

DEVELOPMENT MANGEMENT LOCAL PLAN – SCHEDULE OF CHANGES (POST EXAMINATION IN PUBLIC 2014) MAIN MODIFICATIONS FOR CONSULTATION

Ref #	Chapter and Section Title	Para No, Page No	Policy No.	Proposed Change	Reason for Change
1	Chapter 3	p19	DM1	Bullet point (iii) under General delete: “Proposals for residential development should comply with the London Plan (July 2011) and the GLA’s Housing SPG (November 2012);”	Response to comments to remove references to SPGs so as not to give them a development plan status.
2	Chapter 3	P19	DM1	Under Strategic View Background Area delete “Linear View 8 Westminster Pier to St Paul’s Cathedral and 9 King Henry VIII’s Mound, Richmond to St Paul’s Cathedral, in accordance with the Mayor of London’s London View Management Framework SPG (March 2012) and the City of London’s ‘St. Paul’s Heights’ Policy,” Insert “St Paul’s Cathedral,” after “consultation areas of...”	Response to comments to remove references to SPGs so as not to give them a development plan status.
3	Chapter 3	Para 3.3.5 p21		Last sentence in paragraph 3.3.5 replace “London Housing Design Guide (interim edition, August 2010)” with “ <u>GLA’s Housing SPG (November 2012)</u> ”	To reflect the most recent guidance.
4	Chapter 3	Para 3.4.1 p22	NA	Insert the words ‘ <u>and reducing health inequalities</u> ’ in the last sentence of paragraph 3.4.1 between the words ‘wellbeing’ and ‘is a key’ so as to read: “Promoting health and wellbeing <u>and reducing health inequalities</u> is a key Council objective and is reflected through Hackney’s Sustainable Community Strategy”.	For clarification.
5	Chapter 3	Para 3.6.2, p27/28	NA	Delete the text in paragraph 3.6.2 and replace it with the following: “ <u>Recent research shows that the number of operational pubs in Hackney has fallen from 229 in 1983 to 104 in 2013. This represents a 56% loss in the last thirty years. Public houses are defined as community facilities in the NPPF and it is recognised that they can play an important role in the social fabric of communities. Public houses which are important to the community would be identified by their community asset value and sufficient evidence of need.</u> ”	To clarify the reasons for the protection of public houses as community facilities.
6	Chapter 3	p30/31	DM5	Amend the last sentence of the second paragraph of Policy DM5 to read: “ <u>Exceptions to this policy will be considered...</u> ”	To ensure that it is clear that exceptions to this policy will be made for key public services which need to rationalise their estates.

7	Chapter 3	p30/31	DM5	<p>Move the last sentence of the second paragraph of Policy DM5 which begins: “Exceptions to this last criterion (as amended above) will be considered...” to the end of the first paragraph of Policy DM5 after the number “4”.</p> <p>Make a new paragraph from the second sentence of the second paragraph of Policy DM5 beginning with: “Smaller scale proposals must demonstrate...safety”.</p>	To ensure that it is clear that exceptions to this policy will be made for key public services which need to rationalise their estates.
8	Chapter 3	p30/31	DM5	<p>In the first sentence of policy DM5 after the word “houses” add “(such facilities are identified in paragraph 3.6.1)” to read:</p> <p>“The Council will protect existing social and community facilities including places of worship and public houses (such facilities are identified in paragraph 3.6.1) by resisting their loss, unless a replacement facility that meets the needs of the community is provided, or the community facility is no longer required in its current use and it has been demonstrated that it is not suitable for any other community use for which there is a defined need in the locality.”</p>	To clarify the definition of community facilities.
9	Chapter 3	p30/31	DM5	<p>Delete the words “or best practice” from the second last sentence of the second paragraph of the policy to read as follows:</p> <p>“Facilities must meet the requirements for end users, and meet current legislative or best practice standards where relevant, and must comply with other policies in this Plan, particularly in regard to design, amenity and highway safety.”</p>	Response to comments to reference legislative standards instead of uncertain ‘best practice standard’.
10	Chapter 4 – A Dynamic and Creative Economy	Para. 4.2.2, p35	NA	<p>Amend paragraph 4.2.2 as follows:</p> <p>4.2.2 In line with national and regional planning policy advice and the Core Strategy, it is important that Hackney’s town centres are the focus of both convenience and comparison retail growth. The Council is committed to supporting and promoting its town centres including enhancing the diversity of their retail offer by taking a pro-active approach in directing and encouraging growth within them. Because of their accessibility the Council considers these centres as sustainable places suitable for the provision of a wide range of shopping facilities and services. New town centre proposals should, therefore, be located in the identified designated major, district and local shopping centres. <u>The Council will apply a sequential test and impact assessment to planning applications for main town centre uses that are not located in the existing designated centres above a locally set threshold.</u> The type and scale of any proposed development should reflect the role and function of the designated centres within Hackney’s shopping hierarchy. While it is acknowledged that the CAZ provides a mix of uses, it is not a designated town centre in Hackney, and as such it is not considered a focus for retailing and other town centres uses,</p>	To clarify policy.

				<p>especially considering that Hackney does not contain any designated CAZ Frontages as defined by the 2011 London Plan. Any retailing, <u>entertainment</u> or leisure uses proposed within PEAs, irrespective of being within the CAZ or not, are to comply with Policy DM17 and therefore should be in a quantum which acts in a supporting capacity to the core employment generating uses required in PEAs. <u>Any proposal for either or a combination of A Class, leisure or entertainment use above 200sq.m and outside of a designated town centres will need to be accompanied by a sequential test and retail impact assessment demonstrating that there would be no adverse impact on the vitality and viability of all the designated town centres as a whole. will not be adverse impact on the retail offer in the Borough's town centres.</u></p>	
11	Chapter 4 – A Dynamic and Creative Economy	P37	DM7	<p>Amend the 3rd paragraph of DM7 as follows:</p> <p>Proposals for new, or extension to existing edge or out-of-centre, retail <u>A Class, entertainment or leisure development in excess of 200 sq.m gross floorspace will <u>be required to submit a sequential test and an impact assessment demonstrating that there would be no adverse impact on the vitality and viability of all the designated town centres as a whole. The Council will refuse planning permission where there is evidence that the proposals are likely to have significant adverse impacts on the vitality and viability of all the designated town centres as a whole. not be granted</u> planning permission, unless they meet the Council's sequential assessment requirements and the Council is satisfied with an retail impact assessment submitted with an application for proposals in excess of the above threshold</u></p>	To conform to the NPPF
12	Chapter 4 – A Dynamic and Creative Economy	Para 4.2.4	NA	<p>Amend paragraph 4.2.4 to delete the word 'retail' from 'retail impact assessment' and to insert new text as follows:</p> <p>4.2.4 In assessing any retail, entertainment and leisure development, the Council will take into account the scale, location and nature of proposed development and may <u>will</u> require the submission of a sequential test and an retail impact assessment from the applicant. <u>The impact assessment should include assessment of the impact of the proposal on existing, committed and planned public and private investment in the designated town centre/s in the catchment area of the proposal, and the impact of the proposal on the designated town centre/s' vitality and viability, including local consumer choice and trade in the designated town centre/s and wider area, up to at least five years from the time the application is made. addressing the issues set out in paragraph 26 of the NPPF to enable an assessment of the effects of the proposed development on its town-centres as a whole. The NPPF allows local planning authorities to set local thresholds to be applied in relation to requiring an retail</u></p>	To clarify policy.

				<p>impact assessment. Policy DM7 sets a threshold for Hackney of 200sq.m. This threshold is considered appropriate given that Hackney's town centres are characterised by relatively small sized shop units. The GLA's London Small Shops Study 2010 identifies small shops and workspaces of typically around 70 – 90sqm. This is considered too low as a threshold at this level would implicate the majority of retail proposals including a single retail unit in Hackney. 200sqm will capture larger proposals which are more likely, when located outside of existing centres, to have adverse effects on existing shopping centres, unless demonstrated otherwise. The 200sqm threshold is also consistent with former PPS 4 which has been replaced by the NPPF. Above this local threshold the Council will require both a sequential test and an retail impact assessment to be undertaken for main town centre uses not in an existing town centre. Therefore proposals for new or extensions to existing edge or out-of-centre main town centre uses in excess of 200sqm need to satisfy the sequential test and retail impact assessment criteria if planning permission is to be granted. <u>Where an application fails to satisfy the sequential test or fails to provide satisfactory information or is likely to have significant adverse impact on one or more of the factors listed in the second sentence of this paragraph, the proposal will be refused planning permission.</u></p>	
13	Chapter 4 – A Dynamic and Creative Economy	Para 4.10.10, p60	NA	Amend paragraph 4.10.10 to delete the word 'retail' from 'retail impact assessment' at line 10.	To conform to NPPF to widen the scope for requiring an impact assessment from retail, leisure and entertainment uses.
14	Chapter 4 – A Dynamic and Creative Economy	Para 4.11.2, p61	NA	Amend paragraph 4.11.2 to delete the word 'retail' from 'retail impact assessment' at line 10.	To conform to NPPF to widen the scope for requiring an impact assessment from retail, leisure and entertainment uses
15	Chapter 4 – A Dynamic and Creative Economy	Para 4.3.2 p38	NA	<p>Amend the last sentence of paragraph 4.3.2 to read:</p> <p><u>"In this regard, the Council may impose planning conditions or seek to negotiate planning obligations where appropriate, feasible and viable to require proposals for retail developments of 1,000sq.m and over within the Borough's Town Centres, to incorporate affordable small shop units suitable for occupation by small and independent retailers, equivalent to at least 10% of the total amount of proposed retail floorspace. The Council may also use this policy to mitigate the loss of, and/or to provide or to support affordable shop units suitable for occupation by small and independent traders. The policy may also be used, subject to State Aid regulations, to support improvements and measures to help strengthen the retail offer, attractiveness and competitiveness of the Borough's town centres and local shopping centres. The Council's Planning Contributions Supplementary Planning Document will provide further details on implementing this policy".</u></p>	In response to consultation to accord with the London Plan Policy 4.9 to allow sufficient flexibility for the consideration of local circumstances.

16	Chapter 4 – A Dynamic and Creative Economy	Para 4.3.3 p 38	NA	Amend the first sentence of paragraph 4.3.3 as follows: Proposals for major residential developments or other major development schemes will will also be required to provide small shops where no alternative facilities are within 400m walking distance.	To align with amended policy wording.
17	Chapter 4 – A Dynamic and Creative Economy	Para 4.3.4 P38	NA	Amend paragraph 4.3.4 as follows: Affordability is a key concern for small enterprises in Hackney including small <u>and</u> independent retailers. It is considered that certain types of small and independent shops perform an essential service and should be easily accessible to all residents. These services include butchers, bakers, greengrocers, grocers, fishmongers, chemists, post offices, newsagents, dry cleaners and laundrettes. The Council is committed to supporting its town centres to be dynamic and competitive providing a diverse range of retail offers in varied sizes of retail outlets. In this regard, the <u>Council will resist the loss of affordable shop units providing essential services which have been secured through planning obligation. loss of such shops will be resisted, and</u> The Council wishes to maintain as wide as possible opportunities and access to affordable small shop units for small and independent traders. Applicants for significant retail developments will be encouraged to seek independent retailers for small units wherever possible. <u>The Council may use this policy to mitigate the loss of, and/or to provide or to support affordable shop units suitable for small and independent traders. The policy may also be used, subject to state Aid regulations, to support improvements and measures to help strengthen the retail offer, attractiveness and competitiveness of its town centres. The Council’s Planning Contributions Supplementary Planning Document will provide further details on implementing this policy. The loss of such shops through amalgamation will be resisted.</u> The amalgamation of individual shop units can result in material impacts, primarily relating to character and intensification of use. Amalgamation of shop units will be resisted where they materially and detrimentally affect the character of Hackney’s shopping areas. Larger shop units may also result in different patterns of servicing and deliveries: supermarkets, for example, may rely on high delivery rates which can result in more traffic movements by large vehicles, which in turn can impact on residential amenity and environmental quality. Where it is considered that unacceptable adverse impacts will arise, the amalgamation of individual shop units will be resisted.	To align with amended policy wording.
18	Chapter 4 – A Dynamic and Creative Economy	P39	DM8	Amend Policy DM8 to read “Small shop units (generally 80sq.m gross internal floorspace or less) suitable for small and independent retailers will be	To clarify policy

				<p>sought by the Council throughout the Borough by:</p> <ul style="list-style-type: none"> (i) Requiring proposals of 1000sq.m gross internal floorspace or more in the A Use Classes in its Town Centres to incorporate small shop premises, equivalent to at least 10% of the total amount of proposed gross internal floorspace through imposing conditions or seeking contributions through planning obligations where appropriate, feasible and viable <u>in order to provide or to support affordable shop units and/or to support improvements and measures to help strengthen the retail offer, attractiveness and competitiveness of town centres</u>, and encouraging their occupation by small or independent retailers, particularly for essential services as set out in paragraph 4.3.4; (ii) Requiring proposals for the redevelopment of small shop units to incorporate adequate reprovision of small <u>shop</u> units particularly for essential services; (iii) Requiring proposals for major housing developments or other major development schemes[±] to incorporate small shop units where there is no accessible provision of essential daily goods available within a short walking distance (within 400m); and (iv) Where appropriate, attaching conditions to <u>prevent permissions for small shop units, requiring planning permission to be sought for the future amalgamation of units into larger premises.</u> <p>The Council will prevent the amalgamation of individual shop units incorporating A Use Classes which would:</p> <ul style="list-style-type: none"> a) Involve the loss of existing <u>affordable</u> viable small independent shop units <u>secured through planning obligation</u> providing essential services; b) Not be appropriate to the scale, character and function of the centre, taking into account existing shops and consents for shops; and c) Cause unacceptable adverse impacts on the historic environment and/or amenity” 	
19	Chapter 4 – A Dynamic and Creative Economy	P39	NA	<p>Amend foot note 4 as follows:</p> <p>“major housing schemes” refers to new housing development <u>on large housing sites of 0.4 (1-acre) or more comprising 10 or more new housing units</u>, whilst “major other development schemes” relate to new developments in prominent and accessible locations with a minimum of 1000sqm”</p>	To improve policy implementation
20	Chapter 4 – A Dynamic and	Para. 4.3.11,	NA	Separate the words “though” and “for” in line 10 of paragraph 4.3.11.	To correct a typo error.

	Creative Economy	p41			
21	Chapter 4 – A Dynamic and Creative Economy	Para 4.3.12	NA	<p>Insert the following text in the 20th line of paragraph 4.3.12 after the word 'permitted':</p> <p><u>“In considering compliance with the threshold limits, Appendix 3 of this plan defines the relevant frontages and lists the addresses. This is based on street blocks and takes into account the occurrence of physical breaks in the continuity of the shopping frontage as created by road junctions and other obstructions to pedestrian movement. This provides the basis for calculating the threshold limits on the proportion of non-retail uses in the relevant frontage and the extent to which a proposal results in the creation of three or more adjoining standard size shop units. A standard size shop frontage in Hackney is 5.5m. This is the width of the shop unit bordering the road or pavement and reflects the predominantly Victorian character of buildings in the Borough”</u></p> <p><u>and</u></p> <p><u>delete the word “draft” in the 21st line of paragraph 4.3.12 as follows:</u></p> <p>The secondary shopping frontages are identified on the draft Policies Map and a schedule of affected properties listed in Appendix 3.</p>	To simplify policy implementation.
22	Chapter 4 – A Dynamic and Creative Economy	P 43	DM9	<p>Delete criterion (ii) under the sub-heading ‘Secondary Shopping Frontages of Hackney Central, Stoke Newington and Finsbury Park District Centres’ on page 43:</p> <p>“(ii) The proposal would lead to an over proliferation of non-retail uses comprising A2, A3, A4 and A5 uses;”</p> <p>Alter the opening sentence and renumber the remaining criteria and add the word “<u>and</u>” at the end of criterion (i), (ii), and (iii) so that the policy reads:</p> <p>In all the primary and secondary shopping frontages of the Borough’s Major and District Town Centres (including those defined in the Dalston and Hackney Central AAPs), changes of use will not be permitted where one of the following applies:</p> <p>“(i) The proposal will result in the equivalent of a group of three or more adjoining standard size shop units being in non-retail uses;</p> <p>(ii) Individually or cumulatively the proposal will have an adverse effect on the vitality of the centre as a whole and/or on the individual shop unit;</p> <p>(iii) The shop unit has not been marketed for a minimum of one year, with the marketing information clearly demonstrating that there is no realistic prospect of the unit</p>	To clarify policy.

				being used for A1 retail in the foreseeable future (see Appendix 4); (iv) A shop front has not been retained or provided.”	
23	Chapter 4 – A Dynamic and Creative Economy	P43	DM9	Insert after point (iv) under sub head “Local Shopping Centres”: “(v) <u>The proposal will not have an adverse effect on the vitality and viability of the centre as a whole and/or on the individual shop unit; and</u> ” Delete the word ‘and’ from point (iv) and renumber point (v) to (vi).	For consistency and clarity
24	Chapter 4 – A Dynamic and Creative Economy	P 43	DM9	Delete the policy wording in criterion (iv) under the sub-heading ‘Local Shopping Centres’ on page 43: “ local residents would still have a reasonable range and choice of essential shops within the parade of reasonable walking distance of 400 metres from the centre of the Local Shopping Centre ” and replace it with the following wordings: “ <u>other essential shops are within 400 metres walking distance from the centre of the shopping centre</u> ” and re-order the criteria (i) to (v) as (a) to (f).	To clarify policy wording
25	Chapter 4 – A Dynamic and Creative Economy	Para 4.3.15 p43	NA	Insert at the end of the last sentence of paragraph 4.3.15 after the word ‘shops’ the following text “ <u>, outside town centres and local shopping centres</u> ”.	To clarify that policy DM10 applies to shops outside Town Centres as well as outside Local Shopping Centres.
26	Chapter 4 – A Dynamic and Creative Economy	P44	DM10	Amend Policy title to read: “Proposed Policy DM10 – Change of use of shops outside Town Centres <u>and Local Shopping Centres</u> ”	To clarify that policy DM10 applies to shops outside Town Centres as well as outside Local Shopping Centres.
27	Chapter 4 – A Dynamic and Creative Economy	Para 4.4.1 p44	NA	Amend the first sentence of paragraph 4.4.1 to read: “The Core Strategy sets out the Council’s overall spatial strategy for evening and night time economy uses, seeking to encourage managed expansion of such uses in town centres and limit their further expansion in South Shoreditch, whilst making sure that the impact of such uses on residents and <u>non-residential uses as well as on local areas is minimised</u> ”.	To clarify that night-time economy uses should not harm the amenity of non-residential uses as well.
28	Chapter 4 – A Dynamic and Creative Economy	Para 4.4.6 p46	NA	Insert in the third line of the first sentence of paragraph 4.4.6 before the word ‘surrounding’ the following: “ <u>non-residential</u> ”	To clarify that night-time economy uses should not harm the amenity of non-residential uses as well.
29	Chapter 4 – A	p46	DM11	Insert in the sixth line of Policy DM11 after the words ”and	To reference and link Policy DM11 to Policy

	Dynamic and Creative Economy			comply with” the following: <u>“Policy DM7 (New Retail Development) and Policy</u>	DM7 on New Retail Development.
30	Chapter 4 – A Dynamic and Creative Economy	P46	DM11	Insert in the second line of criterion (i) after the word ‘accommodation’ with the following: <u>“and non-residential uses”</u>	To clarify that potential impact on non-residential uses should also be taken into account.
31	Chapter 4 – A Dynamic and Creative Economy	Para 4.4.9 p47	NA	Amend paragraph 4.4.9 as follows: The Council is committed to improving the health <u>and wellbeing</u> of its residents, including those of school children. Hot food take-away establishments are known to often sell unhealthy food. <u>, Government guidance aimed at promoting healthier communities encourages planning authorities to manage the proliferation of fast food outlets. To this end, the Council considers that in order to control school pupils’ access to unhealthy food options, this will require controlling any clustering of these uses generally and restricting them to locations beyond easy walking distance of schools. This would thereby deter school children from walking to premises and accessing the products from these establishments.</u> <u>in line with Hackney’s Sustainable Community Strategy¹, which cites health and wellbeing as one of its key objectives. City and Hackney Health and Wellbeing Profile Data Update 2014² states that childhood obesity is a major problem in Hackney with its prevalence being amongst the highest as recorded by National Child Measurement Programme (NCMP). Government guidance aimed at promoting healthier communities encourages planning authorities to manage the proliferation of fast food outlets. To this end, the Council considers that in order to control school pupils’ access to unhealthy food options curtail the prevalence of childhood obesity it is necessary to exercise planning mechanisms to limit access to fast food establishments to secondary school pupils.</u> This will require controlling any clustering of these uses generally and restricting them to locations beyond easy walking distance of schools. In this regard, <u>Policy DM12 is proposed as part of the Council’s wider healthy living agenda and accessibility to healthy food policies (see Policies DM3 and DM33).</u>	To strengthen policy justification.
32	Chapter 4 – A Dynamic and Creative Economy	Para 4.4.10 p47	NA	Delete entire paragraph 4.4.10 and replace it with the following text:: <u>This will require controlling any clustering of these uses generally and restricting them to locations beyond easy walking distance of schools. This would thereby deter school children from walking to premises and accessing the products</u>	To simplify policy implementation.

¹ <http://www.hackney.gov.uk/Assets/Documents/scs.pdf>

² http://www.hackney.gov.uk/Assets/Documents/City_and_Hackney_Health_and_Wellbeing_Profile_-_data_update_2014.pdf

				from these establishments. A report from the Nutrition Policy Unit of London Metropolitan University ³ in 2008 found that of the three sources of food available to pupils during the school day (home, school, surrounding area), shops and takeaways from the surrounding area were the most widely used. The Council considers that the location of hot food takeaways within 400 metres of a secondary school prevents pupils from eating healthy foods and contributes to obesity within the Borough. Public health care guidance published by the National Institute for Health Care Excellence in 2010 ⁴ states that planning authorities should restrict planning permissions for take-aways and other food retail outlets in specific areas such as within walking distance of schools. The Council considers 400 metres to be adequate walking distance in this context. In this regard, DM12 is proposed.	
33	Chapter 4 – A Dynamic and Creative Economy	p47	DM12	Delete the last two sentences of Policy DM12 which read: “Applicants are required to submit information detailing the nutritional content of food to be sold, and cooking practices employed. If A5 uses are permitted, conditions will be applied to regulate the change in nature of A5 uses to ensure that businesses selling food considered to be unhealthy do not operate from the premises”	To simplify policy implementation.
34	Chapter 4 – A Dynamic and Creative Economy	P47	DM12	Delete the words in the first and second lines of Policy DM12 as follows: “that sell food considered to be unhealthy	To simplify policy implementation.
35	Chapter 4 – A Dynamic and Creative Economy	p52	DM14	Insert “(see sections 1.8 – 1.10 of Appendix 4)” after the word “demonstrates” in the second line of the first Bullet point of the second paragraph of Policy DM14.	To reference the section of Appendix 4 relating to this paragraph of Policy DM14.
36	Chapter 4 – A Dynamic and Creative Economy	p52	DM14	Delete the final paragraph from DM14 as follows – The Council will seek through legal agreement the creation of employment and apprenticeship positions for Hackney residents during the construction phase and operation of development. In addition, where development results in the loss of employment land, the Council will seek a planning contribution to the Council’s Sustainable Training and Employment Scheme.	To simplify policy implementation.
37	Chapter 4 – A Dynamic and Creative Economy	Para 4.9.4 p56	NA	Further amend paragraph 4.9.4, 2 nd sentence to delete the words “for a minimum of 10 years.’	To facilitate implementation of Policy DM16.
38	Chapter 4 – A Dynamic and Creative Economy	Para 4.9.5 p56	NA	Further amend paragraph 4.9.5 to delete the 5 th sentence which reads ‘If not possible to provide such floorspace on site, financial contributions will be sought to secure equivalent	To facilitate consistency with the overall intention of the policy to secure affordable workspace on site where viable.

³ The School Fringe: What pupils buy and eat from shops surrounding secondary schools.

Sarah Sinclair and Jack Winkler, Nutrition Policy Unit, London Metropolitan University, January 2008. found at http://www.fhf.org.uk/meetings/2008-07-08_School_Fringe.pdf

⁴ <http://www.nice.org.uk/guidance/ph25/resources/guidance-prevention-of-cardiovascular-disease-pdf>

	Economy			provision off-site.'	
39	Chapter 4 – A Dynamic and Creative Economy	Para 4.9.3 p56	N/A	<p>Amend the paragraph 4.9.3 proposed through the Schedule of Modifications (December 2013) to read as follows –</p> <p>4.9.3 There is a need, therefore, for the provision of affordable employment floorspace within the Borough. This can partly be secured through development and through planning agreements as part of mixed use development. The following proposed policy, therefore, sets out that the Council will seek the inclusion of a proportion of affordable workspace, or the re-provision of such floorspace, within major commercial development schemes (generally B1 and B2 development), and within major mixed-use schemes in the Borough's designated employment areas. In applying the policy, small/micro workspace will be for the full range of any of the Class B use floorspace of around 90m2 or less (gross). Generally, the Council's first preference is for any affordable workspace to be secured through legal agreement with a Council registered workspace provider. The commercial terms relating to the affordable workspace are to be agreed between the applicant and the Council registered workspace provider and detailed within the associated legal agreement. Where this is not possible because the applicant wishes to either manage the space themselves or in association with a provider not registered with the Council, the Council will consider affordable workspace to be where rent and service charges, excluding business support services, are on average at least 20% less than comparable local market rates in perpetuity for the duration of a lease (although it is noted that, for some sectors and locations, much reduced rents may be needed to render them affordable to target occupiers such as locations in the Shoreditch and Wenlock PEAs). Proof of effective management arrangements will be required and secured via legal agreement to ensure the space is suitable for immediate occupation and remains available for business in need of below market rent floorspace. While a level of 80% of market rents may be acceptable in some cases, the Council's preference is for a sliding scale of 60% of markets rents from years 1 to 3; 80% from years 4 to 6; and 90% from years 7 to 10. A sliding scale is preferred as it will allow a larger rent relief during the initial stages of a company's development which will reduce as a company matures and is likely to be able to pay higher rents. This will also enable a more seamless transition to market level rent at the end of the 10 year period.</p>	To facilitate consistency with amended Policy DM16. In addition the requirement for premises to be focused on the 90m2 or lower threshold has been removed to reflect that workspace providers are likely to want flexibility on how they divide up and use the affordable workspace secured. For instance it is common in Hackney for workspace providers to use larger open plan floor plates where space is rented on a per desk basis rather than a per business unit basis.
40	Chapter 4 – A Dynamic and Creative Economy	P57	DM16	<p>Amend the revised DM16 proposed through the Schedule of Modifications (December 2013) to read as follows –</p> <p>Proposed Policy DM16 - Affordable Workspace</p> <p>The Council will seek 10% of the new floorspace within major commercial development schemes in the Borough, and within</p>	To reaffirm the Council's preference to use a registered workspace provider. Under this preferred option the commercial terms are to be negotiated between the registered provider and the applicant. Where a registered workspace provider is not involved space is to be let at 20% below market rents in perpetuity as

				<p>new major mixed-use schemes in the Borough's designated employment areas, to be affordable workspace, subject to scheme viability.</p> <p>The applicant should submit evidence of agreement to lease the workspace preferably <u>in association with a Council registered workspace provider. Under this preferred option the on commercial terms to be agreed between the applicant and Council registered workspace provider are to be secured via legal agreement. Should using a Council registered workspace provider this not be possible the Council will require any affordable workspace to be let at a minimum of 20% below market rents in perpetuity. a sliding scale compared to the local market rate for at least 10 years should be used. Under this option the applicant This must demonstrate that the affordable workspace is suitable for immediate occupation and that effective management arrangements, to be secured via legal agreement, are in place to ensure the space will be let to businesses in need of affordable workspace in perpetuity. include confirmation from the relevant party of their willingness to manage the shell and core, to an agreed specification, on concessionary lease terms which will allow the space to be let to end users at affordable rents. Details of the potential management arrangements and rents to be charged for a minimum of 10 years must be submitted with the proposal for assessment by the Council.</u></p> <p><u>Where the workspace is not to be managed by a Council registered provider the Council's preferred sliding scale is 60% of markets rents from years 1 to 3; 80% from years 4 to 6; and 90% from years 7 to 10, subject to negotiation. If on-site provision is not possible, financial contributions for equivalent off-site provision will be sought in accordance with the Council's Planning Contributions SPD.</u></p> <p>In addition, proposals for the redevelopment of existing low value employment floorspace reliant on less than market-level rent should reprovide such floorspace suitable, in terms of design, rents and service charges, for these existing uses, subject to scheme viability, current lease arrangements and the desire of existing businesses to remain on site.</p>	<p>explained in the supporting text of paragraph 4.9.3. This may be in some cases likely to be more challenging in viability terms than working with a Council registered provider who are likely to be able to manage the space more efficiently and depending on the length and commercial terms involved may be willing to invest in the space themselves. However, the policy is subject to viability considerations, and as such this element will be considered when assessing this element of any relevant development proposal.</p>
41	Chapter 4 – A Dynamic and Creative Economy	P57	DM16	<p>Insert an asterisk on the word "schemes" for the words "major commercial development schemes" in the first paragraph of Policy DM16 and insert a footnote at the bottom of page 57 defining the term "major commercial development schemes" as follows:</p> <p>“*Major commercial development schemes are defined in the London Plan (as part of the definition for ‘Major Development’) as development where the floor space will be 1,000sqm or more (or the site area is 1 hectare or more).”</p>	For clarity

				A definition of 'Major Development' will also be added to the Glossary.	
42	Chapter 4 – A Dynamic and Creative Economy	P61	DM17	Amend the 5th paragraph of DM17 to clarify that the acceptable D2 and sui generis uses should be employment generating as follows: "D2 and sui generis uses may be acceptable <u>where they are considered to be 'alternative employment generating uses' consistent with paragraph 4.7.2</u> and it is not possible to provide the other uses identified for PEAs (as demonstrated through marketing evidence)."	In response to consultation clarifying that student housing is not a preferred use in PEAs.
43	Chapter 5 - Providing Better Homes	Para 5.2.3 p64	DM20	Amend text of paragraph 5.2.3 by inserting a new sentence after the fourth sentence, after the word "use", to read as follows: " <u>The latter will be subject to the proposal not resulting in an over-concentration of similar uses in the immediate area as to cause negative cumulative impacts on the character and function of the area including local amenity and transportation</u> ".	To clarify policy
44	Chapter 5 - Providing Better Homes	Para 5.2.4 p64	DM20	Add a new paragraph 5.2.4 which links with the proposed modification to DM20 (i) relating to refurbishment and renumber remaining paragraphs 5.2.5 and 5.2.6 as follows. Add new paragraph 5.2.4: 5.2.4 <u>There will be a general presumption in favour of refurbishment where possible. The planning statement submitted with any planning application should include a section on why redevelopment is preferred over refurbishment and should include a summary of comparative costs including social and environmental, and in relation to affordability/viability.</u> Amend Proposed Policy DM20 (i): The redevelopment, conversion or change of use of land or buildings involving loss of residential floorspace will only be permitted where: (i) <u>The land or buildings are no longer fit-for-purpose or it is considered inappropriate to re-provide residential accommodation. There will be a general presumption in favour of refurbishment where possible (refer to para 5.2.4);</u>	To reflect the presumption in favour of refurbishment where possible and to ensure that costs including social, affordability and environmental are considered as part of any proposal for redevelopment.
45	Chapter 5 - Providing Better	New 5.2.6	DM19	Add a new paragraph 5.2.6 and remove the last paragraph from Proposed Policy DM19 as follows:	To reference national and regional standards in the supporting text.

	Homes	p64		<p>Add new paragraph 5.2.6:</p> <p><u>5.2.6 All new housing, both private and affordable, should comply with the London Plan policy 3.5 'Quality and Design of Housing Developments' (July 2011) and the GLA's Housing Supplementary Planning Guidance (November 2012) or any replacement. A minimum of 10% of all homes within a scheme should be built to be wheelchair accessible or easily adaptable, and also should be in compliance with other HABINTEG guidance.</u></p> <p>Delete last paragraph of Proposed Policy DM19:</p> <p>All new housing, both private and affordable, should comply with the London Plan policy 3.5 'Quality and Design of Housing Developments' (July 2011) and the GLA's Housing Supplementary Planning Guidance (November 2012) or any replacement. A minimum of 10% of all homes within a scheme should be built to be wheelchair accessible or easily adaptable, and also should be in compliance with other HABINTEG guidance⁵</p>	
46	Chapter 5 - Providing Better Homes	p65	DM20	<p>At the end of criterion (vii) add the following text:</p> <p><u>" , providing it would not result in an over-concentration of similar uses in the immediate area which would have negative cumulative impacts on the character and function of an area including local amenity and transportation impacts (See Policies DM2 and DM46);"</u></p>	To clarify policy
47	Chapter 5 - Providing Better Homes	P65	DM20	<p>Amend the last line of the last sentence of the final paragraph of DM20 by deleting the words 'an existing family sized unit' and replace them with 'the net loss of a family dwelling' so that the last sentence reads as follows:</p> <p>"Conversely, the Council will support the reversion of flats back to the original use of the property as a house, provided that the reversion would not lead to the loss of three or more dwellings, or the net loss of a family dwelling (refer also to Policy DM23)".</p>	To simplify policy implementation
48	Chapter 5 - Providing Better Homes	Para 5.3.2 p66	DM21	<p>In paragraph 5.3.2, delete the first sentence which reads:</p> <p>"The London Plan requires Hackney to deliver a minimum 593 units (dwellings) each year which are 'affordable' over the period 2011 to 2021."</p> <p>and replace it with the following:</p> <p><u>"The London Plan Policy 3.11 states that an average of at least 13,200 more affordable homes per year is needed in</u></p>	In response to the GLA's consultation response and to accord with the London Plan's strategic numerical target of affordable homes.

⁵ HABINTEG guidance can be found at: <http://www.habinteg.org.uk/main.cfm?type=PUBLICATIONS>

				<u>London. However, it sets out an annual monitoring housing provision target of 1,160 dwellings for Hackney covering the period 2011 – 2021, which is subject to adjustment against any future revised London housing targets. Hackney aims to deliver a minimum of 580 'affordable' dwellings each year over this period in accordance with its Core Strategy Policy 20, which seeks to meet a borough-wide affordable housing target of 50% of all developments comprising 10 dwelling units or more subject to site characteristics, location and overall scheme viability."</u>	
49	Chapter 5 - Providing Better Homes	Para 5.3.14 p68	DM21	Delete the first half of the third sentence in paragraph 5.3.14 which says: " Hackney currently seeks a breakdown of 25% Social Rent and 75% Affordable Rent in the Borough's affordable rented programme, although " and add the following text after the word "mix": " <u>of Social Rent and Affordable Rent accommodation</u> " so that the full sentence reads: "The agreed mix of Social Rent and Affordable Rent accommodation, in terms of unit size and type of dwellings on individual schemes will be determined through negotiation, based on existing area tenure mix and current local housing need assessment, site characteristics and viability."	In response to consultation and to accord with the Revised Early Minor Alterations to the London Plan (October, 2013) in relation to affordable rent in agreement with the GLA.
50	Chapter 5 - Providing Better Homes	p69	DM21	Remove: in (i) above from the second paragraph of policy DM21 and add an " <u>s</u> " at the end of "threshold" so that it reads: " <u>The Council may refuse proposals where it is considered that the site has the capacity to provide residential development to meet or exceed the above thresholds.</u> "	To clarify policy implementation..
51	Chapter 5 - Providing Better Homes	p69	DM21	In the last paragraph of policy DM21, delete: " and 5.3.6 " and replace with: " <u>5.3.6 and 5.3.7</u> " so that the sentence reads: " <u>On-site provision of affordable housing is required, subject to the content of paragraphs 5.3.5, 5.3.6 and 5.3.7 above.</u> "	In response to consultation to clarify implementation of the policy for the provision of affordable housing.
52	Chapter 5 - Providing Better Homes	Para 5.4.2 p70	DM22	In the second sentence of paragraph 5.4.2 remove " rent homes " and replace with " <u>housing</u> ", and add " <u>Rent</u> " after the word "Social" to read: " <u>For affordable housing (Social Rent and Affordable Rent) a third of dwellings sought should be family-sized of at least 3 bedrooms.</u> "	To clarify the definition of affordable housing so as not to confuse the term 'affordable housing' with the term 'affordable-rent housing'.
53	Chapter 5 - Providing Better	p72	DM23	Delete the third paragraph of Proposed Policy DM23 as follows:	To reference regional standards in the supporting text so as not to give them a

	Homes			Dwelling and room sizes should meet minimum standards contained within London Plan Policy 3.5, and the GLA's Housing SPG referred to in Policy DM19.	development plan status.
54	Chapter 5 – Providing Better Homes	Para 5.6.5 p74	DM24	<p>Delete: 'a reasonable travelling distance from Hackney (generally considered to be within 30 minutes journey time)' in the first sentence of paragraph 5.6.5 and replace with "<u>London</u>" so that the sentence reads:</p> <p><u>"Accommodation should serve higher educational facilities within Hackney or within London".</u></p>	In response to the Representation made by the GLA to ensure general conformity with the London Plan.
55	Chapter 5 – Providing Better Homes	Para 5.6.5 p74 and p75	DM24	<p>Amend paragraph 5.6.5 and Proposed Policy DM24 as follows:</p> <p>Amend paragraph 5.6.5:</p> <p>5.6.5 Accommodation should serve higher education facilities within Hackney or within London. Student housing will be secured by planning agreement or condition relating to the use of the land or to its occupation by members of specified higher educational institutions. <u>Where there is not an undertaking with a specified academic institution(s), providers should, subject to viability, seek to deliver student accommodation that is affordable for students in the context of average student incomes and rents for broadly comparable accommodation provided by London higher educational institutions.</u> Where the accommodation is not secured for students, it will normally be subject to the requirements of affordable housing Policy DM21.</p> <p>Further to above amend the last paragraph of Proposed Policy DM24 as follows:</p> <p>Student Housing should serve academic institutions based in Hackney, or within London. The specific academic institution(s) that the student housing development would serve should be specified when a planning application is submitted. Student housing will be secured by planning agreement or condition relating to the use of the land or to its occupation by members of specified higher education institutions. <u>Where there is not an undertaking with a specified academic institution(s), providers should, subject to viability, seek to deliver student accommodation that is affordable for students in the context of average student incomes and rents for broadly comparable accommodation provided by London higher educational institutions.</u> Where the accommodation is not secured for students, it will normally be subject to the requirements of affordable housing policy DM21.</p>	To encourage the delivery of affordable student accommodation, subject to viability.

56	Chapter 5 – Providing Better Homes	Para 5.6.10 p75	DM24	<p>Insert new paragraph 5.6.10 and amend Proposed Policy DM24 (vi) as follows:</p> <p>Insert new paragraph 5.6.10.</p> <p>5.6.10 <u>Student housing developments are required to provide at least one wheelchair accessible bedroom for every 20 bedrooms, or part thereof, subject to negotiations with the Council in line with the Building Regulations 2010. This requirement is set out in Proposed Policy DM24 to ensure this detailed design requirement is considered as part of any schemes from the outset.</u></p> <p>Amend Proposed Policy DM24 (vi).</p> <p>(vi) Must be designed so that 10% of the units at least one wheelchair accessible bedroom is provided for every 20 bedrooms, or part thereof, subject to negotiations with the Council. are wheelchair accessible or easily adaptable for residents who are wheelchair users.</p>	To reflect the national standard requirement for wheelchair accessible bedroom provision for student housing to support amendment to criteria (vi) of DM24.
57	Chapter 5 - Providing Better Homes	p75	DM24	<p>In (i) of Policy DM24, after "land," add the words "<u>(see Policies DM14, DM15 and DM17)</u>" and delete the words "or suitable" to read:</p> <p><u>"Will not be granted planning permission on designated employment land, (see Policies DM14, DM15 and DM17) or sites allocated for general housing provision, or for any other allocated use."</u></p>	To reference relationship between DM24 and policies DM14, 15 &17.
58	Chapter 5 - Providing Better Homes	p75	DM24	<p>Delete: "a reasonable travelling time of the Borough" from the first sentence of the fourth paragraph of policy DM24, and replace with: "<u>London.</u>"</p>	In response to Representation made by the GLA to ensure general conformity with the London Plan.
59	Chapter 5 - Providing Better Homes	p75	DM24	<p>Delete the third sentence of the fourth paragraph of policy DM24 which reads, "Student housing will be secured to specific institutions by legal agreement" and replace with the following:</p> <p><u>"Student housing will be secured by planning agreement or condition relating to the use of the land or to its occupation by members of specified higher educational institutions."</u></p>	In response to Representation made by the GLA to ensure general conformity with the Mayor's Housing SPG to the London Plan.
60	Chapter 5 – Providing Better Homes	Para 5.6.5 P74	DM24	<p>Delete the second sentence of this paragraph which reads, "The Council will seek to secure student accommodation by planning agreement relating to its occupation by members of specified educational institutions, to be specified when a planning application is made" and replace with:</p>	In response to Representation made by the GLA to ensure general conformity with the Mayor's Housing SPG to the London Plan.

				<u>"Student housing will be secured by planning agreement or condition relating to the use of the land or to its occupation by members of specified higher educational institutions."</u>	
61	Chapter 5 – Providing Better Homes	p75	DM24	Delete the last paragraph of Proposed Policy DM24 as follows: Student housing developments should be in compliance with the ANUK/Unipol National Codes.	To reference national standards in the supporting text and not in Policy wording so as not to give them a development plan status.
62	Chapter 5 – Providing Better Homes	Para 5.7.8 P77	DM25	Amend paragraph 5.7.8 and subsequently Proposed Policy DM25 paragraph 2 as follows. Amend paragraph 5.7.8: 5.7.8 Supporting information such as management arrangements that include the length of proposed tenancies, details of the intended occupiers and the number of existing HMOs in the immediate area, and mitigation measures where it is likely to lead to a high concentration, should be submitted with planning applications for new HMOs to assist in analysing the application; particularly for large HMOs of more than 6 occupants. Amend paragraph 2 of Proposed Policy DM25: Evidence of management arrangements and details of proposed length of tenancy agreements intended occupiers should be provided where the proposal would consist of non self-contained rooms for 7 (or more) occupants.	To clarify requirements for expedient policy implementation..
63	Chapter 5 – Providing Better Homes	p78	DM25	Amend the first line of Proposed Policy DM25 as follows: 'Proposals for <u>new</u> HMOs may be supported if they:'	To clarify that the policy pertains to proposals for new HMOs.
64	Chapter 5 – Providing Better Homes	p78	DM25	Amend criterion (i) of Proposed Policy DM25 as follows: '(i) Have an <u>existing</u> floorspace area of more than 120 sq.m. including internal circulation <u>if being converted from a dwelling house;</u> '	To clarify that criterion (i) of DM25 pertains to conversions of existing dwelling house to an HMO.
65	Chapter 5 – Providing Better Homes	p78	DM25	Delete criterion (iv) of Proposed Policy DM25 (and renumber remaining criterion) as follows: (iv) Will not lead to an over-concentration of similar uses which may be detrimental to amenity, and/or the character and function of an area;	To simplify policy implementation.
66	Chapter 5 – Providing Better Homes	p78	DM25	Amend criteria (vi), previously criteria (v) of Proposed Policy DM25 to read as follows: (vi) Will provide a good meet the minimum standard of	To clarify what constitutes a 'good' HMO.

				accommodation, such as space standards, facilities, daylight and sunlight, aspect and amenity space.	
67	Chapter 5 - Providing Better Homes	p78	DM25	Delete the last paragraph in policy DM25 which reads: “Where any development involves the loss of good quality HMO properties, justification for the loss must be provided.” and replace with the following: <u>“Loss of any good quality HMO properties will be resisted unless adequate replacement facilities are provided or it can be demonstrated that the existing facility is no longer required.”</u>	To better explain the justification for any loss of a HMO.
68	Chapter 5 - Providing Better Homes	p80	DM26	Add new paragraph 5.8.9 and delete criterion (v) of Proposed Policy DM26 (and renumber accordingly) as follows: Add new paragraph 5.8.9: <u>5.8.9 Proposals for new, or expansion of, existing hostels, shared and supported housing should provide a good standard of accommodation and meet minimum regional room size standards.</u> Delete criterion (v) of Proposed Policy DM26: (v) Will provide a good standard of accommodation, meet minimum regional room size standards; and	To reference regional standards in the supporting text and not in Policy wording so as not to give them a development plan status.
69	Chapter 5 - Providing Better Homes	p80	DM26	Add the following text into the first paragraph of policy DM26, <u>“new, or expansion of, existing”</u> , so that it reads: <u>“Proposals for new, or expansion of, existing hostels, shared and supported housing are supported provided that they.”</u>	To clarify that the policy refers to new, or the extension of, existing hostels, shared and supported housing.
70	Chapter 5 - Providing Better Homes	p80	DM26	Delete criterion (iv) of Proposed Policy DM26 (and renumber accordingly) as follows: (iv) Will not lead to an over-concentration of similar uses which may be detrimental to amenity;	To simplify policy implementation.
71	Chapter 5 - Providing Better Homes	p80	DM26	Add the following requirement to the end of policy DM26: <u>“Details of the management arrangements and intended occupiers of such developments must be submitted with an application.”</u>	To clarify policy requirements to ensure effective policy implementation.
72	Chapter 5 - Providing Better Homes	p80	DM26	Delete “and intended occupiers” from last paragraph of Proposed Policy DM26.	To facilitate effective policy implementation.
73	Chapter 5 - Providing Better Homes	5.9.2 p81	NA	Amend the first sentence of 5.9.2 as follows: Proposals for large hotels <u>(considered to be 50+ beds)</u> are	To clarify what constitutes a large hotel.

				appropriate in the Borough's main shopping centres, particularly in Dalston, Hackney Central and Manor House, and within Shoreditch and Hoxton (the Central Activities Zone).	
74	Chapter 5 - Providing Better Homes	5.9.2 p81	NA	Amend the second sentence of 5.9.2 as follows: Smaller scale hotels may be appropriate elsewhere <u>in these and other areas</u> , provided that they have good public transport access, the land use is appropriate to the location, and there is good access to other services. While hotels can both support the visitor economy and aid in job creation, it is important to ensure that other planning objectives are met: hotel development should not compromise economic growth, particularly in relation to B class uses, or housing delivery, and must not lead to an over-concentration of similar uses within the locality.	To clarify that proposals for small scale hotels can also be considered in the Borough's main shopping centres.
75	Chapter 5 - Providing Better Homes	Para 5.9.2 p81	DM27	In between the fourth and fifth sentences of paragraph 5.9.2, insert the following text: " <u>New hotel provision should include at least 10% wheelchair accessible bedrooms as improving availability of hotel accommodation that is genuinely accessible will enhance their accessibility to all customers.</u> "	In response to Representation and to accord with the London Plan Policies 4.5.B.a (London's Visitor Infrastructure) and 7.2 (An Inclusive Environment).
76	Chapter 5 - Providing Better Homes	5.9.4 p81	NA	Amend paragraph 5.9.4 as follows: 5.9.4 This policy would only relate to C1 use class as defined under the Use Class Order 2010, which includes hotels, motels, guesthouses and bed & breakfast establishments, all of which are open to members of the public visiting the Borough on a short stay basis who have permanent residence elsewhere. These are premises which provide a room as temporary accommodation on a commercial, fee-paying basis, where meals can be provided but where residential care is not provided. In addition, short-term self-contained serviced apartments, sometimes called 'Apart-Hotels', also fall into this use class, provided they operate in the style of a hotel, rather than a permanent residential style use. Aparthotels do provide a beneficial service potentially for longer term tourists or business people, however, the Council's preference is for hotels to be of the conventional type. The Council particularly supports conventional style hotels given they potentially create more employment opportunities. particularly given established concerns that such uses are more akin to housing than a commercial use, and as such policies regulating housing delivery may not be able to be applied. As such, proposals for apart-hotels must demonstrate why a conventional hotel is not appropriate, and should not compromise the	To clarify that the Council particularly supports conventional style hotels given their potential to generate employment opportunities, without discounting opportunities for 'apart-hotels'.

				delivery of general housing, or have an adverse impact on infrastructure provision. Evidence of management arrangements for apart-hotels need to be submitted to support a planning application.	
77	Chapter 5 - Providing Better Homes	5.9.6 p82	DM27	<p>Delete paragraph three of Proposed Policy DM27 and insert new paragraph 5.9.6 as follows.</p> <p>Delete paragraph three of Proposed Policy DM27:</p> <p>Development should comply with BREEAM standards, and any other relevant standards which are applicable if the development is part of a mixed use scheme.</p> <p>Add new paragraph 5.9.6:</p> <p><u>5.9.6 Development should comply with BREEAM standards, and any other relevant standards which are applicable if the development is part of a mixed use scheme.</u></p>	To reference national standards in the supporting text and not in Policy wording so as not to give them a development plan status.
78	Chapter 5 - Providing Better Homes	p82	DM27	<p>At the end of criterion (vi) insert “; <u>and</u>” and add a new criterion at (vii) which will say:</p> <p><u>“(vii) Includes at least 10% wheelchair accessible bedrooms.”</u></p>	In response to Representation and to accord with the London Plan Policies 4.5.B.a (London’s Visitor Infrastructure) and 7.2 (An Inclusive Environment).
79	Chapter 5 - Providing Better Homes	P82	DM27	<p>Amend paragraph four of Proposed Policy DM27 as follows:</p> <p>Key areas appropriate for large scale hotels in particular are the Borough’s Growth Areas, in particular the City Fringe/Shoreditch area, ‘Kingsland Corridor’ between Shoreditch and Dalston, Hackney Wick, Dalston, Hackney Central, and Manor House centres. Small scale hotels may be appropriate elsewhere <u>in these and other areas</u> if satisfying the above criteria.</p>	To clarify that proposals for small scale hotels can also be considered in the Borough’s main shopping centres.
80	Chapter 5 - Providing Better Homes	p83	DM27	<p>Amend paragraph five of Proposed Policy DM27 as follows:</p> <p>The Council would prefer to see visitor accommodation which is developed as conventional hotel uses, rather than ‘apart-hotels’ and as such conventional hotel uses are particularly supported subject to complying with other policies in the plan. Proposals for apart-hotels must demonstrate why a conventional hotel is not appropriate, and should not compromise the delivery of general housing, or have an adverse impact on infrastructure provision. Evidence of management arrangements for apart-hotels will be required.</p>	To clarify that the Council particularly supports conventional style hotels given their potential to generate employment opportunities, without discounting opportunities for ‘apart-hotels’.
81	Chapter 5 - Providing Better Homes	p83	DM27	<p>Delete paragraph six of Proposed Policy DM27 as follows:</p> <p>The Council will seek through legal agreement the creation of employment and apprenticeship positions for Hackney residents during the construction phase and the operation of hotels.</p>	To simplify policy implementation.

82	Chapter 6 Cleaner, Safer Greener	6.3.3, p86	NA	In paragraph 6.3.3, delete the sentence: “There will be a requirement for materials to be salvaged and where possible re-cycled in the new development.” And replace with: “Where possible there will be a requirement for materials to be salvaged and / or re-cycled in the new development.”	For clarity.
83	Chapter 6 Cleaner, Safer Greener	p88	DM28	In policy DM28 Under the Conservation Area section, replace bullet points with Roman numerals, and amend the criteria to the following: I. the proposal would preserve or enhance the character and appearance of the conservation area; II. there are satisfactory proposals for redevelopment or treatment of the site which must proceed after the demolition. Harm or loss of such a building in a conservation area should comply with section 5 of this policy.	To emphasise the statutory duty of ensuring that special attention is paid to the desirability of preserving or enhancing the character or appearance of conservation areas and that satisfactory proposals for redevelopment or treatment of the site must proceed after demolition.
84	Chapter 6 Cleaner, Safer Greener	p88	DM28	In policy DM28 under “Alterations and extensions in conservation areas delete the opening part of section V, as follows: “be confined to the rear or least important facades and should” so that V reads as follows: “V. not upset the scale or proportions of buildings or adversely affect the character, appearance or setting of neighbouring buildings;” Also in policy DM28 under “Alterations and extensions in conservation areas should” replace bullet point with Roman numerals, and revised fourth bullet point (now VIII): “VII Proposals for alterations and extensions that would be highly visible must comply with the remainder of (v), (vi) and (vii) above.”	To clarify that alterations and extensions in conservation areas are not limited to the rear or to the least important facades.
85	Chapter 6 Cleaner, Safer Greener	p88	DM28	Delete 3 rd bullet point in policy DM28 under ‘Listed Buildings’: “Not harm the structural integrity or stability of the building or that of adjoining buildings or structures.”	In response to consultation for clarification. This consideration is better covered by other matters such as building control regulations rather than through planning process.
86	Chapter 6 Cleaner, Safer Greener	p91	DM29	In Policy DM29 bullet point (i) delete: “Not cause a hazard to pedestrians or road users.” And replace with:	For clarification in recognition of other means of transport such as waterways.

				<u>“Not cause a hazard to pedestrians or users of other forms of transportation;”</u>	
87	Chapter 6 Cleaner, Safer Greener	Para. 6.9.4, p93	NA	In paragraph 6.9.4 amend 3 rd sentence to read: “As such, for new residential and mixed-use schemes, in addition to private amenity space, the provision of usable communal open space <u>(either publicly accessible or non-accessible) will be required, and where applicable should include open space suitable for child play.</u> ”	To clarify that communal open space requirements include the provision of child play facilities.
88	Chapter 6 Cleaner, Safer Greener	para 6.9.5 p94	N/A	<u>In paragraph 6.9.5, amend the last sentence to read</u> <u>Proposals for specialised housing types such as supported housing schemes or student housing developments will be expected to provide usable communal open space. However, due to the nature of the occupants of these types of housing, students in particular may spend much of the time away from their place of residents, and are unlikely to regard their student accommodation as a ‘home’ in the way the occupants of a UCO C3 ‘dwellinghouse’ might. Furthermore, the accommodation may not be occupied for a full calendar year. This does not negate the need for specialised housing to provide on site provision and / or off-site physical or financial contribution. For specialised housing types, such as supported housing schemes or student housing developments,</u> The level of communal space in such schemes will be subject to negotiation, based on the location and individual circumstances.	To clarify why specialised type of housing in particular student housing will be expected to provide communal open space under Policy DM31.
89	Chapter 6 Cleaner, Safer Greener	Para. 6.9.7 p94		Delete paragraphs 6.9.7 and 6.9.9 and replace with the following new paragraphs: 6.8.7 All new or replacement communal open space generated by a specific proposal should be provided on site, and provision should seek to deliver the levels of open space set out in paras 6.95 and 6.96, and policy DM31. 6.9.8 However, if it is not possible to provide these levels of open space on-site, the quality and quantity of open space proposed will be considered (i.e. is the open space publicly accessible, is the layout and arrangement of high quality and functionality, does it have high recreational or bio-diversity value, are high quality child play facilities proposed?). Also, non-accessible living roofs and private amenity space attached to individual units can be considered to off-set some or the whole of the quantitative requirement set in the policy. The aim of the policy is to ensure, where applicants can not provide the quantitative requirement, that they have made a concerted effort	In response to consultation to provide flexibility and clarity to the policy and supporting text.

				<p>to provide high quality, and where possible publicly accessible, communal open space. Other factors that will be considered in assessing the level of provision will be site constraints, if there is a good level of public open space provision in the locality of a development site, prevailing density and location of the application site, and viability. Open space which is primarily for operational purposes i.e. car parking, vehicle turning etc will not be considered as communal open space for the purposes of Policy DM31.</p> <p>6.9.9 If applicants can not provide either the levels of communal open space sought in DM31, or can not adequately demonstrate compliance with the exceptions in para 6.98, financial and/or physical contributions towards enhancing, maintaining and managing existing local open space close by may be acceptable, (including existing unused open space that can be made publicly accessible and enhanced to serve potential and existing users of the space). Guidance on how on site or off-site contributions will be calculated and administered will be set out in the Council's revised Supplementary Planning Document on Planning Contributions or in line with the Council's CIL charging schedule as appropriate."</p>	
90	Chapter 6 Cleaner, Safer Greener	Para. 6.9.8, p94	NA	In paragraph 6.9.8, (forming new paragraph 6.9.10) 2 nd sentence after "The nature and purpose" insert: "(i.e. for food growing, children's play, ecological enhancement, ornamental and relaxation purposes)".	In response to consultation to clarify the type of activity that can occur in open spaces.
91	Chapter 6 Cleaner, Safer Greener	Para. 6.9.8, p94	NA	In paragraph 6.9.8, (forming new paragraph 6.9.10) after 2 nd sentence insert new sentence: "Furthermore, how and if any open space provided is used should be determined by those with a vested interest in the space. The occupants of the dwellings or business premises may decide that the space should be used for food growing, dedicated child play area, relaxation or a combination of activities. Uses are not mutually exclusive, and other possible uses of space are highlighted in paragraph 6.9.2 above, and Appendix 2 'Explanation of the roles of open space' of the Core Strategy."	To clarify that the types of activities that may be appropriate in the new open space may include but is not limited to food growing.
92	Chapter 6 Cleaner, Safer Greener	p95	DM31	In Policy DM31 3 rd paragraph insert : " <u>and food growing opportunities,</u> " between 'biodiversity benefits' and ', and should'	To explicitly reference food growing in the Policy.
93	Chapter 6 Cleaner, Safer Greener	p95	DM31	In Policy DM31, at the end of the section beginning " The layout and arrangement of open space must be of high quality and functionality and must be...." add:	In response to consultation clarifying that open space in general and usable communal open space in particular can use used for a range of activities.

				<u>“...which should be suitable for a range of activities where feasible.”</u>	
94	Chapter 6 Cleaner, Safer Greener	p95	DM31	In Policy DM31, amend the beginning of the 3 rd paragraph to read: Where it is <u>demonstrated that it is not possible to provide the levels of new communal (either publicly accessible or non-accessible) open space set out above on-site, and that the applicant can not meet the exceptions set out in paragraph 6.9.8</u> , financial and/or physical contributions may be acceptable for the enhancement of existing public open space in deficient areas. in line with the Council's CIL Charging Schedule and/or revised Planning Contributions SPD as appropriate.	Deletion of reference to SPGs in policy wording so as not to give them a development plan status.
95	Chapter 6 Cleaner, Safer Greener	p95	DM31	Delete last paragraph of DM31 and replace with: Proposals for specialised housing types such as supported housing schemes or student housing, and new social and community facilities, will be required to provide a level of communal open space. The level of communal space in such schemes will be subject to negotiation, based on the criterion in paragraphs 6.9.8.	To clarify that specialised housing types will be required to provide communal open space in line with the Policy.
96	Chapter 6 Cleaner, Safer Greener	p99	DM32	In Policy DM32 between the words “community gardens” and “and allotments” insert <u>“food growing facilities”</u> .	In response to consultation to distinguish allotment from food growing.
97	Chapter 6 Cleaner, Safer Greener	Para. 6.12.4, p100	NA	In paragraph 6.12.4 insert: <u>“In addition to being a SINC, Springfield Park is also considered appropriate for designation as a Regionally Important Geological / Geomorphological Site (RIG). It is London’s only designated Geological Nature Reserve, and the geodiversity value lies in its prominent spring line and Langley Silt and Hackney Gravel composition, and would therefore be protected.”</u>	In response to consultation to take geodiversity into consideration.
98	Chapter 6 Cleaner, Safer Greener	p99	DM33	In the 1st paragraph of the Policy insert “, especially” between ‘operations’ and ‘on existing open spaces’	To clarify that housing estates and temporary derelict land are particularly good opportunities for food growing initiatives.
99	Chapter 6 Cleaner, Safer Greener	p101	DM34	Revise Policy DM34 to read : “The Council will not permit development within Sites of Importance for Nature Conservation (SINCs), unless in exceptional circumstances it can be demonstrated that there are particular overriding reasons for development to proceed. High quality re-provision will be required, ensuring a net gain of nature conservation value and biodiversity, including on and off-site biodiversity and nature conservation improvements, such as to wildlife habitats set out in Hackney’s Biodiversity Action Plan. <u>Where appropriate, sites of significant geodiversity value should be protected,</u>	In response to consultation to take geodiversity into consideration.

				<p><u>managed and / or enhanced.</u></p> <p>Proposals for development adjacent to the SINC<u>s including Springfield Park as an area of geodiversity value and a potential RIG</u> and to the Walthamstow Reservoirs Special Protection Area and Walthamstow Marshes Sites of Special Scientific Interest, must not have a significant detrimental impact on the nature conservation value, <u>geodiversity value</u> and biodiversity of these sites. Mitigation and/or compensatory measures will be considered in assessing the impact on nature conservation, biodiversity and <u>geodiversity.</u>”</p>	
100	Chapter 6 Cleaner, Safer Greener	Para. 6.13.2, p101		<p>Insert the following into the 3rd sentence:</p> <p>“, including where appropriate opportunities for food growing...”between ‘planting design’ and ‘does not and or’.</p>	To highlight opportunity for food growing in landscaping schemes.
101	Chapter 6 Cleaner, Safer Greener	Para. 6.14.2, p104		<p>Amend paragraph 6.14.2 to read:</p> <p>These waterways are also attractive places to live, and British Waterways Canal and River Trust is experiencing increased demand and pressure for residential moorings from boat users. Additional moorings and associated facilities are required in order to accommodate this increased demand. The Council recognises the need for additional residential moorings and supports the provision of such moorings, which provide an additional form of housing, <u>provided that any new moorings do not hinder navigation along the waterway or impede public access along and to the waterfront. In accordance with the London Plan, residential moorings should normally be located off line from the main navigation routes, i.e. in basins and docks. Furthermore, because of the associated operational development such as storage, disposal, fencing, platoon, amenity area etc., expected for permanent residential mooring schemes should normally be located on the non towing side. However, there are circumstances where schemes can be designed to work satisfactorily alongside the towpath as well as offside (non-towing side) or off-line., subject to the residential mooring facilities being located off line from main navigation routes, i.e. in basins and docks, and on the non-towing side of the waterway which should be close to amenities and public transport. For planning applications relating to permanent residential moorings adequate supporting infrastructure including details regarding arrangements for waste disposal and recycling must be put in place.</u></p>	To clarify that permanent residential moorings should be but not necessarily off-line and on the non-towing side.
102	Chapter 6 Cleaner, Safer Greener	p104	DM36	<p>Amend Policy to read:</p> <p>Proposals for residential moorings will be supported by the Council, provided supporting uses and facilities are or will be in place, and <u>where appropriate have regard to the Park Plan and Area Proposals of the Lee Valley Regional Park</u></p>	To clarify that permanent residential moorings on the main navigation routes and towing side do not necessarily impede navigation on the waterway, or impede access to the towpath and the waterfront.

				<p>Authority. Proposals for such uses and associated facilities should not:</p> <ul style="list-style-type: none"> (i) Hinder navigation along the waterway: through being off line from main navigation routes; (ii) Have a detrimental impact on nature conservation and biodiversity; (iii) Impede public access; and be located on the non-towing side of the waterway; (iv) Detrimentially affect leisure provision, amenity and the character and appearance of the waterway and surrounding area. 	
103	Chapter 7 – Climate Change and Environmental Sustainability	Para 7.2.1, p106	NA	<p>Amend paragraph 7.2.1 to read as follows:</p> <p>“... In these town centres the Council has set an aspirational goal of requiring all new residential development over 5 units or 500sqm floorspace to achieve a minimum of Code for Sustainable Homes (CSH) Level 4 from 2010, with a stepped increase to Level 5 from 2013, with a stepped increase to and Level 6 from 2016, unless it is can be demonstrated that it is not technically feasible or viable to do so.</p>	To facilitate flexibility on a case by case basis in policy implementation in achieving sustainability targets taking account of viability considerations in light of the 15 year planning horizon of the DMLP
104	Chapter 7 – Climate Change and Environmental Sustainability	p108	DM37	<p>Delete the first bullet point in DM37 to read as follows:</p> <p>Unless it can be demonstrated to the Council’s satisfaction that such provision is not feasible, against a typical 2010 Building Regulations Part L compliant building, new residential development should reduce CO₂ emissions by at least:</p> <ul style="list-style-type: none"> • 25% from 2010 • 40% from 2013 • Zero carbon from 2016 <p>...</p>	For clarification as this is no longer relevant as the 2013 CO ₂ reduction target now applies.
105	Chapter 7 – Climate Change and Environmental Sustainability	p109	DM37	<p>Amend fifth paragraph in Policy DM37 to read as follows:</p> <p>“Within Dalston and Hackney Central town centres, all new residential development over 5 units or 500 sq.m should achieve a minimum of Code for Sustainable Homes (CSH) Level 4 from 2010, with a stepped increase to Level 5 from 2013 with a stepped increase to and Level 6 from 2016, unless it is can be demonstrated that it is not technically feasible or viable to do so.”</p>	To facilitate flexibility on a case by case basis in policy implementation in achieving sustainability targets taking account of viability considerations in light of the 15 year planning horizon of the DMLP.
106	Chapter 7 – Climate Change and Environmental Sustainability	p109	DM38	<p>Amend the first paragraph of Policy DM38 as follows:</p> <p>Proposals for minor new residential development of 1-9 units (or with a site area of less than 1,000 s.q m) must be built to at least Code for Sustainable Homes Level 4 in line with the</p>	Delete reference to SPGs in Policy so as not to give them a development plan status.

				GLA's London Housing Strategy. From 2013 stepped increases of the required rating will be in line with national policy.	
107	Chapter 7 – Climate Change and Environmental Sustainability	p109	DM38	Amend Policy DM38 as follows: Residential extensions which create additional units and Householder extensions should comply with applicable building regulations and will be strongly encouraged to apply efficiency measures. The Council will require improvement of standards in existing development by promoting retrofitting where possible.	For clarification to indicate that extensions that create additional units should be built to at least Code for Sustainable Homes 4 in line with the GLA's London Housing Strategy.
108	Chapter 7 – Climate Change and Environmental Sustainability	Para. 7.8.6, p121	NA	Amend the first sentence of paragraph 7.8.6 (revised to form 7.8.7) to read as follows: "In the interim period All SuDS are required to meet the standards as set out in the Ciria Guide 'The SuDS manual C697' which is available to download from the Ciria website at http://www.ciria.org/ until the National Standards are produced by the Department for Environment, Food and Rural Affairs (Defra) ..."	Clarification to confirm the interim requirements.
109	Chapter 7 – Climate Change and Environmental Sustainability	Para. 7.8.12, p121	NA	Insert as 7 th bullet point in paragraph 7.8.12 (revised to 7.8.13) " <u>The London Borough of Hackney Surface Water Management Plan</u> ".	For policy effectiveness.
110	Chapter 7 – Climate Change and Environmental Sustainability	p123	DM44	Delete the fourth paragraph (1.4) of DM44: 1.4 All SuDS must meet the standards as set out in the Ciria Guide 'The SuDS Manual C697' until National Standards are produced by Defra, and any local standards adopted by the Council.	Deletion of guidance and local standards so as not to give them a development plan status..
111	Chapter 8	Para. 8.1.5, p.125	NA	Insert the word " <u>more dense</u> " in the first sentence of paragraph 8.1.5 so as to read: "The Council will seek to reduce the need to travel in the first instance, by directing <u>more dense</u> residential and employment growth to its town centres and other highly accessible locations outlined in its Core Strategy Policies 1-5...."	For policy effectiveness to ensure that it is more in line with the objectives of Core Strategy policies 1 – 5.
112	Chapter 8	p131	DM46	Amend fifth paragraph (second set of bullet points) of policy DM46 and add a new bullet point at the end of the paragraph so as to read: <u>Crossrail and Mayoral Community Infrastructure Levy</u> ".	In response to consultation to accord with the London Plan and Crossrail SPG.
113	Chapter 8	P133	DM47	Delete the words " and any future local standards " from the third bullet point of policy DM47 to read as follows:	To remove reference to 'future local standards' so as not to give them a development plan status.

				<p>“Provide for generous levels of secure cycle parking (as per London Plan standards and any future local standards) and provide sufficient provision for changing and shower facilities for cyclists in employment sites”</p>	
114	Chapter 8	P138	DM48	<p>Delete the words “and the standards in the Council’s Parking and Enforcement Plan” from the sentence after part A(iv) of Policy DM48 to read as follows:</p> <p>“The Council will expect adequate dedicated disabled parking provision in accordance with the London Plan standards and the standards in the Council’s Parking and Enforcement Plan.”</p>	To remove reference to the Council’s Parking and Enforcement Plan so as not to give it a development plan status.
115	Chapter 8	P138	DM48	<p>Delete the last sentence of the last paragraph of policy DM48 section A and insert a new sentence to read as follows:</p> <p>“For development proposals outside of CPZs, developers will be required to submit a parking stress survey for assessment by the Council. For proposals within CPZs, any restrictions on on-street parking for potential occupiers will be incorporated within s106 agreements. Where a high level of parking stress is found, the Council will expect the proposed scheme to be car-free.”</p>	To facilitate implementation of the policy and clarify the impact of high parking stress on proposed schemes.
116	Chapter 8	P138 Para 8.4.11, 8.4.12	DM48	<p>Amend paragraphs 8.4.10 and 8.4.11 so as to read as follows:</p> <p>“8.4.10 On-site car parking for car-free schemes will be limited to spaces designed for disabled people and, if justified, for operational and service requirements. Car-capped developments may have a limited amount of on-site general car parking. To make sure that developments are car-free and car-capped as intended, the Council will restrict access to on-street permits where necessary to do so.</p> <p>8.4.11 The Council will expect advertising and marketing material to be available to the prospective occupiers of car-capped and car-free developments, informing them of the arrangements for car parking and the restrictions. To this end, the Council will seek legal agreements and will use planning conditions where appropriate.”</p> <p>Also, delete the first sentence of paragraph 8.4.12 to read as follows:</p> <p>“In each circumstance, if an applicant will not enter into an agreement to designate the additional housing as car-free or car-capped, then planning permission may be refused. In considering the ability of on-street parking to accommodate the impact of additional development, Hackney will have regard to the cumulative effect of proposals in the area, including unimplemented and partly implemented schemes already granted planning approval.”</p>	To facilitate implementation of the policy.
117	Chapter 8	P139	DM48	<p>Delete the words “and any future Council standards” from the sentence in part C(i) of Policy DM48 to read as follows:</p>	To remove reference to ‘future Council standards’ so as not to give them a

				“All developments, including redevelopments and changes of use, should provide well-designed, high quality parking facilities in accordance with the London Plan (2011) maximum car parking and minimum cycle parking standards and any future Council standards”	development plan status.
118	Chapter 8	P139	DM48	Delete part C(ii) of Policy DM48 which states “The provision will be in accordance with the parking needs hierarchy of Hackney’s adopted Parking and Enforcement Plan”.	To remove reference to the Council’s Parking and Enforcement Plan so as not to give it a development plan status.
119	Chapter 8	Para 8.4.10, p135	NA	Delete the word “restriction” and replace with the word “no” in the last sentence of paragraph 8.4.10 to read as follows: “Car-capped developments may have a limited amount of on-site general car parking, but <u>no</u> restricted access to on-street permits in order to avoid any impacts on on-street parking”.	For clarity to ensure the text matches the definition for car-capped development in the glossary and that the correct definition for car-capped developments is in the supporting text to policy DM48.
120	Chapter 8	P132	DM46	Delete the words “and future Planning Contributions SPD” in the sixth paragraph of policy DM46 to read as follows: “The Council will require Transport Assessments/Statements and Travel Plans for developments in accordance with TfL’s Transport Assessment best practice – guidance document (2010) and the Borough’s forthcoming Transport Strategy. Provision for any necessary supporting infrastructure will be secured through the use of planning conditions, Section 106 planning obligations and contributions, or through the Council’s CIL Charging Schedule (see DM4 and future planning contributions)”	To ensure that the future Planning Contributions SPD is not given a development plan status.
121	Glossary	p141	Revised entry	Revise the entry for the Lee Valley Regional Park to read as follows: <u>“Lee Valley Regional Park Authority The Park Authority and boundary of the regional park were established under the Lee Valley Regional Park Act 1966. The broad remit of the Authority is to manage, innovate, lead and enable the Park to be a place for leisure, recreation and nature conservation. Hackney’s section of the Park includes Hackney Marshes, the River Lea and Lee Navigation. The Park Authority has a statutory duty to produce a plan(s) of proposals for the future and development of the Park. Its adopted Park Development Framework sets out the vision, aims, objectives and six thematic proposals. It also has a series of Area Proposals including Area 2 which covers The Three Marshes: Walthamstow, Leyton and Hackney. The plans and proposals can be viewed on http://www.leevalleypark.org.uk. In summary these are:</u> a) <u>Provision of new and enhanced visitor facilities at Springhill, Springfield Park, and Hackney Marshes available to general Park visitors as part of the visitor infrastructure within the wider area;</u> b) <u>opportunities to protect and develop sporting</u>	In response to consultation to include explicit reference to the main projects of the Park Authority’s Plans and the role of the Park Authority

				<p><u>and recreational use and activity within the area, in particular water based activity and opportunities for a canoe trail down the Lee Navigation;</u></p> <p>c) <u>working with partners to develop and enhance route networks, including new directional signage, within and through Hackney Marshes linking the Queen Elizabeth Olympic Park with Lea Bridge Road, Walthamstow Marshes, Springfield Park and Walthamstow Wetlands;</u></p> <p>d) <u>The conservation and enhancement of landscape quality including the continued protection of features of historic and geological interest, protection of the openness of the valley and of views out across the Regional Park;</u></p> <p>e) <u>Improving pedestrian and cycle links through to the Regional Park from adjoining residential areas and from Clapton Station;</u></p> <p>f) <u>Protection and enhancement of ecological value of the area and improvements to access to nature particularly at Springfield Park, Middlesex Filter Beds, Hackney Marshes and alongside the waterways; and</u></p> <p>g) <u>Support for events and community use of the open parkland.</u></p> <p><u>The Park Authority can refer riparian authorities to the Secretary of State if it considered by the Authority that the decision taken materially conflicts with the proposals of the Authority.”</u></p>	
122	Glossary	p143	New entry	<p>Insert the definition for the words Regionally Important Geological / Geomorphological Sites as:</p> <p><u>“Regionally Important Geological / Geomorphological Sites - RIGs are important designated places for geology and geomorphology outside statutorily protected land such as SSSIs. In London RIGs are considered to be worthy for protection for their geodiversity importance at the London-wide level. They are important as an educational, historical and recreational resource. In Hackney the GLA’s <i>Green Infrastructure and Open Environment: London’s Foundations: Protecting the Geodiversity of the Capital London Foundation SPG</i> (March 2012) identifies Springfield Park (ref GLA 43) as a site Recommended or Potential Regionally Important Geological / geomorphological Sites. It is described as “Only London Geological Nature Reserve, designated for spring lines associated with junctions of Pleistocene Langley Silt (brickearth) on top of Hackney Gravel overlaying Eocene London Clay Formation. Villas on site built from the brickearth.”</u></p>	Clarification for the purpose of DM31.

123	Glossary	p141	New entry	<p>Insert the definition for the words Communal Amenity Open Space as:</p> <p><u>“Communal Amenity Open Space</u> - It is open space that is for shared use by the occupants of a number of dwellings and / or business. For the purposes of Policy DM31, the connections between the units are geographical proximity for example within the same development. The term is used to distinguish such space from private open space i.e. gardens or balconies attached to an individual dwelling or business premises, and ‘public’ open space i.e. parks, public squares where there is a degree of freedom about who can use the space and for what purpose.”</p>	Clarification for the purpose of DM31.
124	Glossary	p142	New entry	<p>Insert the definition for the words Local Green Space as:</p> <p><u>“Local Green Space</u> - The National Planning Policy Framework (NPPF) introduced a new concept of a Local Green Space designation. This is a discretionary designation to be made by inclusion within a local development plan or neighbourhood development plan. The designation should only be used where the land is not extensive, is local in character and reasonably close to the community; and, where it is demonstrably special, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquility or richness of its wildlife. Policies within the local development plan or neighbourhood development plan for managing development within a Local Green Space should be consistent with the policies protecting green belts within the NPPF.”</p>	Clarification for the purposes of DM31.
125	Glossary	p141	New entry	<p>Insert the definition for the words Emergency Services as:</p> <p><u>“Emergency Services</u> - are the land holding emergency services in Hackney and they include the Mayor’s Office for Police and Crime (MOPAC), the City and Hackney NHS and London Fire Brigade” below the word “area” in the definition of the words “Local Plan (LP)” in the Glossary.”</p>	To list and clarify those services in Hackney considered falling within this category in relation to Policy DM5.
126	Glossary	p142	New Entry	<p>Insert the definition for the words Main Town Centre Uses as:</p> <p><u>“Main Town Centre Uses</u> - Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurant, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)” below the word “Act” in the definition of the words “Local Planning Authority (LPA)” in the Glossary.”</p>	To list and clarify all uses considered main town centre uses in relation to Policy DM7. This definition is from Appendix 2 of NPPF.

127	Glossary	p142	New Entry	<p>Insert the definition for the words “Major Development” as:</p> <p>“Major Development - “Where the floor space will be <u>1,000sq metres or more (or the site area is 1 hectare or more). The site area is that directly involved in some aspect of the development. Floor space is defined as the sum of the floor area within the building measured externally to the external wall faces at each level. Basement car parks, rooftop plant rooms, caretakers’ flats etc. should be included in the floor space figure” below the word “facilities” in brackets in the definition for main town centre uses. (refer to the London Plan for the full definition including for residential development).”</u></p>	To clarify the threshold of size of development considered to be major in relation to Policy DM16.
128	Policies Map	NA	NA	<p>Amend the Key on the Policies Map which currently refers to North London Waste Sites to read as below:</p> <ul style="list-style-type: none"> • North London Waste Plan Sites Existing waste sites 	To correct an error.