and contains detail design advice in relation to specific areas which should be linked with Area Action Plan or Site Specific Allocations.
- Dalston, Hackney Central and Manor House Area Action Plans will set out information about promoting high quality design with detailed assessments and recommendations relating to specific sub areas.
- On some larger schemes the Council will work with developers and other key bodies to ensure design quality is fully integrated into the development process, including the production of design codes.
- Supplementary Planning Documents on Public Realm, Residential Extensions and Alterations and Sustainable Standards for the Built Environment.

8.14 Since 2004 the bi-annual Hackney Design Awards provides an opportunity to give recognition to and raise awareness of high quality development within Hackney.

8.15 There are a number of mechanisms outside the planning system critical to ensuring good design is integrated into schemes including but not limited to:

- Building for Life, led by CABE and House Builders Federation and supported by the HCA, Design for Homes and the Civic Trust, sets 20 criteria to try and achieve well design homes and neighbourhoods.
- The Code for Sustainable Homes is a method for rating and certifying the performance of new homes.
- Lifetime Homes sets 16 design features which can create a flexible blueprint for accessible and adaptable housing.
- Secure By Design is a police initiative to guide and encourage those engaged in the specification, design and build of new residential and non residential to adopt crime prevention measures. Where applicable, regard should also be given to the Under Lock and Quay Reducing Criminal Opportunity by Design produced by British Waterways in partnership with the London Metropolitan Police.
- Manual for Streets places the needs of pedestrians and cyclists, rather than motor vehicles, at the centre of design for residential and lightly trafficked streets.
- The London View Management Framework ensures that certain landmarks and sites are not obscured by development proposals when seen from specific points in London.
8 Cleaner, Greener and Safer Places

- Guidance on Tall Building (2007) by English Heritage and CABE updates their 2003 guidance. It sets the criteria for the evaluating of proposals for tall buildings and promotes a plan led approach to tall buildings.
- The local Safer Cleaner Partnership’s Community Safety Plan 2008-2011 sets the overall approach to tackling crime with a focus on reducing re-offending, supporting victims, targeted situational prevention and a strong communication strategy.

8.16 This policy will be monitored through the Annual Monitoring Report process.

**Indicators to monitor delivery of policy 24**

- Housing Quality – Building for Life Assessments (Core H6)
- Increase the number of Hackney Design Award winners (Local)
- Number of Secure by Design certification (full requirement or part compliant)
8 Cleaner, Greener and Safer Places

Map 8.1 Tall Building Opportunity Areas
Historic Environment

8.17 Buildings of heritage value are a finite resource that record the history and development of different areas of the borough, can define its distinctiveness and give its residents a sense of place. Investment in the historic environment provides long term environmental, social and economic benefits to the community, a focus for regeneration and basis to manage future change. An assessment of Hackney’s distinctive historic environment is contained in The State of Hackney’s Historic Environment (2005) report which catalogues the borough’s built heritage, and outline the Council’s stewardship role in protecting and enhancing it.

8.18 Conservation areas in Hackney include the historic core of Hackney and key urban open spaces such as Clapton Common and Clissold Park. They also cover large areas of Georgian and Victorian housing, some include associated urban squares such as De Beauvoir, and areas of industrial heritage like South Shoreditch and Lea Bridge. Hackney’s conservation area review process emphasises the importance of the distinctive features of a place, its spatial qualities, the significance of its historic buildings and assets. Historic / Heritage assets as defined by PPS5 Planning for the Historic Environment (2010) and its supporting Planning Practice Guide, (see Glossary) contribute to the townscape as well as intangible aspects such as historic associations and former uses. Clissold Park, Abney Park Cemetery and Springfield Park are designated parks on English Heritage’s Register of Parks and Gardens of Special Historic Interest.

8.19 Buildings are usually statutory listed because of their architectural or historical significance, and in Hackney this includes Georgian terraces, Victorian villas, cottages, warehouses, music halls and churches. The Council will use the planning process to maintain the integrity and setting of listed buildings, and the features they contain. The Council is committed to protecting buildings, structures and townscape features of particular local interest, value or cherished landmarks, which are not statutorily designated. These individual and groups of buildings and structures are considered to be assets that inform their localities and are part of the essence of Hackney as it continues to adapt and grow.

8.20 The archaeological heritage of Hackney is considerable and includes finds from the Palaeolithic era near Stoke Newington, and medieval and Elizabethan remains, including the site of the Globe Theatre in South Shoreditch, together with the remains of the early village settlements. The most tangible remains are the two Roman roads, which today can be traced along Kingsland Road and Old Street. Archaeological Priority Areas have been established on the advice of English Heritage and they can advise the Council that archaeological work should be undertaken in other locations where they consider that such remains may be affected.
Core Strategy Policy 25

Historic Environment

All development should make a positive contribution to the character of Hackney’s historic and built environment. This includes identifying, conserving and enhancing the historic significance of the borough’s designated heritage assets, their setting and where appropriate the wider historic environment.

Policy 25: implementation and monitoring

8.21 This policy will be implemented by the Council primarily through the development management planning system, and in consultation with the six Conservation Area Advisory Committees, Hackney Society, English Heritage and the owners in particular.

8.22 A programme for reviewing existing and proposed conservation areas and the implementation of conservation area strategies has been agreed by the Council. As at July 2010 there are 29 designated conservation areas in Hackney. The list of locally listed buildings is also part of this programme. English Heritage’s ‘Heritage at Risk’ Register (2010) contains 34 entries including 1 registered park and 1 conservation area in Hackney. The Council may be able to take action or work with owners to secure the preservation of buildings and heritage assets on the Register or prevent others being added.

8.23 This policy will be monitored through the Annual Monitoring Report process.

Indicators to monitor delivery of policy 25

- Number of buildings and other heritage on the Heritage at Risk Register
- Progress of the Conservation Areas review programme
- The proportion of planning appeals where adverse impact cited by the Conservation and Design Officer has been upheld by Planning Inspector

Open Space Network

8.24 The Open Space Assessment (June 2005) included audits and analysis of supply and demand for open space and sports provision in the borough. It identified 255 open spaces, falling into three broad categories; public open space, other open spaces and amenity green spaces as set out in Table 8.1. The ‘other open spaces’ category includes civic squares, allotments and play areas.

8.25 Physical and population growth is placing development pressure on Hackney, including its smaller, open spaces. To balance this pressure a level of recognition and protection should be given to the smaller often ancillary spaces. These are classed as ‘amenity green space’
in Table 8.1. Amenity green spaces are predominately, but not always, located on housing estates, and provide environmental, visual and amenity value. They play an important role in areas without access to private gardens, or identified deficiency of access to public parks or other open space, and have the potential to be improved for biodiversity. In addition, verges to highways, railways and other utilities provide valuable green space.

Table 8.1 Categories of Open Space

<table>
<thead>
<tr>
<th>Type of Open Space</th>
<th>Numbers</th>
<th>Hectares</th>
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<tbody>
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<td></td>
<td></td>
</tr>
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<td>Regional Parks</td>
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</tr>
<tr>
<td>Metropolitan Parks</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>District Parks</td>
<td>4</td>
<td>59.69</td>
</tr>
<tr>
<td>Neighbourhood parks / local park</td>
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</tr>
<tr>
<td>Small local park / open spaces</td>
<td>19</td>
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<tr>
<td>Linear Open Spaces / green corridor (including the waterways and their riparian areas)</td>
<td>3</td>
<td>16.68</td>
</tr>
<tr>
<td><strong>Other Open Space (designated)</strong></td>
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</tr>
<tr>
<td>Allotments / community garden / urban farms</td>
<td>8</td>
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</tr>
<tr>
<td>Cemeteries and churchyards</td>
<td>17</td>
<td>20.57</td>
</tr>
<tr>
<td>Civic spaces / pedestrianised areas</td>
<td>4</td>
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</tr>
<tr>
<td>Green spaces within grounds of institutions</td>
<td>5</td>
<td>2.21</td>
</tr>
<tr>
<td>Natural or semi natural urban greenspaces</td>
<td>14</td>
<td>32.11</td>
</tr>
<tr>
<td>Outdoor sports facilities / playing fields (education / private and public outside parks)</td>
<td>17</td>
<td>8.33</td>
</tr>
<tr>
<td>Provision for children / teenagers</td>
<td>9</td>
<td>15.40</td>
</tr>
<tr>
<td><strong>Amenity Green Space</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Amenity green space</td>
<td>138</td>
<td>86.00</td>
</tr>
<tr>
<td><strong>Total Open Spaces</strong></td>
<td>255</td>
<td>467.00</td>
</tr>
</tbody>
</table>

- Source Atkins Open Space Assessment (June 2005). The table above includes Metropolitan Open Land, Sites of Importance for Nature Conservation (see Glossary), areas designated under the London Square Preservation Act 1931 (part), land registered as common land under the Commons Registration Act 1965 and areas on English Heritage’s Register of Parks and Gardens of Special Historic Interest.

8.26 Many open spaces are multi-functional and offer formal and informal leisure, wildlife habitat and green routes through the borough, contributing to improved physical and mental health and general wellbeing. Open spaces also mean different things to different people,
see Appendix 2 and some have more than one planning designation. For example, Stoke Newington East Reservoir classed as ‘natural or semi-natural urban greenspace’ in the Open Space Assessment (June 2005), is also part of a wider conservation area, a Site of Metropolitan Importance for Nature Conservation and designated Metropolitan Open Land in the London Plan (Feb 2008).

8.27 Trees are a valuable feature of open spaces and the Public Realm, providing landscape structure and character and acting as a visual foil to buildings. They improve the micro-climate and air quality, provide a habitat for wildlife and are of particular importance to the visual quality and amenity of a densely developed borough like Hackney. Over 1,000 trees have been planted since 2006 as part of the Council’s ongoing initiative to improve the borough’s Public Realm and they form a green canopy along Hackney’s streets in particular.

8.28 The maintenance and enhancement of a comprehensive network of open space connected by green links and green corridors enhances the environment, potentially contributes to the East London Green Grid and encourages social cohesion by offering people a variety of shared experiences. This approach is consistent with the Council’s Strategy for Parks in Hackney (March 2008) and the draft Public Realm Design Management and Maintenance Guide SPD (September 2009). An important element of this ambition is to tackle existing open space deficiencies, which is not always related to quantity and in some cases can be addressed by improving the quality, facilities or access to existing open spaces. The Open Space and Sports Assessments (June 2005) included surveys of the character and use of open spaces in Hackney with a quantified ratio of space to populations and to identify deficiencies. The areas of identified deficiency for certain types of space and facilities in terms of quantity, quality, accessibility and connectivity are shown on Map 8.2. The inclusion of Amenity Green Spaces in the assessment of public open space available for recreation and quiet enjoyment, contributes to addressing deficiencies of open space identified in the evidence studies, especially if spaces on residential estates are cultivated.
8 Cleaner, Greener and Safer Places

Map 8.2 Areas of Deficiency

- Areas of Deficiency (Public Parks)
- Areas of Deficiency (Child Play)
Core Strategy Policy 26

Open Space Network

All open and green spaces should be well-managed and enhanced to improve quality, capacity and public accessibility, to support a diverse and multi-functional network of open spaces. Where appropriate, new open spaces will be created which are publicly accessible and linked to other open spaces to enhance the borough's green infrastructure. Particular attention should be given to improved provision in the identified areas of deficiency.

There will be no loss of open space within Hackney’s network of public and other designated open spaces as identified on the Proposals Map and Table 8.1 unless:

- there is compensatory contiguous replacement of better or equivalent quantity and quality of public open space and setting including facilities to enhance or diversify people’s experience of the open space, and
- replacement is in a location with better or equivalent access by walking, cycling or public transport, and
- the quality of the remaining and replacement open space is not eroded by the proposed development.

Development will only be permitted on Amenity Green Space, including shared spaces on residential estates but excluding spaces attached to single dwelling houses or flats where:

- replacement and/or enhancement of open space of better or equivalent quality is provided either on site or a location within the vicinity of the site, especially in the identified areas of deficiency or high density, and
- wherever possible any replacement connects to the network of open space infrastructure including the green links or green corridor, or
- it can be shown that the relationship between buildings and associated open space(s) can be improved in terms of use, security, setting and landscape quality.

Policy 26: implementation and monitoring

8.29 The safeguarding of existing open spaces, creation of new or improved open space and green links or corridors will be achieved through the development management system. Planning contribution to the open spaces, children’s play areas and recreation facilities are specifically addressed in the Planning Contributions SPD, and relates to the recommendations of Hackney’s Open Space Assessment and Sports Assessment (June 2005).

8.30 The Core Strategy sets out the strategic spatial ambitions for the borough, more detail will be contained within planning documents listed below:
8 Cleaner, Greener and Safer Places

- Development Management Development Plan Document will follow in 2011 with detailed advice about individual types of open spaces such as allotments and children's play areas.
- Dalston and Hackney Central Area Action Plans contain a number of proposals to enhance the Public Realm including the creation of new public squares, parks and play space.
- The Public Realm Supplementary Planning Document will provide detailed advice on improving the quality of the Public Realm.

8.31 There are a number of programmes outside the planning system that are critical to improving the quantity and quality and management of open space in Hackney:

- A Strategy for Parks in Hackney (March 2008) sets out the long term strategic and structured planning and management of the borough's parks.
- **Hackney Play Strategy 2007-2012** seeks to improve the quality and accessibility of existing play spaces and creation of new spaces.
- Hackney Pathfinders operated by the Learning Trust seeks to create 28 new or upgraded play areas in Hackney over three years beginning in 2008.
- Transport Strategy and Local Implementation Plan 2006-2011 seeks to improve the quality of cycle and walking provisions which could be form part of the borough's green link.
- The Lee Valley Regional Park Plan (2000) sets out proposals for future use and development of the regional park as a place for leisure, recreation, sport and nature. These proposals relate to large areas of open space within Hackney as indicated on the Proposals Map. The Regional Park Authority is in the process of reviewing its proposals and will replace the Park Plan with the Park Development Framework. The Park Authority is not a development management agency and its Plan is not a local development plan but local authorities are required to include those parts of the Park Plan or Development Framework affecting their area within own relevant development plan documents. However, such inclusion does not infer that the local planning authority will support them.
- The London Olympics Legacy planning application approved in 2007 shows a new linear park adjacent to the Old River Lea on the Hackney side. The details of this open space will be developed further in the forthcoming Hackney Wick Area Action Plan. When the linear park and associated open spaces are developed, Hackney Council will, in consultation with the Mayor and adjoining authorities, define the boundaries of each Metropolitan Open Land area.
- Forthcoming Hackney Marshes, Wick Wood and Mabley Green and Millfields Masterplans seeks to provide a context to shape and co-ordinate initiatives and activities in this part of the Lower Lea Valley.

8.32 Successful implementation of this policy, especially in the management, maintenance and monitoring will require cooperation between services within the Council and the development of partnerships with key stakeholders at national, regional and local levels. The table below highlights some of the key green infrastructure projects which would enhance the borough’s offer.
### 8 Cleaner, Greener and Safer Places

#### Table 8.2 Green Infrastructure Programme

<table>
<thead>
<tr>
<th>Key Infrastructure Projects</th>
<th>Responsibility</th>
<th>Timescale</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public Realm</strong></td>
<td>LB Hackney</td>
<td></td>
</tr>
<tr>
<td>Dalston Square</td>
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<td>2010</td>
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<tr>
<td><strong>Parks</strong></td>
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</tr>
<tr>
<td>Olympic Park (Arena Fields)</td>
<td>Olympic Legacy Company</td>
<td>2012</td>
</tr>
<tr>
<td>Eastern Curve Linear Open Space</td>
<td>LB Hackney/TfL</td>
<td>2011</td>
</tr>
<tr>
<td><strong>Parks Strategy</strong></td>
<td>LB Hackney</td>
<td>2010-15</td>
</tr>
<tr>
<td>London Field MUGA</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Springfield Park improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Clissold Park &amp; Mansion improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remaking the Marshes: improving the quality of provision in Hackney Marshes and Mabley Green</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Play Pathfinder Programme</strong></td>
<td>Learning Trust &amp;</td>
<td>2008-10</td>
</tr>
<tr>
<td>10 new play spaces</td>
<td>LB Hackney</td>
<td></td>
</tr>
<tr>
<td>18 improved play spaces</td>
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<td></td>
</tr>
</tbody>
</table>

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8.33 This policy will be monitored through the Annual Monitoring Report process.

#### Indicators to monitor delivery of policy 26

- Gains and losses of open spaces or enhancement of (including in areas of identified deficiency) (Local)
- Number of eligible open spaces managed to Green Flag award standard
- Planning obligations secured for improvement of existing and new open spaces in terms of public parks and children play area
Biodiversity

8.34 The protection, enhancement and creation of habitats is essential to increase levels of biodiversity. As climate is one of the main factors affecting the distribution of plants and animals so climate change is intrinsically linked to biodiversity. Climate change is specifically addressed in the Climate Change and Sustainability chapter.

8.35 There are 26 designated sites of importance for nature conservation (SINC) in Hackney. Their conservation value varies so they are graded as of metropolitan, borough I, borough II, or local importance. Walthamstow Reservoirs in the neighbouring borough of Waltham Forest is a Special Protection Area, and is designated under the Ramsar Convention which protects wetlands worldwide. The adjoining Walthamstow Marshes is a Site of Special Scientific Interest. Biodiversity value is not limited to designated sites, almost any site or structure may have biodiversity value, so it should be considered as part of the design process, and all major developments must include biodiversity surveys. In particular Dalston and Shoreditch are identified areas of deficiency in access to nature. Other than the designated sites of nature conservation importance there are a variety of habitats including gardens, railway embankments, walls, and those incorporated into schemes such as green and brown roofs, land set aside, bird and bat nesting opportunities in which a myriad of species can flourish, and in some cases are important for individual species. Furthermore, initiatives such as living walls can also provide screening, insulation, noise attenuation and evaporate cooling, whilst many can also provide links for species between wider areas of habitat.

8.36 Sites of particular importance in Hackney especially for birds; are the Lea Valley which encompasses river & canal corridors, Wick Woodland, fringes of Hackney Marshes and the Middlesex filter beds; Abney Park Cemetery includes a number of species usually associated with ancient woodlands; while Regent's Canal, East and West Reservoir and the New River are recognised as being of strategic importance for nature conservation. A number of notable species have been recorded in the borough and are designated as National or London Biodiversity Action Plan priority species, these include Daubenton’s Bats along waterway habitats, the Wall and Small Heath butterflies and the Black Poplar which is a London Priority Species.

Core Strategy Policy 27

Biodiversity

The Council will protect, conserve and enhance nature conservation areas, in particular in and around Dalston and Shoreditch for their biodiversity value, and develop a local habitat network contributing to the wider Green Grid.

Development will be encouraged to include measures that contribute to the borough’s natural environment and biodiversity. Where appropriate, a biodiversity survey of the site must be carried out, with actions to enhance the biodiversity value, mitigate or compensate for any harm to habitats and / or species.
Policy 27: implementation and monitoring

8.37 This policy will be implemented through the development management system, and the management of sites with nature conservation value. Biodiversity is addressed as part of any application and in Environmental Impact Assessments where appropriate.

8.38 The Core Strategy sets out the strategic spatial ambitions for the borough more detail will be contained within planning documents listed below:

- Development Management Development Plan Document will follow in 2011 and will contain detailed policies on biodiversity in Hackney.
- Site Allocations Development Plan Document will follow in 2011 and acts as the main mechanism for allocating and safeguarding sites.
- The forthcoming Supplementary Planning Documents on the Public Realm will provide advice on improving the quality of the Public Realm including trees.

8.39 There are a number of programmes outside the planning system that are critical to habitats and species in Hackney:

- A Strategy for Parks in Hackney (March 2008) sets out the long term strategic and structured planning and management of the borough's parks. Two key aims are "...make a significant contribution to conservation and biodiversity' and "To protect enhance the Borough's tree stock".
- London Biodiversity Action Plan (Vols 1 & 2) (2001) sets out the objections, actions and targets for habitats and species protection, management of habitats and monitoring matters.
- Design for Biodiversity (2008) sets out guidance to ensure that developers complies with biodiversity legislation and achieve best practice.
- Lee Valley Regional Park Plan (2000) sets the overall vision for a cohesive, sustainable and valued regional green lung, and the importance of biodiversity and water assets.
- Management Plan for Epping Forest Special Area of Conservation
- Forthcoming Hackney Marshes, Wick Wood & Mabley Green and Millfields Masterplans seeks to provide a context to shape and co-ordinate initiatives and activities in this part of the Lower Lea Valley.

8.40 Successful implementation of this policy, especially in the management, maintenance and monitoring will require cooperation between services within the Council and the development of partnerships with key stakeholders at national, regional and local levels. The Council will work with Natural England and local stakeholders to develop opportunities for access to and research of nature conservation areas.

8.41 The Council and its partners have formed a Local Biodiversity Partnership to produce a local Biodiversity Strategy and Action Plan to complement international, national and regional guidance. It is proposed that individual management plans are produced for all existing SINCs and others that may have potential value.
8.42 This policy will be monitored through the Annual Monitoring Report process.

**Indicators to monitor delivery of policy 27**

- Improved local biodiversity – proportion of local sites where positive conservation management has been or is being implemented (NI 197)
- No net loss of sites identified as a Site of Importance for Nature Conservation (SINC)
- Number of planning permissions which address biodiversity within scheme

**Water and Waterways**

8.43 Compared with other inner London boroughs, Hackney has a considerable number of waterways and wetlands. The most significant in Hackney are:

- The Old River Lea and Lee Navigation (Hackney Cut)
- Regents Canal (including Wenlock and Kingsland basins), most of which lies within a conservation area
- The New River, West and East Reservoirs (Stoke Newington), most of which lies within a conservation area

8.44 In addition there are smaller water bodies such as the ponds at Lower Clapton, Clapton Common and Clissold Park.

8.45 The borough's waterways and riparian areas form part of the strategic Blue Ribbon Network, and are recognised as a valuable habitat for plants and species as well as being open spaces. The character and land use of the waterways varies, with both Regents Canal and the Lee Navigation having areas of urban development reflecting their role as important industrial transport routes with moorings and wharves, notably Wenlock Basin and Kingsland Basins, while the River Lea is greener and semi-natural.

8.46 There is scope for improvement along the waterways relating to public access, natural habitats, heritage features, local character, and development and diversification of uses. Special attention must be paid to the water setting, and any proposals needs to be sensitively planned and take account of the statutory and discretionary requirements of agencies such as British Waterways, the Environment Agency and Natural England. In particular it is essential to address the reduction and management of fluvial, tidal and other forms of flood risk, reducing negative impacts of climate change and enhancing the environment for people and wildlife.
Core Strategy Policy 28

Water and Waterways

The natural habitat and setting of the waterways and their riparian areas will be protected and enhanced. Where appropriate, public access, continuous green links, towpaths and heritage value along the waterfront should be maintained, improved and extended for the purposes of nature conservation, leisure, recreation, education and economic activity. Development alongside the waterways and their riparian areas may be permitted where:

- there is no conflict with nature conservation and biodiversity interest, that cannot be addressed through mitigation or compensatory measures, and
- the proposal reuses brownfield land, and
- the design makes a positive contribution to the character and appearance of the waterfront area and setting, including where appropriate the incorporation of an undeveloped buffer strip alongside the watercourse.

Policy 28: implementation and monitoring

8.47 This policy will be implemented by the Council primarily through the development management system.

8.48 The Core Strategy sets out the strategic spatial ambitions for the borough, more detail will be contained within planning documents listed below:

- Site Allocations Development Plan Document will follow in 2011 and acts as the main mechanism for allocating and safeguarding sites.
- Waterfront Development SPD will follow in 2010 and will provide detail advice about the character and approach to Hackney's water and waterways.

8.49 There are a number of programmes outside the planning system that are critical to improving the quantity and quality of open space and waterways in Hackney:

- A Strategy for Parks in Hackney (March 2008) sets out the long term strategic and structured planning and management of the borough's parks which will include Hackney's water and waterways.
- Forthcoming Hackney Biodiversity Strategy and Action Plan will address Hackney's main open water and waterways as they are identified as existing sites of nature conservation importance.
- Lee Valley Regional Park Plan (2000) sets the overall vision for a cohesive, sustainable and valued regional green lung, and the importance of biodiversity and water assets.
- British Waterways' Waterways and Development Plans (2003) encourages a holistic and sustainable approach to protecting the waterways from inappropriate development, as well as unlocking the economic, environmental and social benefits.

Forthcoming Hackney Marshes, Wick Wood & Mabley Green and Millfields Masterplans seeks to provide a context to shape and co-ordinate initiatives and activities, including improve access to the waterways in this part of the Lower Lea Valley.

8.50 Successful implementation of this policy, especially in the management, maintenance and monitoring will require cooperation between services within the Council and the development of partnerships with key stakeholders at national, regional and local levels.

8.51 This policy will be monitored through the Annual Monitoring Report process.

**Indicators to monitor delivery of policy 28**

- Increase and enhancement of "buffer strip" along the waterways (Local)
- Planning obligations secured for improvement to and along the waterways
End Notes

a. Hackney State of the Environment Report, LBH, 2008, (pp 49) and Open Space and Sports Assessment Volume 1, Atkins, June 2005 (Table 7.3, pp7-5)


c. Tall Building Strategy, Phase 2 Urban Analysis and Consultation, Gillespies et al, Feb 2005 (Fig UA1, pp16)

d. State of Hackney’s Historic Environment, LBH, Sept 2005 (pp19) and English Heritage http://www.english-heritage.org.uk/server/show/nav.00100200400d003

e. State of Hackney’s Historic Environment, LBH, 2005 (pp16)

f. Habitat Regulations Assessment of the Submission Stage Hackney Core Strategy, Scott Wilson Group, June 2009 (pp20)

g. GLA, Improving Londoners’ Access to Nature Implementation Report, GLA, Feb 2008 (Fig 1) and London Plan (Consolidated with Alterations since 2004), GLA, Feb 2008 (map 3D.4)

h. Hackney State of the Environment Report 2008, LBH (pp44)

i. London Plan (Consolidated with Alterations since 2004), GLA, Feb 2008 (map 4C.1, pp269)
9 Climate Change and Environmental Sustainability
9 Climate Change and Environmental Sustainability

**Sustainable Community Strategy priorities and outcomes for this chapter**

This chapter contributes to the spatial aspects of the following priorities in Hackney's SCS 2008/2018:

**SCS priorities**

**Priority 6:** Be a sustainable community, where all citizens take pride in and take care of Hackney and its environment, for future generations

**SCS outcomes**

**Outcome 16:** To achieve a reduction in CO\(_2\) emissions in the area in line with nationally and internationally set standards

**Outcome 17:** To minimise the waste produced by local public services and enable local citizens, businesses and public services to minimise waste and use resources including energy, water and waste in a sustainable way

**Introduction**

9.1 Climate Change is recognised as the greatest environmental challenge facing the world. All UK Government policies and strategies are geared, through the Climate Change Act, to reduce emissions of greenhouse gases by 80% by 2050.

9.2 The Council signed the Nottingham Declaration on Climate Change in January 2008. Addressing climate change is also a central theme of both the recently refreshed Sustainable Community Strategy (SCS) and the Regeneration Delivery Framework. Yearly carbon reduction targets are set out in the Local Area Agreement and reported against under National Indicator NI186 'Per capita reduction in carbon dioxide (CO\(_2\)) emissions in the Local Authority area'. This target will help to lower CO\(_2\) emissions by monitoring environmental performance within the borough. Hackney has produced a Climate Change Strategy and accompanying Action Plan; these documents will set out a range of targets and pointers to be delivered against and help to underpin future planning policy for the borough.

9.3 According to Department of Energy and Climate Change data, Hackney currently has the 2nd lowest CO\(_2\) emissions of any London Borough. The Mayor of London has set a demanding target of achieving a 60% cut in London’s CO\(_2\) emissions by 2025, and the London Plan sets a target of building 1,085 new homes per year. To deliver this while simultaneously reducing greenhouse gas emissions means creating an urban environment that makes more efficient use of resources, particularly energy, in both new and existing built development.
The borough’s changing population profile brings further challenges as more people are now living alone, and for longer whilst decreasing household size is adding to demand for housing, which subsequently increases the demand for, and consumption of resources.

9.4 There is a need to reduce the amount of waste sent to landfill and recycle more, to encourage modal shift and improve air quality by promoting walking and cycling for shorter journeys and to take account of climate change in respect of the increased levels of flood risk. The scale of London already places huge pressure on resources such as water with a large population living and working in a relatively small area. These problems are already apparent during prolonged hot spells and could intensify in future, as the population increases and average temperatures rise as a result of climate change.

9.5 The Council accepts that the inclusion of CO$_2$ reduction technology in proposals involves an initial higher cost investment but produces long term paybacks for sustainability. Economic considerations are taken into account and extra costs are minimised as far as possible by adhering to the national timetable for zero-carbon build. If requirements were set too high, developers could be dissuaded from investing in Hackney.
9 Climate Change and Environmental Sustainability

Overarching principles for the policies in this chapter

**Reduce risk of flooding:** New development could potentially increase levels of surface water run-off, which raises risk of flooding. Locating development on land at lower risk of flooding is also important to future proof development against the negative impacts of climate change.

**Reduce average water consumption:** This will also reduce waste water production, which places pressure on the sewer systems and could help in flood mitigation.

**Boosting energy production from renewable and low carbon sources:** Cut CO\(_2\) emissions, improving Hackney self-sufficiency for power and reducing dependency on fossil fuels and the national grid.

**Promote energy efficiency:** In line with the Mayor of London's Energy Hierarchy

**Embed consideration of climate change in all proposals:** Ensure that demand for heating and cooling is met in low carbon manner, and that flood risk is addressed taking full account of predicted changes in weather patterns.

**Encourage development of new green infrastructure:** New public and private green spaces and natural landscape features can benefit human health, biodiversity and help to lower the energy demand for heating and cooling purposes, subsequently helping to lower overall CO\(_2\) emissions.

**Improving recycling and minimising waste:** Managing waste in line with the waste hierarchy will also help to cut CO\(_2\) emissions and recycling can save money for consumers. New waste treatment facilities will be located where they are most needed.

**Promote sustainable transport:** Encourage modal shift away from private car use to public transport, and building on Hackney's award-winning work on cycling.

9.6 Hackney's high density urban form provides an opportunity to respond positively to the challenge of sustainability. In the town centres and new growth areas (identified by key diagram 4.1 on page 23), development may provide scope for taller, mixed-use buildings, which gives opportunities to use photovoltaic cladding, Combined Heat and Power (CHP), biomass and solar hot water systems, helping to kickstart decentralised energy production in the borough. Without adequate protection, biodiversity may also be compromised as some native species may fail to survive the warming climate. Better use could be made of the former industrial waterways by improving the quality of green links and open space areas alongside the waterfront.
Resource Efficiency and Reducing Carbon Dioxide Emissions

9.7 Apart from the Climate Change Act 2008, there are several drivers promoting decentralised energy generation including PPS22, the PPS1 supplement on Planning and Climate Change, the London Plan and the Energy Act 2008.

9.8 As an area of high population density, Hackney is well-placed to explore the benefits of low-carbon fuel supply. Three main locations have been identified which may be suitable for development of alternative energy centres, these are at the borough’s two main Town Centres at Dalston and Hackney Central, with a third location at Woodberry Down, where estate regeneration will create 2,664 additional mixed tenure homes.

9.9 The Dalston Masterplan outlines distinct scenarios for a district heating supply, and as a sizeable percentage of housing in Hackney is delivered via estate renewal and housing conversion, such projects will give opportunities to reduce CO₂ emissions from the domestic sector by retrofitting efficient and decentralised energy measures into housing stock. In the growth areas identified in the Core Strategy, it may be appropriate to seek higher standards of performance in order to deliver the policy aims.

9.10 New, refurbished and converted buildings should demonstrate a high degree of energy efficiency through their location, site layout, internal design and use of improved insulation. Emissions could be further reduced through the use of materials such as straw bale rather than conventional concrete in construction. The Council will explore options for energy efficient CHP networks. Increasing the use of CHP will help to reduce CO₂ emissions from the domestic sector. As decentralised energy is generated and supplied within a smaller network, much of the wastage which occurs through mass transmission over larger areas is avoided. Subject to satisfactory management arrangements, decentralised energy networks could also assist with work on tackling issues such as fuel poverty.

9.11 The latest UK Climate Projections (UKCP09) envisage that by the 2020s, average summer temperatures in London will rise by 0.5 to 2.7 degrees Celsius above current levels, with the most likely scenario seeing an increase of 1.5 degrees. Warming average temperatures are likely to create new demand for summer cooling, which could stimulate the development of new low-carbon cooling solutions. New green technology companies could be located in growth areas or locally significant industrial sites.

9.12 Opportunities to enhance existing and to create new green infrastructure should be considered when masterplanning larger projects. The layout of residential developments should ensure effective natural ventilation which will also help in reducing the predicted energy demand. Higher density development risks escalating the urban heat island effect, but new multi-functional green infrastructure can assist in moderating this. Urban green spaces and trees will provide shade and protection from overheating, reducing the need for energy for cooling as well as contributing to biodiversity habitat. The use of living roofs will also aid the cooling process, via evaporation of the rainwater they will collect. Plants and vegetation can also absorb CO₂. Green infrastructure could help in alleviating situations where people are unable to afford to ‘cool’ their homes as a result of predicted warmer temperatures.
9.13 Energy assessments will be required for proposed major development and should be undertaken in line with the energy hierarchy set out by London Plan policy 4A.1. The assessment should cover the predicted baseline energy demand and CO\textsubscript{2} emissions, the expected savings from measures included in the development - including the feasibility of Combined Cooling Heat and Power (CCHP) and Combined Heat and Power (CHP) systems, and how to address any remaining energy demand through sustainable measures. Energy assessments can form part of the Design, Access and Sustainability Statement(s) required at application stage.

9.14 When larger applications come forward, the Design, Access and Sustainability Statement(s) should set out how energy use will be minimised and emissions offset. More detail will be provided in the future Sustainability Supplementary Planning Document.

Core Strategy Policy 29

Resource Efficiency and Reducing Carbon Dioxide Emissions

Hackney will address climate change at a local level through the inclusion of mitigation and adaptation measures to reduce CO\textsubscript{2} emissions from buildings. This will be achieved by:

- Ensuring that building design is to a high standard, adhering to the principles of sustainable design and construction;
- The inclusion of measures to reduce resource consumption in all residential development, in line with the Mayor of London’s Energy Hierarchy;
- All proposals for new residential development being rated against the Code for Sustainable Homes*, and BREEAM* standards for non-residential proposals;
- Encouraging the retrofitting of water efficient devices and energy saving equipment to existing residential, industrial or commercial premises.

*Or a rating under any other system which might be introduced over the lifespan of this LDF.

Policy 29: implementation and monitoring

9.15 This section is addressed under the next policy due to the similarity of delivery mechanisms.

9.16 London is classified by the Environment Agency as an area of high water stress. New development must therefore help to promote a range of water efficient technologies. Policy 4A.16 of the London Plan sets out maximum potable water consumption targets and residential development should be designed with reference to these standards. Alongside retrofitting efficiency measures such as rainwater harvesting and greywater recycling, the Mayor of London has indicated a desire to see compulsory water metering in new development. Using
less water could potentially aid flood mitigation as consuming less water reduces the quantity of waste water that is discharged, easing the pressure on the sewer systems as well as saving the energy used in cleaning and pumping water for consumption.

9.17 New developments can have effects on the quality of both surface and groundwater, especially where development takes place in the vicinity of rivers. To take account of the risks which climate change may pose to water supply, where large scale development is proposed, the rate of construction should be balanced with the supply of any new infrastructure to avoid placing undue stress on existing systems.

9.18 The Code for Sustainable Homes (CSH) is the national standard guiding industry in the creation of residential property with a lower carbon footprint, and is the tool by which the Government aims to secure zero-carbon housing development by 2016. It awards credits on a series of individual sustainability criteria, which are added up to give a final rating, on a level of 1 to 6 stars. In accordance with the Government’s planned timetable for the revisions of Building Regulations, development should be designed to achieve a minimum Level 3 rating from 2010, Level 4 from 2013 and the highest level, 6 from 2016. The requirements for social housing are set by the Homes and Communities Agency and these are set out in Policy 20, "Affordable Housing". In the main growth areas identified by Core Strategy Policy 1, it may be appropriate to seek higher standards of performance in order to deliver the aims of policy 29 and 30.

9.19 For other development, the Building Research Establishment Environmental Assessment Method (commonly abbreviated to BREEAM) is the most up-to-date and comprehensive system for assessing the performance of industrial, commercial and non-residential buildings. Under CSH and BREEAM, all environmental considerations are given weighting when arriving at an overall sustainability rating.

9.20 In line with Core Strategy Policy 30 where decentralised energy generation is operational, developments on nearby sites could be designed to connect to the local network. In locations where new CCHP or CHP schemes are proposed, developers should also consider how their scheme could be extended beyond the site boundary to adjacent locations, providing site wide CHP networks where feasible. Heating and cooling infrastructure should be designed to allow for the use of decentralised energy (including renewables) and for its use to be maximised in the future. When district CCHP and CHP can only address a portion of a development’s power, heating or cooling requirements, the remainder should be addressed using renewable technologies.

9.21 These methods will aid the process of achieving higher rating levels of the CSH. Further guidance will be provided through the Sustainable Standards for the Built Environment SPD and by Development Management policies.
Core Strategy Policy 30

Low Carbon Energy, Renewable Technologies and District Heating

As part of the shift to a low-carbon Hackney and to tackle climate change, opportunities to generate energy from non-fossil fuel and/or low carbon sources will be encouraged throughout the borough. District heating networks will be sought in the two main town centres of Hackney Central and Dalston, new communities such as Hackney Wick and as part of large estate renewal projects, such as Woodberry Down. Existing and proposed decentralised network routes will be safeguarded and protected to provide future connection opportunities from new and refurbished developments.

Applications for new or replacement street appliances (such as bus stops) to incorporate off-grid solar power, or to offset CO$_2$ by other means will be encouraged.

9.22 Decentralised, district heating schemes will help to reduce dependency on fossil fuels for energy. These policies will enable Hackney to contribute towards the regional and national targets for increasing the total amount of power generated from decentralised, renewable and low carbon sources in the borough.

9.23 No negative environmental impacts were identified by the sustainability appraisal from either of these policies. Significant positive effects could be achieved from reducing the use of energy from non-renewable sources and helping to deliver sustainable development by minimising waste during design, construction and occupancy of the development.

Policy 29 and 30: implementation and monitoring

9.24 The Council will deliver the above policies primarily through the Development Management process. Most development will be subject to Design, Access and Sustainability Statement(s), while the Planning Obligations SPD contains a section on environmental sustainability.

9.25 The Core Strategy sets out a broad spatial approach, more detailed policies will appear in the planning documents listed below:

- Development Management DPD to be developed in 2011
- Area Action Plans to be produced for Hackney Wick, Dalston, Hackney Central and Manor House
- Forthcoming Supplementary Planning Documents covering residential design and sustainable development standards.

9.26 Outside of the planning system, compliance with the Building Regulations and the council’s obligations under the Home Energy Conservation Act (HECA) 1995 will also improve energy efficiency from built development. Work carried out by bodies such as the Energy Saving Trust, such as providing grants to improve insulation of properties and reduce fuel consumption, will also contribute to this goal.
poverty is also an important aspect of the retrofitting agenda. Registered Social Landlords will also have important roles to play in initiating behaviour change among their social housing tenants.

9.27 Work by the Mayor of London and Thames Water to reduce leakage and upgrade infrastructure will help to preserve and protect water supply. Since October 2008 all homes, commercial and public buildings must have an Energy Performance Certificate (EPC) when bought, sold or rented. For residential properties, the EPC forms part of the Home Information Pack (HIP) and a HIP can help occupiers introduce measures to increase the performance rating of their property, and save money and energy as applicable. In terms of behavioural change, both in the workplace and at home, fitting sensor and spray taps and replacement of older electrical equipment with modern appliances will lower consumption and save money on utility bills.

9.28 Policies will be monitored through National Indicators related to levels of Carbon Dioxide emissions in the borough. The Affordable Housing component of approved housing schemes will be monitored through the National Affordable Housing Programme grant monitoring scheme in addition to the statutory Annual Monitoring Report.

9.29 Hackney will continue to work in close collaboration with neighbouring boroughs, developers and other stakeholders to deliver district heating networks.

Indicators to monitor delivery of policy 29

- (a) No. of units connected to district heating schemes
- (b) No. of district heating schemes installed
- All major development rated against Code for Sustainable Homes (residential) or BREEAM (non-residential) and contribute to national target of zero carbon homes by 2016
- Renewable energy capacity installed by type in Megawatts (MW)

Indicators to monitor delivery of policy 30

- All major development rated against Code for Sustainable Homes (residential) or BREEAM (non-residential) and contribute to national target of zero carbon homes by 2016
- Average environmental performance of housing in the borough under Home Energy Conservation Act 1995 (HECA) – only applies to social housing
Flood Risk

9.30 Flooding has the potential for huge social, environmental and economic impacts. At its most extreme, floods are capable of causing death and damage to properties, threatening and wiping out livelihoods. The Pitt Review warned that the risk of heavy rainfall events, such as during June and July 2007 which caused flooding in many areas of the UK, would increase due to climate change. Flooding arising from intensive rainfall also raises the risk of pollutants entering rivers via land which is contaminated. The Council will be examining these risks through a surface water management plan to address the surface water risks within the growth locations identified in Core Strategy Policy 1 "Growth Locations”.

9.31 In Hackney the main vulnerability to flooding comes from the River Lea, but also from surface water run-off. Although there have been no recent reports of flooded property in Hackney, in 2000 a significant number of properties were flooded in the nearby boroughs of Enfield and Redbridge due to the breach of river defences. The Environment Agency have issued a total of 10 flood watch warnings for the Lower Lea catchment area since 2000.

9.32 The North London Strategic Flood Risk Assessment (SFRA) covers Hackney, and was completed in 2008. As illustrated by key diagram 9.1, areas in the east of the borough are identified as being at highest risk of flooding. The main risk to Hackney comes from fluvial flooding, while the River Lea poses the highest flood risk, affecting around 4,000 properties. Sewer flooding poses another potential danger. Many urbanised areas, such as Greater London, are served by ‘combined’ sewerage systems which carry both foul sewage and surface water run-off. When storm water exceeds the system’s capacity, sewage can overflow into rivers, out of external drains and manholes and can even enter homes. Population growth, housing development and impacts of climate change are placing increasing pressure on the existing sewer network. New development, particularly that which is located in higher risk areas, must take full account of flood risk and seek innovative solutions to the challenge of flood mitigation. The Council will work with the Environment Agency, the Olympics Delivery Authority and other stakeholders to develop strategic solutions to flood risk which will inform the Hackney Wick Area Action Plan, the Site Allocations Development Plan Document and the Olympics Legacy Masterplan.

9.33 Hackney must deliver a minimum 1085 new homes per year which, if not managed carefully could increase flood risk, as most built development involves creation of impermeable surfaces, which causes water to run off rather than percolate into the ground. This can lead to flash flooding as well as creating pollution, damaging watercourse habitat and causing bank erosion.

9.34 Groundwater abstraction rates have also been decreasing over recent years, causing the average level of the water table to rise under London. Although the SFRA concluded that groundwater flooding did not present a significant risk to Hackney at the present time, areas around Hackney Central and Stoke Newington are classified as Inner Zone (meaning a higher risk of pollution to groundwater supplies based on the amount of time pollution takes to reach the source).
9.35 The possibility of flooding arising from climate change can be mitigated by the inclusion of appropriate design measures. Examples are set out in the Environment Agency and CLG guidance ‘Improving the flood performance of buildings’, published in 2007. The use of SUDs are encouraged as these filter water into soil, promote groundwater recharge and can help to improve water quality.

9.36 Hackney will continue to work with the Environment Agency to achieve the goals of the Thames Catchment Flood Management Plan and to seek strategic solutions to reduce flood risk in the Hackney Wick area. To assist with flood water storage and to help address open space deficiency in areas where deficiencies are identified, potential brownfield sites could be returned to open space.
Map 9.1 Flood Zone Classification in Hackney

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- Flood Zone 3b
- Flood Zone 3a
- Flood Zone 2
Core Strategy Policy 31

Flood Risk

The suitability of land for development and the granting or refusal of any planning permission on all sites will be informed by the North London Strategic Flood Risk Assessment and the Sequential and Exception tests as laid out in PPS25.

All development proposals in Hackney must contribute to the long-term flood management targets of the Thames Catchment Flood Management Plan and demonstrate an overall reduction in flood risk, including the use of Sustainable Urban Drainage Systems (SUDs). Development that does not support the aims of PPS25 will be refused.

Proposals for new development should ensure that all forms of flood risk are fully assessed and measures taken to reduce flood risk. Flood Risk Assessments (FRAs) are required for all developments within Flood Zones 3, 2 and sites greater than one hectare in size in Flood Zone 1. Sustainable options should be identified to reduce flood risk to and from the development. New development shall be designed to include flood resilience and resistance measures where appropriate.

Opportunities to move existing development from within the floodplain to areas with a lower risk of flooding should be maximised. This should include consideration of the vulnerability of existing developments and whether there is potential for land swaps with lower vulnerability uses and identifying, allocating and safeguarding open space for flood storage.

Where development is permitted in areas at risk of flooding, existing flood defences should be protected. The retrofitting of flood resilient and resistant measures will be encouraged.

9.37 The sustainability appraisal identified some negative effects arising from this policy in the Lower Lea Valley. National policy dictates that the sequential and exception tests would apply to demonstrate the safety of proposals for development in Flood Zone 2 and 3a. These would need to be utilised for proposals in the Hackney Wick area, where Policy 5 will also apply. Negative impacts will be mitigated by the use of travel plans and restriction of new parking while buildings scoring highly under BREEAM or the Code for Sustainable Homes will all limit increases in greenhouse gases.

Policy 31: implementation and monitoring

9.38 The policy will be delivered by the Council through the Development Management process.

9.39 This Core Strategy policy will be amplified in criteria based policies within the Development Management DPD to be produced by 2011.
9.40 Outside of the Planning System work by the Environment Agency (e.g. issuing groundwater abstraction licences, and Catchment Flood Management Plans) and the business plans of utility providers such as Thames Water are equally relevant in ensuring clean, safe water consumption for all in future.

9.41 Policies will be monitored through the core indicators below and the Annual Monitoring Report.

### Indicators to monitor delivery of policy 31

- Flood and coastal erosion risk management (NI189)
- Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds
- Proportion of major developments including SUDS to reduce run-off

### Waste

9.42 Waste is a particular problem in urban areas due to the fact there is a high density population consuming many packaged products. Traditionally waste has been disposed of as cheaply as possible, normally direct to landfill without pre-treatment. This approach is no longer acceptable due to of the burden placed on the environment. Greater emphasis is placed on avoiding waste production and managing waste arisings in the most sustainable manner. PPS10 expects waste authorities to address waste as a resource and look to disposal (landfill) as the last option. Lifecycle analysis of recycled material shows carbon savings and environmental benefits, when directly comparing recycled goods with products made from virgin materials that go to landfill at the end of their life.

9.43 The waste hierarchy ranks the general method of managing waste in a sustainable way. Waste prevention is the preferred method but hardest to achieve. Waste re-use and recycling/composting are the next preferred options. New development must encourage recycling, composting and re-use through allocation of space to provide adequate storage for these items awaiting collection. The Council may also have to provide appropriate locations for waste facilities within the borough that can handle and process the different types of waste collected.

9.44 A large proportion of London’s waste that is not recycled nor composted currently gets exported out of the city, taking up landfill space elsewhere in the country. The Mayor of London has subsequently set targets for London to manage more of its own waste within the city boundaries. This links to the principle of sustainability by managing the waste closer to where it is produced, thereby reducing transport movements. The Council is a constituent borough of North London Waste Authority, which has a duty to arrange for the disposal of the waste collected in the borough.
9.45 Compulsory borough-wide recycling was introduced in 2007 but by the end of year 2007/08 Hackney had exceeded its statutory recycling target with over 22% of the borough's household waste being recycled. By January 2009 this figure increased to 26%. There is still work to do, however: the Government’s Waste Strategy for England 2007 set national targets for municipal waste recycling and composting of 40% by 2010, 45% by 2015 and 50% by 2020.

9.46 Improving access to recycling facilities will help to increase household recycling rates. This can be best achieved by incorporating waste and recycling requirements into new development at the design stage. Diverting as much waste as possible for reuse, recycling and composting and dealing with residual waste arisings using the new facilities created will greatly reduce the amount of waste sent to landfill by the North London Waste Authority.

9.47 New facilities should be provided in large estate regeneration projects and future growth areas such as Hackney Wick to provide storage for residual waste, reusable items, recyclable waste and compostable waste. Areas such as Shoreditch have a vibrant night time economy, generating further opportunities for on-street recycling. The Council may also locate waste transfer facilities in the appropriate locations throughout the borough. Demand-led provision may create a need for further temporary facilities (such as over the Olympic period). This approach is flexible enough to take account population growth and of future developments within waste management, such as generating a higher proportion of energy-from-waste and using processes such as Anaerobic Digestion.

9.48 The principle of sustainability should also be applied to the method by which waste is transported. Sites for waste management facilities where material can be moved in and out by means other than road transport will be given priority over sites that are solely road based. Where road based schemes are proposed, they should have access to the Transport for London Road Network or the Strategic Road Network, which are designated for such movements, rather than roads further down the hierarchy.

9.49 Hackney is committed to working with its partner North London Waste Authority boroughs to address waste management in a co-ordinated and strategic manner through the North London Waste Plan, which sets out the potential location of new waste treatment facilities.
Core Strategy Policy 32

Waste

New development in Hackney must support the objectives of sustainable waste management. This includes:

- Minimising waste during design and construction of development; including production of site waste plans to arrange for efficient materials and waste handling;
- The incorporation of integrated and well designed recycling, composting and residual waste storage facilities in all new developments, and reuse storage where appropriate;
- Working with partners in the North London Waste Authority to produce the North London Waste Plan which will identify locations suitable for new waste management facilities;
- Seeking to maximise self-sufficiency in waste management capacity in line with the London Plan;
- Seeking to minimise waste creation and to exceed the London Plan recycling targets for Hackney;
- Safeguarding existing waste sites unless compensatory provision is made; facilitating the maximum use of existing waste sites;
- Monitoring changes in waste management facilities, waste arisings, and the amount of waste recovered for disposal
- Promoting waste reduction and increasing recycling in the community in line with the emerging North London Waste and Recycling Strategy.

9.50 No significant negative effects were identified by the sustainability appraisal from this policy.

9.51 The Council will expect large development proposals to set out how they will deal with hazardous waste and the reuse of demolition and construction waste on-site at design phase. Around 80% of demolition and construction waste is currently recycled or reused in London. The Mayor of London’s Sustainable Design and Construction SPG contains a target to increase this to 95% by 2020. Preparation of a site waste management plan is considered to be good practice and should identify the quantities and types of construction and demolition waste, demonstrate how waste to be disposed of off-site will be minimized and managed, better segregation for recovery of construction waste that is hazardous and reduce the amount of waste sent to landfill.

Policy 32: implementation and monitoring

9.52 These policies will be implemented by the Council through the development management process.

9.53 The Core Strategy sets out a broad spatial approach to waste management provision, more detailed policies will appear in the planning documents listed below:
The Development Management Development Plan Document to be produced in 2011;
The North London Waste Plan, previously mentioned in supporting text.

9.54 Outside of the planning system, The Hackney Waste Strategy deals with matters which may blight a neighbourhood such as graffiti removal, fly-tipping and fly-posting in addition to general household waste collection and increasing recycling. Open days and events organised by the Hackney recycling team to promote composting food waste, campaigns to encourage the use of real nappies over disposable and general re-use of household items may be beneficial in delivering higher recycling rates in the borough. The World Wildlife Fund (WWF) "One Planet Future" campaign raises awareness of the issues posed by overconsumption and waste arising from this. The Waste and Resources Action Programme (WRAP) help individuals, businesses and local councils reduce waste and recycle more, helping to tackle climate change. The not-for-profit body Wastewatch runs training events for anyone who wants to learn, or communicate with others about sustainability issues. The international website Freecycle also helps encourage re-use of items, prolonging the usable life of goods.

9.55 Policies will be monitored through the Annual Monitoring Report and National Indicators covering reduction of 'waste arisings' and recycling rates.

9.56 Hackney is committed to working with its partner North London Waste Authority boroughs to address waste management in a co-ordinated and strategic manner through the North London Waste Plan, which sets out the potential location of new waste treatment facilities and forms part of the suite of Hackney's LDF documents.

**Indicators to monitor delivery of policy 32**

- Number of bring sites expressed as a ratio per 1,000 of population
- Percentage of household waste recycled and composted (NI192)
- Residual household waste (NI191)

**Contaminated Land**

9.57 The borough's Pollution Control team supports the Council in fulfilling its contaminated land responsibilities. Recent research by Hackney's Pollution Control team identified that sources of contamination may cover as much as 22% of the land area of Hackney. Possible sources of contamination typically include areas of old industrial land which has been redeveloped.

9.58 Sustainable development involves bringing brownfield, contaminated sites back into active use. The planning process is the preferred means of dealing with contaminated land issues as the cost of investigation and any remediation is born by the developer. Where necessary, enforcement action will be taken.
Contamination issues will continue to be addressed during the planning process as required by PPS23, Defra Circular 01/2006 and in line with the general emphasis of London Plan policies 4A.33 and 4A.34, future Development Management Policies will set out the detailed approach to dealing with hazardous substances.

Promoting Sustainable Transport

Hackney won top prize at the London Transport Awards in March 2009, in recognition of six years of work to boost sustainable travel through investment in cycling, walking, public transport and road safety. The borough’s Inner London location has placed high pressure on surface transport networks to accommodate through traffic and local journeys over recent years. Hackney will benefit from investment on the London Overground, the first phase of which opens for passenger use in 2010. Further investment is planned for the North London line. The wider context of a changing transport network and modal choices, evidence studies and consultation underpin the Council’s approach to sustainable transport.

The Core Strategy will take account of transport networks as defined in the London Plan and Transport for London designations, as shown on the proposals map. The Council’s Local Implementation Plan (LIP) and emerging Sustainable Transport SPD set out the Council’s transport priorities in full.

Public Transport Accessibility Level (PTAL) is a method used to assess the access level of geographical areas to public transport. Although the exact accessibility scores vary between wards, average levels of public transport use are higher in Hackney than the London average. PTAL scores take account of all methods of public transport, including bus, train and underground and these maps are revised at regular intervals by Transport for London. Appendix 3 contains maps showing the PTAL levels at June 2009 and predicted levels in 2016. All proposals for development should be based on the latest available PTAL data.

Convenient access to public transport and low income levels in Hackney contribute to low rates of car ownership in the borough. Many people’s places of work are within 10km of their Hackney home, which also make public transport a realistic and attractive alternative to the significant cost of car ownership. Hackney residents have the highest rates of cycling in London due to the proximity to central London, pro-active cycling lobbying group, flat topography and Council support.

Transport is crucial to all aspects of business, personal and social life. While it is important to reduce the environmental impacts of the private car, the continued significance of improving public transport links should be acknowledged. Local communities must have good access to, for example, work opportunities, healthcare and education facilities. Wireless free technology can also play a role in reducing the need to travel to access goods and services which should not be ignored.

More on transport and infrastructure provision is contained in policies 6 and 7 in the 'Delivering Sustainable Growth' chapter.
Use of sustainable modes of transport will be promoted over other forms of transport by protecting designated strategic transport infrastructure (outlined on the proposals map) and promoting greater pedestrian and cycle priority for movement within the borough and beyond; including the provision of new cycle parking, general improvements to the public realm, and making roads within the borough safer for cyclists and pedestrians. Development sites and green spaces could provide opportunities to create new green infrastructure, with new off-street pedestrian and cycle routes connecting areas of open space together.

Safety, amenity and convenience for pedestrians and cyclists may be improved by demand management measures, such as restricting vehicle access. This is already applicable to, for example, street markets where there is a high level of footfall. It is also appropriate to restrict vehicle access in parks, open spaces and residential areas. Bus priority measures, such as bus lanes help with ensuring traffic flow at peak times. Campaigns will be supported to help combine motorised vehicle reduction with improved health and reduced obesity levels. Local parking standards are being developed in the Sustainable Transport SPD and the London Plan’s maximum car parking and regional cycle parking standards will also be applied.

Core Strategy Policy 33

Promoting Sustainable Transport

Hackney is committed to prioritising sustainable transport, walking and cycling over private car use, and providing safe and convenient access to rail and bus travel. The need to travel will be reduced through the efficient spatial arrangement of activities and land use throughout the borough. Significant trip generating development should be located in areas with high PTAL scores (5 or above), such as Town Centres or identified Growth Areas.

Travel plans will be required for all development over a certain size. To minimise noise and disturbance, operations that require heavy movement of goods should be located close to the higher level road network as defined by Transport for London.

Car parking will be controlled in line with regional policy and the local parking standards in the emerging Sustainable Transport SPD. Where appropriate car-free developments, car club bays and electric vehicle charging provision will be required.

This policy approach also respects national planning guidance and the Strategic Transport Network identified by the London Plan. No significant negative effects were identified from this policy by the sustainability appraisal.

Policy 33: implementation and monitoring

The policy will primarily be implemented by the Council through the development management process.
9 Climate Change and Environmental Sustainability

9.70 The Core Strategy sets out the council's broad spatial approach to development, growth and movement around the borough. More detail will appear in the following planning documents:

- Local Implementation Plan for Transport 2006-2011;
- The Sustainable Transport Supplementary Planning Document;
- The Development Management Development Plan Document, to be produced in 2011.

9.71 Outside of the planning system, Road Safety campaigns and the London-wide 'Good Going' project to promote higher use of sustainable transport, walking and cycling for short journeys are also of relevance. Any work carried out by Transport for London (TfL) to expand the Oyster pay-as-you-go travel network within the Greater London boundary may also encourage further use of public transport by opening up a range of new travel destinations.

9.72 Development sites and green spaces could provide opportunities to create new green infrastructure, with new off-street pedestrian and cycle routes connecting areas of open space together, as envisaged by the East London Green Grid project. The Green Grid aims to deliver a network of interlinked, high quality open spaces that will connect town centres, public transport hubs, the River Thames and the surrounding countryside with newly created communities and Olympic development. Hackney will benefit from a new ‘Hackney Parks’ cycle route connecting the borough’s green spaces together. This is one of a series of cycle routes to be created as part of the Olympic Legacy. Stretching from Finsbury Park to the western entrance of the new Olympic Park, it will enable easier access to the existing Lee Valley Regional Park and the additional new cycle paths being created across North and East London.

9.73 The Council will continue to work closely with transport and transport infrastructure providers such as TfL, Network Rail, the Department for Transport (DfT) and Crossrail to improve public transport and road, cycle and pedestrian transport in the borough.

9.74 Policies will be monitored through the Annual Monitoring Report and National Indicators applicable to levels of public transport use, as well as the core local indicators in the box below.

### Indicators to monitor delivery of policy 33

- Access to services and facilities by public transport, walking and cycling (NI175)
- Planning obligation clauses securing car free or car capped development
- Total passenger usage for all rail stations within Hackney
1.1 This table shows which policies within the Submission Draft Core Strategy replace those within Hackney Unitary Development Plan Adopted 1995 (UDP).

1.2 The "Retained Saved UDP Policies" will remain saved as part of the Development Plan until they are replaced by policies in future DPDs. The term "saved policies" refers to the Secretary of State's (SoS) Order to extend UDP Policies beyond the three year transitional period (which is beyond July 2007).

**Schedule of Policies to be Replaced and/or Saved**

<table>
<thead>
<tr>
<th>Saved UDP Policies to be replaced</th>
<th>LDF Proposed Policies</th>
<th>Retained Saved UDP Policies</th>
</tr>
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<tbody>
<tr>
<td><strong>Environmental Quality</strong></td>
<td></td>
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<tr>
<td>EQ1: Development Requirements</td>
<td><strong>Policy 24: Design</strong></td>
<td>EQ13, EQ14, EQ15, EQ17, EQ19, EQ21, EQ28, EQ30, EQ31, EQ32, EQ33, EQ34, EQ35, EQ36, EQ37, EQ40, EQ41, EQ42, EQ43, EQ44</td>
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<td>EQ48: Designing Out Crime</td>
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<td>EQ12: Protection of Conservation Areas</td>
<td><strong>Policy 25: Historic Environment</strong></td>
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<td>EQ16: Protection of Listed Buildings</td>
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<td>EQ18: Setting of Listed Buildings</td>
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<td>EQ20: Buildings of Local Significance</td>
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<td>EQ29: Archaeological Heritage</td>
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<td>EQ9: Development and the River Lee Navigation Floodplain</td>
<td><strong>Policy 31: Flood Risk</strong></td>
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<tr>
<td>EQ46: Recycling facilities</td>
<td><strong>Policy 32: Waste</strong></td>
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<tr>
<td><strong>Housing</strong></td>
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<tr>
<td>HO2: New Housing Sites</td>
<td><strong>Policy 19: Housing Growth</strong></td>
<td>HO12, HO15</td>
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<td>HO3: Other Sites for Housing</td>
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<td>HO4: Improvement of Older Housing</td>
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<td>HO5: Estate Improvement</td>
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<td>HO6: Residential use of Upper Floors above Shop Units</td>
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<td>HO7: Redevelopment of Housing</td>
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<td>HO8: Loss of Housing</td>
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## Appendix 1 UDP Policies replaced by LDF Policies

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<tr>
<td><strong>HO14</strong>: Houses in Multiple Occupation</td>
<td><strong>Policy 21</strong>: Supported Housing Requirements</td>
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<tr>
<td><strong>HO16</strong>: Housing for People with Disabilities</td>
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<td>E8, E9, E10, E11 E14, E16, E17, E18</td>
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<tr>
<td><strong>HO17</strong>: Residential Accommodation for Care</td>
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### Employment

| E3: Development outside Defined Employment Areas | **Policy 17**: Economic Development Land | E8, E9, E10, E11 E14, E16, E17,E18 |
| E12: Office Development | **Policy 18**: Promoting Employment Land |                           |
| E7: Industrial and Commercial Improvement Areas | **Policy 16**: Employment Opportunities |                           |
| E15: Training |                           |                           |

### Retailing and Town Centres

| R1: Town Centres | **Policy 13**: Town Centres R3, R4, R6, R7, R9, R10, R11, R12, R13, R14, R15 |
| R8: Protecting Local Shops |                           |                           |

### Open Space and Nature Conservation

<p>| OS1: Enhancing Metropolitan Open Land | <strong>Policy 26</strong>: Open Space Network OS5, OS15 |
| OS2: Open Spaces and Parks |                           |
| OS3: Loss of Open Spaces and Parks |                           |
| OS4: Protection of Character of Open Spaces and Parks |                           |
| OS6: Green Chains |                           |
| OS7: Sports grounds and Playing Fields |                           |
| OS8: Allotments |                           |
| OS10: Children’s Play Areas |                           |
| OS9: Recreational Footpaths, Towing Paths, Cycleways and Bridleways | A combination of the following policies: <strong>Policy 24</strong>: Design OS9, <strong>Policy 26</strong>: Open Space Network, <strong>Policy 28</strong>: Water and Waterways |                           |</p>
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<td>OS14: Areas of Nature Conservation Interest</td>
<td><strong>Policy 27</strong>: Biodiversity</td>
<td></td>
</tr>
<tr>
<td>OS16: Development and areas of nature conservation importance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OS17: Wildlife Habitats</td>
<td></td>
<td></td>
</tr>
<tr>
<td>OS12: Protection of Open Water Areas</td>
<td><strong>Policy 28</strong>: Water and Waterways</td>
<td></td>
</tr>
<tr>
<td>OS 13: Access and Use of Water Areas</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Community Services</strong></td>
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</tbody>
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| CS6: Provision of Education Facilities | **Policy 9**: Investing in Education  
**Policy 10**: Lifelong Learning | CS8, CS9 |
| CS1: Sites for New Development |  |  |
| CS2: Provision of Community Facilities as Part of Development Schemes |  |  |
| CS3: Retention of Provision of Community Facilities |  |  |
| CS7: Sites and Premises for Community and Voluntary Projects |  |  |
| CS4: Health Care Facilities | **Policy 11**: Health Investment and Infrastructure |  |
| CS5: Use of Residential Premises for Health Related Purposes |  |  |
| **Arts, Culture and Entertainment** |  |  |
| ACE7: Hotel Development | A combination of the following policies:  
**Policy 17**: Economic development  
**Policy 13**: Town Centres  
ACE1, ACE2, ACE3, ACE4, ACE5, ACE6, ACE8 |  |
|  |  |  |
| **Transport** |  |  |
| TR 17 Development at Stratford | A combination of the following policies:  
**Policy 6**: Transport and Land Use  
**Policy 33**: Promoting Sustainable Transport |  |
| TR 18 Channel Tunnel Development |  |  |
| TR 19 Planning Standards |  |  |
Multi – functional roles of Open Space

2.1 The importance of open spaces, including water and waterways, are demonstrated by their many values. These values include:

- informal and formal leisure activities, which contribute towards a healthy lifestyle and physical well being. Activities such as allotment keeping, walking, sitting also help people relax which is beneficial for mental health and well being.
- opportunities for and appreciation of ecology and biodiversity.
- cultural and social roles, in terms of providing opportunities for events and social interaction.
- being part of the historical / heritage value of Conservation Areas and / or are listed squares in their own right, or part of the urban fabric which help distinguish between different neighbourhoods and communities.
- helping with the identity of Hackney and well managed/ maintained space create an attractive environment for those living, working and socialising in the borough.
- helping connect the more significant elements of the open space network via predominately green corridors and links both within Hackney and the strategic green grid.
- helping to offset the urban heat island effect, reduce air and noise pollution.
- use for the purpose of flood storage.
Introduction

3.1 Supporting text to Policy 33 documents that PTAL scores assess the level and availability of public transport in the borough. These scores are revised regularly and take account of all methods of public transport, including bus, train and underground. Transport for London (TfL) indicate that PTAL scores for Hackney will change during the period 2009-2016 as a result of successful implementation of the following projects:

London Overground

3.2 2010 - new stations opening at Haggerston, Hoxton, Shoreditch High Street and Dalston Junction.

3.3 2011 - extension from Dalston to Highbury and Islington.

3.4 It is unclear at present what impacts the completion of the southern phase of the extension of the East London Line in 2012 will have. However, this will allow for through travel to Clapham Junction station without the need to travel into central London, making it easier for residents of Hackney (and other areas south of the river) to connect with trains to a wide range of destinations in the South and South West of England, including Gatwick Airport. When complete the East London line will also link to the North London line, which will also benefit from upgrades.

The Piccadilly and Victoria Line Public-Private Partnership (PPP) upgrades

3.5 Transport for London unveiled a range of packages to improve the general travel experience for passengers on the Underground network. As well as general improvements to station concourses, providing step-free access to an increased number of stations, new display boards and CCTV to stations, London Underground are upgrading the tracks, signalling and introducing new trains across the network to allow for faster passenger journey times.

Crossrail

3.6 Crossrail is a new, multi-billion pound railway which will ease congestion on London’s Underground and National Rail services and is scheduled to open in 2017. It will provide surface level connections with existing services from Liverpool Street and Stratford stations, both of which are located in close proximity to Hackney. The Crossrail route will operate from Maidenhead in the west to Shenfield in the east, with an additional spur to Heathrow Airport, dramatically reducing travel times across the city.

Bus frequency improvements

3.7 Buses continue to connect Hackney with a wide range of destinations, including some of the tourist hotspots of Central London such as Oxford Circus. Ongoing improvements to the bus network will maintain the attractiveness of bus travel.

3.8 At this stage, no major changes in PTAL are envisaged for Hackney over the period 2016-2026. However, residents in the South of the borough close to Liverpool Street station and in the East (close to Stratford) may benefit the most from the opening of Crossrail.
Map 3.1 Public Transport Accessibility Levels (PTAL) in Hackney (June 2009)
Map 3.2 Public Transport Accessibility Levels (PTAL) in Hackney (2016)
Appendix 4 Glossary of Terms

Abbreviations

- AAP  Area Action Plan
- AMR  Annual Monitoring Report
- BAP  Biodiversity Action Plan
- BFS  Building Schools for the Future
- BREEAM  Building Research Establishment Environmental Assessment Method
- CHP  Combined Heat and Power
- CABE  Commission for Architecture and the Built Environment
- CAZ  Central Activities Zone
- CIDA  Cultural Industries Development Agency
- CLG  Department for Communities and Local Government
- DCLG  Department for Communities & Local Government
- DfT  Department for Transport
- DPD  Development Plan Document
- DQS  Design and Quality Standards
- ELLP  East London Line Project
- GLA  Greater London Authority
- GOL  Government Office for London
- HCA  Homes and Communities Agency
- HMO  Houses in Multiple Occupation
- HNS  Housing Needs Survey
- LAA  Local Area Agreement
- LDD  Local Development Document
- LDF  Local Development Framework
- LDS  Local Development Scheme
Glossary of Terms

1. Affordable Housing: Affordable housing includes social rented (defined separately) and intermediate housing (defined separately), provided to specified eligible households whose needs are not met by the market. Affordable housing should:
Meet the needs of eligible households including availability at a cost low enough for them to afford, determined with regard to local incomes and local house prices.

Include provision for the home to remain at an affordable price for future eligible households or, if these restrictions are lifted, for the subsidy to be recycled for alternative affordable housing provision.

2. **Allotments /community garden / urban farms:** Open spaces where the primary use is allotments, gardening or community farming.

3. **Amenity Green Space:** Includes informal recreational spaces and housing green spaces. This category would include green spaces in and around housing areas, in housing estates and in mixed use development, large landscaped areas and domestic gardens.

4. **Anchor store:** In a retail development context refers to a well known brand name large shop which attracts other investors to a shopping centre.

5. **Anaerobic Digestion:** Process which help to reduce the level of gases from landfill in the atmosphere. Biodegradable material is broken down in the absence of oxygen in treatment plants, producing a biogas that is suitable for energy production and can replace fossil fuels. Solids left over are also suitable for use as fertiliser.

6. **Annual Monitoring Report (AMR):** The AMR is part of the Local Development Framework and provides an assessment of the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented. The Hackney Council Annual Monitoring Report is submitted annually to the Government Office for London.

7. **Area Action Plans (AAPs):** Development Plan Documents used to provide a planning framework for areas of change (for example major regeneration) and areas of conservation.

8. **Areas for Regeneration:** Areas for Regeneration are 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.

9. **Article 4 Directions:** Article 4 directions remove some or all permitted development rights within a conservation area. Article 4 directions are issued by the local planning authority.

10. **Arts, culture and tourism:** Activities include the following uses - hotels, theatres, museums, galleries, concert halls and conference facilities.

11. **Biodiversity:** All species of life on earth, including plants, animals and the ecosystem of which mankind is part of.

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

13. **Building Research Establishment Environmental Assessment Method (BREEAM):** The BREEAM assessment measures the overall environmental impact of non residential development projects on a scale of pass, good, very good, and excellent, serving as both an assessment tool and an accreditation scheme. Building standards for offices, industrial developments, and supermarkets are related independently by trained assessors.

14. **Bring Sites:** A term for large recycling bins and recycling banks, in accessible locations (typically in supermarket car parks or on streets) that enables the public to deposit items for recycling.
15. **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. Draft Planning Policy Statement 3 (Housing) has a detailed definition.

16. **Building Schools for the Future**: the biggest-ever school buildings investment programme. The aim is to rebuild or renew nearly every secondary school in England. The Building Schools for programme is taking place in three phases. Hackney is currently implementing phase 2 and 3, which should be complete by 2016.

17. **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.

18. **Carbon Dioxide (CO$_2$)**: one of the principal greenhouse gases. These emissions are considered to be a main contributor to climate change.

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

20. **Central Activities Zone (CAZ)**: An area in London where planning policy promotes finance, specialist retail, tourist and cultural uses and business activities.

21. **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.

22. **Children’s Centres**: Children’s centres are service hubs where children under five-years-old and their families can receive seamless integrated services and information. By 2010, every community will be served by a Sure Start children’s centre, offering permanent universal provision across the country, ensuring that every child gets the best start in life.

23. **City and Hackney PCT**: The Trust was formed in April 2001. In April 2003, it became a Teaching Primary Care Trust to increase the GP services in the areas and also improve the quality of the care NHS can offer to the public.

24. **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.

25. **City Strategy Pathfinder**: there are 15 City Strategy Pathfinders across England and they form part of the government’s City Strategy, which aims to tackle worklessness in the most disadvantaged neighbourhoods across England. Hackney forms part of the East London City Strategy Pathfinder. The pathfinder model aims to allow local authorities and their partners to have the freedom to try out new ideas, design services around the needs of local employers and focus on the barriers to employment faced by local residents.
26. **Civic spaces / pedestrianised areas:** More formally laid out hard surfaced public space including squares, pedestrian streets, sitting out areas and space surrounding docks. These spaces would not normally have a formal recreational function.

27. **Code for Sustainable Homes (CSH):** Government method of recording the environmental performance of residential development.

28. **Combined Heat and Power (CHP):** CHP systems are typically installed on-site and supplying customers with heat and power directly at the point of use. They help to avoid the losses which commonly occur in transmitting electricity from large centralised plant to customer and so help to reduce CO2 emissions. Generators may be powered by either fossil or renewable fuels. They allow for simultaneous generation of usable heat and power (usually electricity) in a single process.

29. **Community-Based Health Services:** Community-based health services are those services that are based more in the community and focused on preventative health care rather than curative care. It could for example be the location of health services in a community centre or it could also be the running of nutrition classes in a community kitchen.

30. **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.

31. **Common Land:** Land owned by one person over which another is entitled to exercise rights of common. The main features of common land are that they are generally open, unfenced and remote - particularly in the south-east of England, that are important for recreational use. The Common Registration Act 1965 attempted to record all common lands, owners and rights. In Hackney the following land are registered under the Act; Clapton Common, Hackney Downs, Hackney Marshes, London Fields, North Millfields, South Millfields, Stoke Newington Common and Wells Street Common (Defra, 2009)

For more information, please view the website at: [http://www.defra.gov.uk/wildlife-countryside/protected-areas/common-land/index.htm](http://www.defra.gov.uk/wildlife-countryside/protected-areas/common-land/index.htm)

32. **Comparison Retail:** These are consumer durable goods such as clothes, shoes, homeware, jewellery, sportswear, games/toys, books, music, electricals and furniture.

33. **Contaminated Land:** Previous industrial processes disposed of waste by tipping it on the land, raw materials and fuel were often split 'contaminating' the land at the sites. Pollution to rivers, groundwater, lakes etc. can occur by the leaching of contaminants out of the soil into water courses through the natural drainage of the soil, or through surface runoff of water eroding and transporting contaminant materials into water courses. This in turn can have negative impacts on aquatic plant and animal life, and affect the quality of human drinking water. Some contaminants may pose a fire of explosion hazard or they may be corrosive and attack building materials or services. Typically, such sites are 'cleaned up' during the planning process.

34. **Convenience Goods:** These comprise food, drink, tobacco and non-durable household goods commonly used to clean and maintain the home.
35. **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.

36. **Crossrail 2**: (formerly known as the Hackney–Chelsea Line) will link Hackney and south-west London. The precise route, the character and the role of the link have not yet been assessed.

37. **Decent Home Standard**: A Government housing standard which requires all councils and Registered Social Landlords to bring their properties up to a defined minimum standard by 2010. The standard encourages action on energy efficiency as well as repair, comfort and facility issues.

38. **Detailed Local Area Analysis**: A written and illustrated assessment, which would be submitted in addition to the supporting documents and studies required for a major planning application, that contains the following information:
   - An assessment of the mean height of all surrounding development within a 100m radius from the proposed footprint.
   - Diagram illustrating the relationship of the proposed site to one of the identified tall building opportunity areas.
   - A design statement identifying the opportunities and constraint of the site that makes it suitable for tall buildings.
   - Evidence of exploration of the viability and appropriateness of alternative (not tall) development forms.

39. **Development Control Policy**: These are a suite of criteria-based policies which are required to ensure that all development within the areas meets the spatial vision and spatial objectives set out in the Core Strategy.

40. **Development Plan**: As set out in Section 38(6) of the Act, an authority's development plan consists of the relevant Regional Spatial Strategy and the Development Plan Documents contained within its Local Development Framework.

41. **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.

42. **District Park**: Landscaped setting with a variety of natural features providing for a wide range of activities, including outdoor sports facilities and playing fields. Children’s play for different age groups, and informal recreation pursuits. Should provide some car parking. Typically over 20 hectares and 1.2 km from home, visits by foot, cycle car and short bus trips. In Hackney there are four District Parks; Clissold, Hackney Downs, London Fields and Haggerston.

43. **District Town Centre**: the next level of town centre below the Major Town Centre category. It traditionally provides convenience goods and services for more local communities. Hackney Central - Mare Street, Stoke Newington, and Finsbury Park are designated District Centres by the London Plan for Hackney.

44. **East London Line Project**: Formerly known as ELLX, will extend and upgrade the existing (London Underground Limited) East London Line, converting it into a new metro-style (London Underground) train service. This will provide services that will ultimately extend North to Highbury & Islington, South to West Croydon and West to
Clapham Junction. Phase 1 of the project, the northern extension, will join the current East London Line just south of the existing Shoreditch Station. In Hackney, this will result in new stations at Shoreditch High Street (to replace the existing Shoreditch station), Hoxton, Haggerston and Dalston Junction (disused Kingsland viaduct).

45. **Economic Impacts Assessment**: Document establishing the economic impacts of a proposal focusing on issues such as: employment, income generated, cumulative impact of proposal and the likely impact on neighbouring uses.

46. **Employment generating uses**: For the purpose of this document, employment generating uses in line with the PPS 4 definition of economic development, including B1, B2, B8, C1 and D1. A1 can also be considered as a employment generating use but only when part of a development that also includes one or more of the uses mentioned previously (B1, B2, B8, C1, D1).

47. **Employment space**: Micro employment space - less than 1000sq. feet; Small employment space - between 1000sq. feet and 5000 sq. Feet; Medium employment space - 5000 sq. feet 25000 sq. feet; Large employment space - + 25000 sq. feet.

48. **Energy Hierarchy**: a framework guiding UK energy policy as follows: Use Energy Efficiently (by turning off lights and appliances after use); Use Renewable Energy (wherever possible); Supply Remaining Energy efficiently (by using decentralised technology such as CHP systems). Following this hierarchy meets energy demand in the most efficient way and also reduces emissions of carbon dioxide (CO2).

49. **Energy Saving Trust**: A UK wide non-profit organisation that provides free impartial advice on energy use.

50. **Entertainment Management Zone (EMZ)**: These zones are being established as geographically defined areas where a forum of agencies works together to tackle issues associated with the evening and night-time economy. An EMZ can be designated in areas where there is a concentration of entertainment activities or in locations where growth of entertainment uses is planned.

51. **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.

52. **Estate Renewal Programme**: Hackney’s Decent Homes investment programme aimed at improving the quality of council housing in Hackney. The programme also seeks to redevelop some of Hackney’s estates increasing their urban design quality, density and overall quality of life for residents living in these neighbourhoods.

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

54. **Floor plate**: In a building development context refers to a regularly shaped single level floor area.

55. **Floating Support**: A service that provides housing related support to vulnerable adults (over 16) to enable them to maintain their independence in their own home.
56. **Flood Risk Assessment (FRA)** - A report which outlines the main flood risks to a development site. When complete, an FRA will present recommendations to reduce the impact of flooding to the site and surrounding area.

57. **Government Office for London (GOL):** GOL represents central government across London, delivering policies and programmes in the London region on behalf of ten central government Departments. GOL acts on behalf of the First Secretary of State on land use planning matters in London.

58. **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.

59. **Green / brown roofs:** Green roofs are vegetated layers that sit on top of the conventional roof surfaces of a building, which can support a wide range of plant life. On brown roofs the intention is to allow vegetation to colonise low fertility substrates like those found in the rubble of demolished buildings. Both types of roofs can create or improve biodiversity, contribute minimising flood risk, improve thermal efficiency and improve the microclimate.

60. **Green Chain / Links:** These are areas of linked but separate open spaces and the footpaths between them. They are accessible to the public and provide way-marked paths, and other pedestrian and cycle routes, therefore does cover green links which may not be green.

61. **Green Corridors:** This refers to relatively continuous areas of open space leading through the built environment, which may be linked and may not be publicly accessible. They may allow animals and plants to be found further into the built up area than would otherwise be the case and provide an extension to the habitats of the sites they join.

62. **Green Grid:** Network of interlinked multi-functional and high quality open spaces that connect with town centres, public transport nodes, the countryside in the urban fringe, the Thames and major employment and residential areas. The East London Green Grid Framework covers the sub regional section of the area. Enhancement and integration of the open space network and complements the Green Arc initiative that aims to improve the access to and quality of the countryside.

63. **Green Infrastructure:** the open environment within urban areas, the urban fringe and the countryside. It is a network of connected, high quality, multi-functional open spaces, corridors and the links in between that provide multiple benefits for people and wildlife.

64. **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.

65. **Green spaces within grounds of institutions:** Open space located within the grounds of hospitals, universities and other institutions which are accessible to the general public or some sections of the public. Also includes education sites where there is only hard surface and or amenity open space (no pitch provision).
Appendix 4 Glossary of Terms

66. **Hackney Homes**: is the arms length management organisation set up by the Council in 2006 to manage and maintain the council's housing stock.


68. **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 Statutory Listed Buildings, Conservations Areas, London Squares, Historic Parks and Gardens, Scheduled Ancient Monuments, Archaeological Remains, Archaeological Priority Areas, Locally Listed Buildings and Local Landmarks.

69. **Historic Significance**: The value of a heritage asset, because of its heritage interest, which may be archaeological, architectural, artistic or historic.

70. **Homes and Communities Agency**: is the national housing and regeneration agency for England. The organisation was formed on 1 December 2008 along with the Tenant Service Authority (the regulatory body for Registered Social Landlord). The HCA is a non-departmental public body and its sponsor government department is Communities and Local Government (CLG).

71. **Home Energy Conservation Act 1995 (HECA)** - This Act set a target of improving energy efficiency by 30% over the period 1995 - 2010, and required every council with housing responsibilities to submit an energy conservation report on a yearly basis to the Secretary of State. The report must identify measures taken to improve the energy efficiency of residential accommodation in their area, and report on the progress made implementing these measures.

72. **Houses in Multiple Occupation (HMOs)**: In accordance with the Housing Act 2004 the following property types are defined as a House in Multiple Occupation: An entire house or flat which is let to 3 or more tenants who form 2 or more households and who share a kitchen, bathroom or toilet; a house which has been converted entirely into bedsits or other non-self-contained accommodation and which is let to 3 or more tenants who form two or more households and who share kitchen, bathroom or toilet facilities; a converted house which contains one or more flats which are not wholly self contained (ie the flat does not contain within it a kitchen, bathroom and toilet) and which is occupied by 3 or more tenants who form two or more households; and a building which is converted entirely into self-contained flats if the conversion did not meet the standards of the 1991 Building Regulations and more than one-third of the flats are let on short-term tenancies. In order to be an HMO the property must be used as the tenants’ only or main residence and it should be used solely or mainly to house tenants. Properties let to students and migrant workers will be treated as their only or main residence and the same will apply to properties which are used as domestic refuges.

73. **Housing Trajectory**: Graph and table illustrating the supply of projected completion of net new additional housing dwellings through to March 2026.

74. **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.

75. **Independent**: In a retail context it means a shop or other unit that is not part of a retail chain or other grouping.
76. **Intermediate Affordable Housing**: Intermediate affordable housing is housing at prices and rents above those of social rent, but below market price or rents, and which meet the criteria set out above. These can include shared equity products (e.g. HomeBuy), other low cost homes for sale and intermediate rent. The definition does not exclude homes provided by private sector bodies or provided without grant funding. Where such homes meet the definition above, they may be considered, for planning purposes, as affordable housing. Whereas, those homes that do not meet the definition, for example, ‘low cost market’ housing, may not be considered, for planning purposes, as affordable housing. ‘Affordable housing’ refers to particular products outside the main housing market. It is a different meaning to ‘Affordability’ which is a measure of whether housing may be afforded by certain groups of households.

77. **Independent Examination**: The local planning authority must submit all Development Plan Documents for Independent Examination that is held in public by an Inspector from the Planning Inspectorate. The report produced by the Inspector is binding on the Council.

78. **Jarman Under-Privileged Area Score**: The Underprivileged Area Score is an index to measure socio-economic variation across small geographical areas. The score is an outcome of the need identified in the Acheson Committee Report (into General Practitioner (GP) services in the UK), to create an index to identify 'underprivileged areas' where there were high numbers of patients and hence pressure on General Practitioner services. Its creation involved the random distribution of a questionnaire among general practitioners throughout the UK. This was then used to obtain statistical weights for a calculation of a composite index of underprivileged areas based on GPs' perceptions of workload and patient need (Jarman, 1984).

79. **Indices of deprivation**: The Index of Multiple Deprivation combines a number of indicators, chosen to cover a range of economic, social and housing issues, into a single deprivation score for each small area in England. The Indices are used widely to analyse patterns of deprivation, identify areas that would benefit from special initiatives or programmes and as a tool to determine eligibility for specific funding streams.

80. **Job Centre Plus**: Jobcentre Plus is the main government agency supporting people of working age from welfare into work, and helping employers to fill their vacancies. They form part of the Department for Work and Pensions (DWP) and play a major role in supporting the Department's aim to 'promote opportunity and independence for all through modern, customer-focused services'.

81. **Key Diagram**: Diagram that illustrates broad locations of future development in the borough.

82. **Key Worker**: A key worker is a person in a job designated as providing an essential role to the community, who is unable to afford to rent or buy a home on the open market due to low salary. Types of roles performed include permanently employed NHS Primary Care Trust staff, Police Community Support Officers, Prison Officers, qualified Environmental Health officers and a wide range of other Local Authority roles.

83. **Learning Trust**: The Learning Trust is the not-for-profit company which runs all the education services for the London Borough of Hackney. The trust are responsible for the running of Hackney’s schools, children’s centres, early years and adult education services.

84. **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, the adopted Plan dates from 2000.

85. **Lifetime Neighbourhoods**: Lifetime neighbourhoods are those which offer everyone the best possible chance of health, wellbeing, and social, economic and civic engagement regardless of age. They provide the built environment, infrastructure, housing, services and shared social space that allow us to pursue our own ambitions for a high quality of life. They do not exclude us as we age, nor as we become frail or disabled.

86. **Lift Company**: Local improvement finance trusts (LIFT) are a public-private finance initiative that is investing over £1 billion in primary health care facilities in England. The investment will lead to 3,000 GP facilities being refurbished and one-stop primary care centres known in Hackney as Primary Care Resource Centres. The LIFT for East London is known as the East London LIFT Company.

87. **Linear Open spaces**: The Thames, canal and other waterways and associated open spaces and towpath; paths; disused railways; nature conservation areas; and other routes which provide opportunities for informal recreation. Often characterised by features or attractive areas which are not fully accessible to the public but contribute to the enjoyment of the space.

88. **Listed Buildings**: Includes both local and statutory listed buildings. Locally listed buildings are those that satisfy one or more of the following criteria: historic interest, architectural interest or environmental significance. 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 statutory listing in England. Buildings listed as Grade 1, Grade 2 or applications for demolition of the Council’s own buildings are subject to English Heritage Direction.

89. **Local Shopping Centre**: the next level of shopping centre below District Centre level, providing services for local communities. These have a key role to play in addressing the problems of areas lacing accessible retail and other services.

90. **Local Development Framework (LDF)**: The Local Development Framework is a collection of Local Development Documents, which provide the framework for delivering the spatial planning strategy for the Borough. The Local Development Framework consists of: Development Plan Documents (which form part of the statutory development plan); Supplementary Planning Documents; the Statement of Community Involvement; the Local Development Scheme; and the Annual Monitoring Report. The LDF may also include Local Development Orders or Simplified Planning Zones.

91. **Local Development Scheme (LDS)**: The Local Development Scheme sets out a three year programme for preparing the individual Local Development Documents which, taken together, form the LDF.

92. **Local Strategic Partnerships (LSP)**: An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people’s quality of life (Planningportal, 2009). The LSPs are non-statutory, multi-agency partnerships, which match local authority boundaries.
93. **Locally Significant Industrial Site**: Sites of particular importance for industrial and warehousing uses.

94. **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.

95. **Major Centre**: Major centres are important shopping and service centres, often with a borough-wide catchment. Their attractiveness for retailing is derived from a mix of both comparison and convenience shopping. Some major centres, which have developed sizeable catchment areas, also have some leisure and entertainment functions. Major centres normally have over 50,000 square metres of retail floor space.

96. **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: the winning and working of minerals or the uses of the land for mineral working deposits; Waste development, i.e development involving the treating, storing, processing or disposing of refuse or waste materials; 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; 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; Development carried out on a site having an area of one hectare or more. Source - [para 2, art 8, GDPO, 1995]

97. **Major Town Centre**: The third category of town centres defined by the London Plan as an important shopping and service centre with borough-wide catchment. It normally has over 50,000 square metres of retail floorspace and may also have leisure and entertainment functions. Its attractiveness for retailing derives from having a mix of both comparison and convenience shopping. Dalston Town Centre is the only town centre in Hackney designated a Major Town Centre by the London Plan.

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

99. **Metropolitan Parks**: Either i) natural heathland, downland, commons woodland etc, or ii) formal parks providing for both active and passive recreation. Typically over 60 hectares in size and 3.2 km from home or more where the park is appreciable larger, visits by car and public transport. Hackney Marshes North may be considered a Metropolitan Park although it is part of Lea Valley Regional Park.

100. **Metropolitan Town Centre**: The second category of town centres defined by the London Plan serving wide catchment areas covering several boroughs and offering a high level and range of consumer durable goods. They typically have over 100,000 square metres retail floorspace, including multiple retailers and department stores.

101. **Mixed Use Development**: Development for a variety of activities on single sites or across wider areas such as town centres.

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

103. **National Affordable Housing Programme (NAHP)**: This is an ambitious and complex programme of investment. It is the route by which originally the Housing Corporation, now superseded by the Homes and Community Agency (See glossary 56) will deliver a significantly increased supply of affordable homes. NAHP encompasses a range of important policy intentions in areas such as homelessness, supported housing, rural
housing and key worker recruitment and retention. The ambition for housing supply and the policy priorities have national, regional and local dimensions.

104. **National Indicators (NIs):** From 1st April 2008, the NIs became the only set of indicators on which the Government will assess the performance of local authorities.

105. **National Institution for Clinical Excellence (NICE):** This is the independent organisation responsible for providing national guidance on the promotion of good health and the prevention and treatment of ill health.

106. **Natura 2000 sites:** An important network of sites which are important for wildlife habitat and ecology, consisting of Special Protection Areas (SPA) and Special Areas of Conservation (SACs). Their legal basis comes from the 1991 Habitats Directive and 1979 Birds Directive.

107. **Natural or semi-Natural Urban Greenspaces:** Woodland (coniferous, deciduous, mixed) and scrub, grassland (e.g. downland, meadow) heath or moor, wetland (e.g. marsh fen), open and running water, wasteland, (including disturbed ground), bare rocks habitats (e.g. cliffs, quarries)

108. **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.

109. **Neighbourhood Parks (Greater London Authorities - Local Parks):** Providing for court games, children’s play space or other areas of special nature, including nature conservation areas. Typically around 2 hectares and 0.4km from home, visit by foot. In Hackney four parks fall into this category Butterfield Green, Clapton Park, Well Street Common and Shoreditch Park.

110. **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.

111. **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.

112. **Obesity:** Obesity is when a person is carrying too much body fat for their height and sex. A person is considered obese if they have a Body Mass Index (BMI) of 30 or greater. BMI is a measurement of your weight in kilograms divided by your height in metres squared. Obesity can happen when you eat more calories than you burn off over a period of time.

113. **Olympic Legacy:** The 2012 Olympic and Paralympic Games Legacy comprises to 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.

114. **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.

115. **Opportunity Area Planning Framework (OAPF):** Opportunity Area Planning Frameworks provide 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.

116. **Outdoor sports facilities / playing fields:** Sites which are not located within a public park and which the primary role is for formal recreation. Sites include tennis courts, bowling greens, sports pitches, golf courses, athletics tracks, school playing fields, other institutional playing fields and outdoor sports areas.

117. **Primary Care Trust (PCT):** The PCT, such as City and Hackney PCT, works with the London Borough of Hackney the Corporation of London and other agencies that provide health and social care locally to make sure that the local community's needs are being met. PCTs are now at the centre of the NHS and control 80% of the NHS budget. As they are local organisations, they are best positioned to understand the needs of their community, so they can make sure that the organisations providing health and social care services are working effectively. For example, your PCT must make sure there are enough services for people within their area and that these services are accessible. It must also make sure that all other health services are provided, including hospitals, dentists, opticians, mental health services, NHS walk-in centres, NHS Direct, patient transport (including accident and emergency), population screening, and pharmacies. They are also responsible for getting health and social care systems working together for the benefit of patients.

118. **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.

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

120. **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.

121. **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.

122. **Planning Obligations:** See Planning Contributions.
Appendix 4 Glossary of Terms

123. **Planning Policy Guidance Note (PPG):** 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.

124. **Planning Policy Statement (PPS):** Government statements of national planning policy, being phased in to supersede Planning Policy Guidance notes (PPGs). PPSs are prepared by the government to explain statutory provisions and provide guidance to local authorities and others on planning policy and the operation of the planning system. They also explain the relationship between planning policies and other policies which have an important bearing on issues of development and land use.

125. **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 in to 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 (It includes 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.

126. **Polyclinic:** Polyclinics are health centres that bring a range of primary and some secondary health services, normally in a hospital, into one health centre. Polyclinics can include a range of health services including dentists, opticians, and pharmacists along with traditional General Practitioners. Polyclinics are normally also large enough to ‘house’ specialist medical care, such as x-ray services, which would normally be provided in a hospital.

127. **Primary Capital Strategy:** Hackney’s primary capital strategy is the borough’s strategy for refurbishing and expanding primary schools in Hackney. The strategy draws together a range of funding sources.

128. **Priority Employment Areas:** Priority Employment Areas are areas, sites and/or land in and around town and local centres and other areas of high public transport accessibility where clusters of employment uses exists or can be promoted to in a sustainable environment appropriate to employment uses.

129. **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.

130. **Proposals Map:** The adopted proposals map is an Ordnance 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.
131. **Provision for children / teenagers:** Play areas, skateboard parks, outdoor basketball goal and ‘hanging out’ areas. Generally, such provision lies within parks and other types of open space.

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

133. **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).

134. **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.

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

136. **Regeneration Delivery Framework:** The regeneration delivery framework is Hackney’s key framework for coordinating major investment programmes, service delivery and a range of interventions to ensure that Hackney’s most disadvantaged neighbourhoods and communities can benefit from the future growth of the borough in an economically, socially and environmental sustainable way.

137. **Regional Parks:** Large areas and corridors of natural heathland, downland, commons, woodland and parkland also including areas not publicly accessible but which contribute to the overall environmental amenity. Primarily providing for informal recreation with non-intensive active recreation uses. In terms of size they are over 400 hectares, and between 3.2 and 8 km from home, visits by car and public transport with car parking at key locations. Parts of the Lea Valley Regional Park lie within Hackney.

138. **Registered Social Landlord (RSL):** An RSL is a body registered and approved by the Tenant Services Authority and the Homes & Communities Agency to provide social housing for rent. Some RSLs also build affordable housing, often in partnership with commercial developers, for sale on a Shared Ownership basis. Examples operating within Hackney include Southern Housing Group, Gateway Housing Association and the Peabody Trust.

139. **Retail:** Includes both comparison goods (or consumer durables), which are retail goods such as clothes, shoes, homeware, jewellery, sportswear, games/toys, books, music, electrical and furniture, and convenience goods such as food, drink, tobacco and non-durable household goods commonly used to clean and maintain the home.

140. **Saved Policies:** The Planning and Compulsory Purchase Act 2004 and Planning Policy Statement 12 (PPS12) allowed for a transition period between the old development plan system and the new Local Development Framework approach to ensure there was no policy void. Adopted local and unitary development plans retain development plan status and automatically become ‘saved’ policies for a period of three years from the start of the Act (27 September 2004), or until replaced by RSS or LDF documents. For plans adopted since the commencement of the Act, the three year period begins from the date of adoption. During the three-year period local planning authorities should bring forward local development documents to replace saved policies in accordance with their Local Development Scheme(LDS).

141. **Section 106 Agreement (s.106):** See Planning Contributions.
142. **Secure By Design:** A standard assessing the planning and design of street layouts, open space, and buildings so as to reduce the likelihood or fear of crime, for example by allowing for natural surveillance to take place.

143. **Sense of Place:** A place with a positive ‘feeling’ for people and local distinctiveness, creating the concept that a place has its own identity and providing a focus for the community and civic activity, and an attractive, accessible and safe environment for businesses, shoppers and residents.

144. **Sequential Approach:** requires certain sites or locations to be fully considered for development before consideration is given to other sites or locations. The sequential approach can apply in the case of land at risk from flooding, or new retail development.

145. **Shared Spaces:** shared spaces are public buildings that bring together a range of services closer to the service-users making it easier for them to access a broader range of services and encouraging such users to take-up a services they may otherwise have been reluctant to take up. For example, the co-location of a library and GP practice can help persuade a person who may access library service, but not normally health services, to also attend a GP Surgery.

146. **Shopping Parade:** A group of shops providing services for local communities. Like the Local Shopping Centre, it has key role to play in addressing the problems of areas lacking accessible retail and other service.

147. **Sites of Nature Conservation:** sites of nature conservation value within the borough that include Metropolitan, Borough Grade I, Borough Grade II, and Local importance.

148. **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).

149. **Small Local Parks and Open Spaces:** Gardens, sitting out areas, children’s play spaces or other areas of a specialist nature, including nature and conservation areas. Typically these are under 2 ha in size, and no more than 400m from homes and are particularly valuable in high density areas. 19 such sites have been identified in the Open Space Assessment (2005).

150. **Social Infrastructure (also see Community Facilities):** the range of public and private-sector facilities that strengthens community well-being. Infrastructure may serve essential community needs such as a GP Surgery, a Job Centre Plus office or a local convenience shop; it may serve to support the development of relationships in a neighbourhood such as a community centre, a café or a library. It may also help promote community leadership, volunteering and civic engagement, such as the provision of voluntary sector accommodation to promote such activity.

151. **Social Investment:** Social investment encompasses the full range of investment into health, education, lifelong learning, police and other emergency services, community centres and halls, leisure centres, libraries and other investment into facilities that help support neighbourhoods and their communities.

152. **Social Investment Areas:** designated areas that are the same areas as Hackney’s growth areas with the purpose of focusing social investment (as defined above) into the areas of greatest population growth in Hackney.

153. **Social Rented Housing:** Rented housing owned and managed by local authorities and registered social landlords, for which guideline target rents are determined through the national rent regime. The proposals set out in the Three Year Review of Rent...
Restructuring (July 2004) were implemented as policy in April 2006. It may also include rented housing owned or managed by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Housing Corporation as a condition of grant.

154. **Special Area of Conservation**: Area classified under the European Community Directive on the Conservation of Natural Habitats and of Wild Flora and Fauna (92/43/EEC) that provides for the protection, management and control of habitats and species that meet the criteria in the Directive in the European territory of Member States.

155. **Special Policy Area**: An area in Shoreditch designated by Hackney Council under its Licensing Policy as suffering from higher levels of crime, disorder and public nuisance than other areas due to accumulation of licensed premises, and where there is a presumption against granting any new licenses, and additionally any application for the intensification of existing use such as to increase either the capacity of a premise or the hours of use will normally be refused unless the applicant can demonstrate that this will not add to the cumulative impact already being felt in this area.

156. **Special Protection Area**: Area classified under the European Community Directive on the Conservation of Wild Birds (79/409/EEC) that provides for the protection, management and control of all species of naturally occurring wild birds in the European territory of Member States.

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

158. **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 SCI is not a development plan document but is subject to independent examination.

159. **Statutory Organisations**: Are bodies which the council must consult at specific stages of the planning process, such as when a new draft document is produced. Organisations are typically neighbouring London Boroughs, and public bodies such as the Environment Agency, Natural England and English Heritage.

160. **Strategic Flood Risk Assessment**: Assessment required by Planning Policy Statement 25: Development and Flood Risk that is carried out at a district or sub-regional level to refine the information available from the Environment Agency with regard to flood risk by introducing sources of local knowledge.

161. **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.

162. **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.
163. **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.

164. **Surface Water Management Plan:** A plan that sets out actions and investment priorities to manage the risk of flooding from surface water run off.

165. **Sustainability Appraisal (SA):** A tool for appraising policies within LDF documents to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Planning Act to be undertaken for all local development documents. In order to meet the requirements of the European ‘Sustainable Environmental Assessment Directive’ (2001/42/EC) the SA includes a formal ‘environmental assessment of certain plans and programmes, including those in the field of planning and land use’.

166. **Sustainable Community Strategy (SCS):** Under the Local Government Act 2000 all local authorities are required to prepare a Sustainable Community Strategy (SCS). 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 SCS, authorities are expected to co-ordinate the actions of local public, private, voluntary and community sectors. The SCS is produced by Team Hackney, the Local Strategic Partnership.

167. **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, (ie use benchmarks).

168. **Sustainable Urban Drainage (SUDS):** Provides a sustainable drainage approach to surface water management, ensuring surface water run-off is controlled as near to its source as possible.

169. **Sustainable Transport:** A term generally related to movement by forms of transport other than the private car within the urban environment. It most commonly relates to travel by bus, train or underground system but can also apply to walking and cycling.

170. **Tall Buildings:** Buildings or structures that are significantly taller than surrounding development. In Hackney this is sub –categorised into:

   - **Mid Rise** – Buildings that are considered to be tall in the context of relatively low-rise development but that in absolute terms in the region of 18-29 metres (6-9 storeys)
   - **Tall** – Buildings that are significantly taller than the mean height of surrounding development. These buildings are anticipated to be set within a highly urban context and be in the approximate range of 30 – 45 metres 10-15 storeys.
   - **Very Tall** – Buildings that are excessively taller than the surrounding built form. These buildings would be from 46 metres upwards (16 storeys+)

171. **Team Hackney:** This is the name of Hackney’s Local Strategic Partnership. See Council Strategic Partnership for definition.

172. **Third Sector:** non-governmental organisations that are value driven and which principally reinvest their surpluses to further social, environmental or cultural objectives. It includes voluntary and community organisations, charities, social enterprises, cooperatives, housing associations and mutuals within the third sector.
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.

Town Centre Uses: Include the following uses: retail (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, and recreation uses (including cinema, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; arts, culture and tourism (theatres, museums, galleries and concert halls, hotels and conference facilities).

Tree Preservation Order (TPO): 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 (UDP): 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 provision.

United Kingdom Climate Projections (UKCP09): UKCP09 is the working name for the latest United Kingdom Climate Impact Projections. It assesses impacts of the predicted future climate and adaptation options to address the impacts. UKCP09 updates previous projections from 2002 and 1998. It is funded by central Government, and projections are based on data from the Meteorological Office.


View Corridor: Strategically important views designated in the London Views Management Framework, these include panoramas, linear views, rivers prospects and townscape views. Part of Shoreditch lies within the background assessment area of the landmark viewing corridor from Central London to St Paul's Cathedral.

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.
### Table 5.1 Use Classes Order

<table>
<thead>
<tr>
<th>Use Classification</th>
<th>Description</th>
<th>Permitted Change</th>
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</thead>
<tbody>
<tr>
<td><strong>A1 Shops</strong></td>
<td>Retail sale of goods to the public (e.g. hairdressers, undertakers, travel ticket agencies, internet cafes, post offices, newsagent, dry cleaners)</td>
<td>No Permitted Change</td>
</tr>
<tr>
<td><strong>A2 Financial and Professional Services</strong></td>
<td>Financial Services (e.g. banks, building societies, bureau de change) Professional services (employment agencies, estate agents, betting shops) Principally where services are provided to the public.</td>
<td>A1 if there is a ground floor window</td>
</tr>
<tr>
<td><strong>A3 Restaurants and Cafes</strong></td>
<td>Restaurants and cafes – for the sale of food purchased for consumption on the premises</td>
<td>A1, A2</td>
</tr>
<tr>
<td><strong>A4 Drinking Establishments</strong></td>
<td>Drinking establishments – public houses, wine bars</td>
<td>A1, A2, A3</td>
</tr>
<tr>
<td><strong>A5 Hot food takeaways</strong></td>
<td>Use for the sale of hot food consumption off the premises</td>
<td>A1, A2, A3</td>
</tr>
<tr>
<td><strong>B1 Business</strong></td>
<td>offices other than a use within class A2; (b) Research and Development – laboratories, studios (c) Light industry</td>
<td>B1 where no more than 235 sq m</td>
</tr>
<tr>
<td><strong>B2 General Industrial</strong></td>
<td>General Industry (other than uses classified as B1). Former special industrial classes B3-B7 are now classed as B2.</td>
<td>B1 and B8 where no more than 235 sq m</td>
</tr>
<tr>
<td><strong>B8 Storage and Distribution</strong></td>
<td>Storage and Distribution centres e.g. wholesale warehouses, reporitories, distribution centres</td>
<td>B1 where no more than 235 sq m</td>
</tr>
<tr>
<td><strong>C1 Hotels</strong></td>
<td>e.g. Hotels, guest houses, boarding houses</td>
<td>No Permitted Change</td>
</tr>
<tr>
<td><strong>C2 Residential Institutions</strong></td>
<td>e.g. Hospitals, nursing homes, boarding schools</td>
<td>No Permitted Change</td>
</tr>
<tr>
<td><strong>C2A Secure Residential Institutions</strong></td>
<td>e.g. Prisons, young offenders institutions, detention centres, secure training centres, custody centres, short-term holding centres, secure hospitals, secure local authority accommodation</td>
<td>No Permitted Change</td>
</tr>
<tr>
<td><strong>C3 Dwelling Houses</strong></td>
<td>Dwellings for individuals, families or no more than 6 people living together as a single household. No more than 6 people living together including students sharing a dwelling and small group homes for disabled/handicapped people living together in the community</td>
<td>No Permitted Change</td>
</tr>
<tr>
<td><strong>C4 Houses in Multiple Occupation</strong></td>
<td>Small shared dwelling 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</td>
<td>C3</td>
</tr>
<tr>
<td><strong>D1 Non-residential Institutions</strong></td>
<td>Medical and health services – clinics and health centres, creches, day nurseries, day centres and consulting rooms (not attached to the consultants or doctors house) museums, public libraries, art galleries, exhibition halls, non-residential education and training centres, places of worship, religious instruction and church halls</td>
<td>No Permitted Change</td>
</tr>
<tr>
<td><strong>D2 Assembly and Leisure</strong></td>
<td>Cinemas, dance and concert halls, sports halls, swimming baths, skating rinks, gymnasiums, bingo halls, casinos, other indoor and outdoor sports/leisure uses not involving motorised vehicles or firearms</td>
<td>No Permitted Change</td>
</tr>
<tr>
<td><strong>Sui Generis</strong></td>
<td>Uses not included above e.g. amusement arcades, launderettes, petrol stations, taxi businesses, motor vehicle sales and car/vehicle hire business, nightclubs, theatres, builders yards, hostels, garden centres.</td>
<td>No Permitted Change</td>
</tr>
</tbody>
</table>
Infrastructure Delivery Plan

6.1 Below is the borough’s draft infrastructure delivery plan. It brings together the different elements of the infrastructure study evidence into an accessible delivery plan that can be owned and delivered across Team Hackney (Local Strategic Partnership). Please note that the infrastructure item number refers to its unique identification contained within the Infrastructure Delivery Schedule. Shown below are the details of the known physical, social and green infrastructure needs of Hackney over the life of the Core Strategy.

Table 6.1 Infrastructure Delivery Plan

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<tr>
<td>No. 22: Strengthening of Seven Sisters’ Road (road safety &amp; pedestrian improvements)</td>
<td>Yes (P4)</td>
<td>TfL</td>
<td>Woodberry Down Planning Permission (S106 Agreement)</td>
<td>Unknown (secured)</td>
<td>Woodberry Down (secured)</td>
<td>Beyond 2015 (secured)</td>
<td>Woodberry Down Planning Permission (S106 Agreement)</td>
<td>None</td>
</tr>
<tr>
<td>No. 28: East London Line Extension</td>
<td>Yes (P1, P2, P3, P6)</td>
<td>TfL</td>
<td>TfL Investment Programme</td>
<td>£1bn</td>
<td>Borough-wide</td>
<td>2010-11 (secured)</td>
<td>TfL Investment Programme</td>
<td>None</td>
</tr>
<tr>
<td>No. 29: North London Line Improvement</td>
<td>Yes (P1, P2, P5, P6)</td>
<td>TfL Network Rail</td>
<td>Mayor’s Draft Transport Strategy</td>
<td>£300-400m</td>
<td>Borough-wide</td>
<td>2009-11 (secured)</td>
<td>TfL Investment Programme</td>
<td>None</td>
</tr>
<tr>
<td>No. 30: Crossrail</td>
<td>Yes (P1, P3, P6)</td>
<td>Crossrail, TfL and others</td>
<td>Crossrail company</td>
<td>£16bn</td>
<td>Shoreditch</td>
<td>2017 (Partly secured)</td>
<td>Crossrail Bill</td>
<td>Lack of available finance for Crossrail: mitigated through seeking alternative means of relieving East-West capacity issues around London Borough of Hackney LDF Core Strategy</td>
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<tr>
<td>No. 31: Crossrail II</td>
<td>Yes (P1, P3, P6)</td>
<td>TFL &amp; DfT</td>
<td>Mayor's Draft Transport Strategy</td>
<td>Not yet costed</td>
<td>Hackney Central, Dalston &amp; Homerton</td>
<td>Beyond 2020</td>
<td>Mayor's Draft Transport Strategy</td>
<td>Crossrail II remains an aspirational project that will probably not be delivered within the lifetime of the plan. Planned growth is not reliant on Crossrail II.</td>
</tr>
<tr>
<td>No. 38: Hackney Central-Downs Interchange (including Hackney Central Station upgrade, lifts and overground walkway)</td>
<td>Yes (P1, P2, P6, P13)</td>
<td>TFL</td>
<td>Mayor's Draft Transport Strategy</td>
<td>£10m</td>
<td>Hackney Central</td>
<td>Beyond 2010 (Unsecured)</td>
<td>Olympic Boroughs MAA</td>
<td>Funding is not secured through the MAA or another mechanism. Mitigated through seeking alternative ways to enhance linkages between the two train lines, such as improved pedestrian linkages or redirected bus routes.</td>
</tr>
<tr>
<td>No. 57: A10 Cycle Highway</td>
<td>Yes (P3, P6, P33)</td>
<td>TFL</td>
<td>Mayor's Draft Transport Strategy</td>
<td>£1.3m per KM</td>
<td>Borough-wide</td>
<td>2012 (Secured)</td>
<td>TfL Investment Programme</td>
<td>None</td>
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<tr>
<td>No.43-68: Pedestrian and Cycling improvements</td>
<td>Yes (P6, P33)</td>
<td>TfL &amp; LB Hackney</td>
<td>Local Implementation Plan (LIP)</td>
<td>Unknown</td>
<td>Borough-wide</td>
<td>Ongoing throughout the life of the plan</td>
<td>LB Hackney LIP</td>
<td>Various risks for each individual project. Each project will need to be managed individually.</td>
</tr>
</tbody>
</table>

**PHYSICAL INFRASTRUCTURE: Energy, Water and Waste**

<p>| No. 87, 88, 89 Hackney Sub-Station &amp; cable improvements | No (P7) | National Grid | National Grid 7-Year Statement | Unknown | Borough-wide | 2009-13 (secured) | National Grid communication | None |
| No. 90, 91, 93, 94 &amp; 95: Delivery of Combined Heat and Power network in Dalston | No (P30) | LB Hackney, LDA, TfL, EoN &amp; private developers | Dalston Masterplan | Not yet fully costed | Dalston | 2012 (partly secured) | Climate Change Strategy | Not able to secure the collaboration of stakeholder including land owners. Mitigated through seeking CPOs for establishing CHP network or seeking alternative means of reducing carbon emissions, such as retrofitting existing stock |</p>
<table>
<thead>
<tr>
<th>No. 90, 96, 97 Delivery of Combined Heat and Power network in other growth</th>
<th>No (P30)</th>
<th>LB Hackney, LDA, private developers and potential partners</th>
<th>Decentralised Energy Masterplanning Exercise in</th>
<th>Not yet fully costed</th>
<th>Borough-wide</th>
<th>Beyond 2015 (unsecured)</th>
<th>Climate Change Strategy</th>
<th>Not able to secure the collaboration of stakeholder including land owners. Mitigated</th>
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<tr>
<td>areas (inc Hackney Central &amp; Shoreditch)</td>
<td></td>
<td></td>
<td>collaboration with AAPs and Masterplans</td>
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<td>through seeking CPOs for establishing CHP network or seeking alternative means of reducing carbon emissions, such as retrofitting existing stock.</td>
</tr>
<tr>
<td>Hackney Wick Flood Defences (no infrastructure item on schedule at present)</td>
<td>Yes (P31)</td>
<td>LB Hackney, Environment Agency</td>
<td>Strategic Flood Risk Assessment</td>
<td>Not yet fully costed</td>
<td>Hackney Wick</td>
<td>Beyond 2015 (unsecured)</td>
<td>Strategic Flood Risk Assessment Phase 1</td>
<td>Dependent on significant public or private investment. Mitigated through continued dialogue with the EA over the most appropriate and proportionate cost-effective solutions.</td>
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**PHYSICAL INFRASTRUCTURE: ICT**

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<tr>
<td>No. 100 Broadband (Next Generation Access)</td>
<td>No (P7)</td>
<td>BT Openreach Business Plan</td>
<td>Unknown</td>
<td>Stamford Hill</td>
<td>2010 (secured)</td>
<td>Fibre to the Cabinet Programme</td>
<td>None</td>
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<tr>
<td>No. 101 Broadband (Next Generation Access)</td>
<td>No (P7)</td>
<td>BT Openreach Business Plan</td>
<td>Unknown</td>
<td>Borough-wide</td>
<td>2014</td>
<td>Communication with BT Openreach</td>
<td>Lack of market demand for faster broadband. Work with telecoms providers over alternative ways to ensure Hackney</td>
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</tbody>
</table>
| SOCIAL INFRASTRUCTURE: EDUCATION  
No. 158, 159 & 160: An additional 4.5 forms of entry for primary education across the borough | Yes (P9) | Learning Trust | Primary Capital Programme | £37.82m (estimate) | Multiple schools: Woodberry Down, Southwold, Holy Trinity and additional provision to be identified | 2009-13 (partly secured) | Primary Capital Programme | remains 'competitive' in terms of its ICT infrastructure capacity through searching out alternative funding streams. |
<p>| | | | | | | | | |
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<table>
<thead>
<tr>
<th>No. 162, 163, 164, 165 &amp; 166: Expansion of 6th form capacity and quality of learning environment in borough's secondary schools</th>
<th>Yes (P9)</th>
<th>LB Hackney</th>
<th>Building Schools for the Future</th>
<th>£75m (estimate at £15m per school)</th>
<th>Multiple schools: Clapton Girls, Stoke Newington, Haggerston Girls, Our Lady's &amp; Cardinal Pole</th>
<th>2010-12 (secured)</th>
<th>Building Schools for the Future: outline business case</th>
<th>None</th>
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<td>to meet rising demand amongst young people and parents</td>
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<tr>
<td>No. 167: Improvement in the quality of learning environment to meet the aspirations and needs of young people and parents</td>
<td>No (P9)</td>
<td>LB Hackney</td>
<td>Building Schools for the Future</td>
<td>Not yet costed</td>
<td>Hackney Free and Parochial</td>
<td>2011 (secured)</td>
<td>Building Schools for the Future: outline business case</td>
<td>None</td>
</tr>
<tr>
<td>No. 168 &amp; 169: Consolidation of Special Education Needs (SEN) and Complex Needs</td>
<td>No (P9)</td>
<td>LB Hackney</td>
<td>Building Schools for the Future</td>
<td>Not yet costed</td>
<td>Stormont and Kenworthy Rd</td>
<td>2014-16 (unsecured)</td>
<td>Building Schools for the Future: outline business case</td>
<td>Plans for consolidation become unviable: mitigated through seeking alternative ways to create an effective educational estate for SEN and complex needs</td>
</tr>
<tr>
<td>No. 161: Additional secondary school</td>
<td>Yes (P9)</td>
<td>LB Hackney &amp; Learning Trust</td>
<td>Children Services Capital Strategy</td>
<td>Not yet costed</td>
<td>Borough-wide</td>
<td>Beyond 2015</td>
<td>Discussions with the Learning Trust</td>
<td>Unable to identify a suitable site: mitigated through working closely with property partnerships group to identify a site</td>
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<tr>
<td>SOCIAL INFRASTRUCTURE: HEALTH</td>
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<tr>
<td>No. 178: Primary care resource centre to improve quality of healthcare in south-east Hackney</td>
<td>Yes (P1, P11)</td>
<td>NHS City and Hackney</td>
<td>NHS City and Hackney Services and Estates Strategy</td>
<td>£6.3m</td>
<td>Homerton</td>
<td>2010 (secured)</td>
<td>NHS City and Hackney Services and Estates Strategy</td>
<td>None</td>
</tr>
<tr>
<td>No. 179: Primary care resource centre to improve quality of healthcare in south-west Hackney: St Leonards (inc urgent care centre)</td>
<td>Yes (P1, P11)</td>
<td>NHS City and Hackney</td>
<td>NHS City and Hackney Services and Estates Strategy</td>
<td>£21m</td>
<td>Improved Railway Corridors</td>
<td>2011 (secured)</td>
<td>NHS City and Hackney Services and Estates Strategy</td>
<td>None</td>
</tr>
<tr>
<td>No. 177: Primary care resource centre to improve quality of healthcare in north-west Hackney (inc urgent care centre)</td>
<td>Yes (P1, P11)</td>
<td>NHS City and Hackney</td>
<td>NHS City and Hackney Services and Estates Strategy</td>
<td>£6m</td>
<td>Woodberry Down</td>
<td>2012 (Secured)</td>
<td>NHS City and Hackney Services and Estates Strategy</td>
<td>None</td>
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<tr>
<td>No. 180: Primary care resource centre to improve the quality of healthcare in north-east Hackney (inc urgent care centre)</td>
<td>Yes (P1, P11)</td>
<td>NHS City and Hackney Services and Estates Strategy</td>
<td>£6m (excludes land cost)</td>
<td>Stamford Hill</td>
<td>Unknown</td>
<td>NHSCity and Hackney Services and Estates Strategy</td>
<td>Unable to secure an appropriate site: mitigated through continued work with Property Partnerships to identify a site and potential use of Council CPO powers if necessary</td>
<td></td>
</tr>
<tr>
<td>No. 181: Expansion of primary healthcare provision in Dalston to meet rising demand, CLR James Library Site</td>
<td>Yes (P1, P11)</td>
<td>NHS City and Hackney Services and Estates Strategy</td>
<td>£6m</td>
<td>Dalston</td>
<td>2012 (partly secured)</td>
<td>NHSCity and Hackney Services and Estates Strategy</td>
<td>Unable to secure an CLR James Library site: mitigated through continued work with Property Partnerships to identify a site and potential use of Council CPO powers if necessary</td>
<td></td>
</tr>
<tr>
<td>No. 184: Expansion of primary healthcare provision in Hackney Central to meet rising demand, Lower Clapton Health Centre</td>
<td>Yes (P1, P11)</td>
<td>NHS City and Hackney Services and Estates Strategy</td>
<td>£6m</td>
<td>Hackney Central</td>
<td>Beyond 2012 (unsecured)</td>
<td>NHSCity and Hackney Services and Estates Strategy</td>
<td>Unable to redevelop Lower Clapton site: mitigated through continued work with Property Partnerships to identify a site and potential use of Council CPO powers if necessary</td>
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<tr>
<td>No. 177, 178, 179 &amp; 180: Expansion and consolidation of Community Dentistry function (Need for 7 additional dentists by 2025) in primary care resource centres</td>
<td>Yes (P1, P11)</td>
<td>NHS City and Hackney</td>
<td>NHS City and Hackney Services and Estates Strategy</td>
<td>Forms part of the cost of the 4 primary care resource centres</td>
<td>Borough-wide</td>
<td>Beyond 2015 (secured)</td>
<td>NHSCity and Hackney 'Oral Health Strategy'</td>
<td>None</td>
</tr>
<tr>
<td>No. 188: Expansion and improvement of quality in perinatal and maternity provision</td>
<td>Yes (P11)</td>
<td>Homerton University Hospital NHS Foundation Trust</td>
<td>Homerton Hospital Annual Plan</td>
<td>£8.3m</td>
<td>Homerton</td>
<td>2010 (secured)</td>
<td>Homerton Hospital Annual Plan</td>
<td>None</td>
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**SOCIAL INFRASTRUCTURE: LEISURE**

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<tr>
<td>No. 238: 4 existing school sports halls into public use to meet rising demand for leisure</td>
<td>Yes (P1)</td>
<td>LB Hackney Learning Trust</td>
<td>Building Schools for the Future</td>
<td>Not yet costed-part of total BSF Cost</td>
<td>Borough-wide</td>
<td>Beyond 2015</td>
<td>Atkins 'Sports Assessment'</td>
<td>Lack of identifiable schools with sports halls 'fit for purpose'. Mitigated through working closely with the Learning Trust to find appropriate schools and schools where moderate</td>
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<tr>
<td>SOCIAL INFRASTRUCTURE: LIBRARIES</td>
<td>No (23 &amp; 232-238)</td>
<td>LB Hackney</td>
<td>Library Development Plan 2005-2009</td>
<td>LB Hackney</td>
<td>2010-2012</td>
<td>Borough-wide (Dalston, Harkon, Hackney and private)</td>
<td>£2.2m (excludes Delbion, Harkon, Hackney and private cost of redevelopment of St. Mary's Hill)</td>
<td>Discussions with LB Hackney Culture and Leisure Services</td>
</tr>
<tr>
<td>SOCIAL INFRASTRUCTURE: LIBRARIES</td>
<td>Yes (P1,P5,P10)</td>
<td>LB Hackney</td>
<td>Library Development Plan 2005-2009</td>
<td>LB Hackney</td>
<td>2010-2012</td>
<td>Borough-wide (Dalston, Harkon, Hackney and private)</td>
<td>£2.2m (excludes Delbion, Harkon, Hackney and private cost of redevelopment of St. Mary's Hill)</td>
<td>Discussions with LB Hackney Culture and Leisure Services</td>
</tr>
<tr>
<td>SOCIAL INFRASTRUCTURE: LIBRARIES</td>
<td>Additional 659-944sqm of net library floorspace required to meet population growth</td>
<td>LB Hackney</td>
<td>Library Development Plan 2005-2009</td>
<td>LB Hackney</td>
<td>2010-2012</td>
<td>Borough-wide (Dalston, Harkon, Hackney and private)</td>
<td>£2.2m (excludes Delbion, Harkon, Hackney and private cost of redevelopment of St. Mary's Hill)</td>
<td>Discussions with LB Hackney Culture and Leisure Services</td>
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Risks and Contingency

Baseline Source

When?

Timescales

Location

Cost

How?

Delivery Mechanism

Who?

Lead Delivery Agency

Linked to CS Growth? | Y/N | Policy |
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<td>No (23 &amp; 232-238)</td>
<td>Yes</td>
<td>P1</td>
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<tr>
<td>Yes (P1,P5,P10)</td>
<td>Yes</td>
<td>P1</td>
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<tr>
<td>Additional 659-944sqm of net library floorspace required to meet population growth</td>
<td>Yes</td>
<td>P10</td>
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Renovations are required to bring them up to standard.

Lack of evidence to identify which buildings can provide such facilities. Mitigated through further work to identify accommodation and understanding what private provision may come forward from the private sector.

Borough-wide (Haggerston, Pubs, Clacton, Stoke Newington & Stamford Hill)

£9.2m (excludes cost of Stamford Hill refurbishment)

Library Development Plan 2005-2009

Additional 659-944sqm of net library floorspace required to meet population growth
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<tr>
<td>Additional library provision in Hackney Wick (only if a high level of housing development takes place)</td>
<td>Yes (P1, P5 P10)</td>
<td>LB Hackney</td>
<td>Library Development Plan 2005-2010</td>
<td>Not yet costed</td>
<td>Hackney Wick</td>
<td>Beyond 2012 (unsecured)</td>
<td>Discussions with LB Hackney Culture and Leisure Services</td>
<td>Unable to secure an appropriate site: mitigated through discussions with LB Hackney Culture and Leisure Services</td>
</tr>
<tr>
<td>No. 144: Additional open space in Dalston (Eastern Curve) to alleviate open space deficiency</td>
<td>No (P26)</td>
<td>LB Hackney</td>
<td>Dalston Masterplan</td>
<td>Not yet costed</td>
<td>Dalston</td>
<td>2012 (unsecured)</td>
<td>Atkins Open Space Assessment</td>
<td>Space used for other purposes. Mitigated by seeking out an alternative site for open space provision and ensuring developments contain a sufficient quantity of open space provision.</td>
</tr>
<tr>
<td>No. 104: Olympic Park (including new linear space as replacement for Arena Fields)</td>
<td>No</td>
<td>ODA, Legacy Company &amp; Host Boroughs Legacy Masterplanning Framework</td>
<td>Unknown</td>
<td>Olympic Park area</td>
<td>2012 (Secured)</td>
<td>Olympic Masterplan</td>
<td>None</td>
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**GREEN INFRASTRUCTURE: PARKS**
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<tr>
<td>No. 116-138: Creation of 10 play spaces and improvements to 18 play spaces to meet the need to satisfy current demand for high quality safe play space</td>
<td>No</td>
<td>Learning Trust, LB Hackney</td>
<td>Play Pathfinder</td>
<td>£1.6m</td>
<td>Borough-wide (variety of locations spread across the borough, especially where there is a child play space deficiency)</td>
<td>2010 (secured)</td>
<td>Discussions with Learning Trust</td>
<td>None</td>
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**GREEN INFRASTRUCTURE: SPORTS PITCHES**

| No. 152: Remaking the Marshes: improving quality and provision of sports provision in Hackney Marshes to meet the borough's need for more junior and mini-size football pitches and other uses | No (P26) | LB Hackney, ODA | Parks Strategy | £15m | Hackney Wick area | 2009-15: series of improvements before and after the 2012 Games | Discussions with LB Hackney Parks Team & Atkins Open Space Assessment | Additional funding for the project is not secured. Mitigated through seeking our alternative sources of funding and/or rescaling back non-essential elements of the project. |
| No. 153: Providing Multi Use Games Area in the London Fields to meet existing deficiency | No (P26) | LB Hackney | Parks Strategy | £200,000 | Hackney Central | 2010 (secured) | Discussions with LB Hackney Parks Team & Atkins Open Space Assessment | None |

**GREEN INFRASTRUCTURE: ALLOTMENTS**
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<tr>
<td>No. 155 Need for an additional 33 plots to satisfy local demand</td>
<td>Yes (P1, P26)</td>
<td>LB Hackney</td>
<td>Site Allocations DPD</td>
<td>Not yet costed</td>
<td>Borough-wide</td>
<td>Beyond 2015 (unsecured)</td>
<td>Atkins Open Space Assessment</td>
<td>Lack of viable sites within the borough for allotments. Mitigated through alternative solutions, such as community food growing initiatives and the use of green/brown roofs for shared allotments.</td>
</tr>
</tbody>
</table>

Table taken from LB Hackney Infrastructure Assessment, 2009
Appendix 7 Proposals Map consolidated changes arising from the Core Strategy

7.1 Please see the Ordnance Survey based map (folded in with the Core Strategy document) showing the consolidated changes to the Proposals Map arising from the Core Strategy.
8.1 Please see the Proposals Map Schedule Adopted November 2010 (folded in with the Core Strategy document) which numbers and lists the land use designations and sites on the Proposals Map.