

October 2016

**HACKNEY**

A Place for *everyone*

Meeting the  
challenges...together



# Introducing Hackney A Place for Everyone

## Local Plan 2033 (LP33)



have  say

 **Hackney**

# A New Local Plan For Hackney

## What is the Local Plan 2033?

The Local Plan will set out a vision for what Hackney will be like in 2033 and the planning policies to guide and manage development and investment in the borough. It will help to ensure development serves the needs of the borough and will allow the Council and local people to influence development.

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## Why do we need a new Local Plan?

A new Local Plan can help to ensure that the right amount of development happens in the right places. The Plan will respond to changes to national and regional planning policy (including the London Plan), as well as the fast pace of change in the borough, including forecast population growth and changes to the economy.

## What is this consultation about?

This consultation will help us: develop a vision for Hackney in 2033; identify opportunities for change; and inform the direction of the Plan. It will also ensure that we have identified all of the planning issues affecting local people. We will continue to collect local evidence and will consult you again on detailed planning options next year.

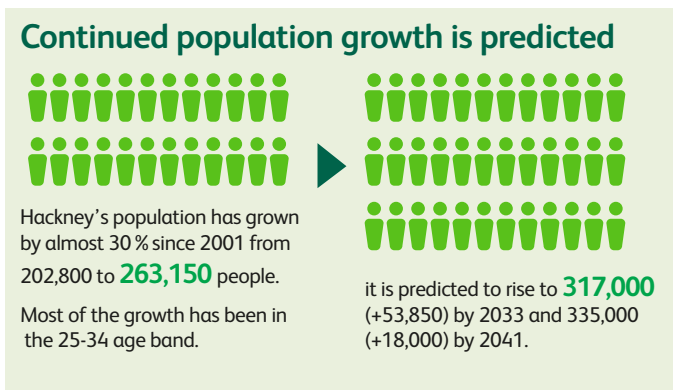


We are at this stage

# How much new development is needed?

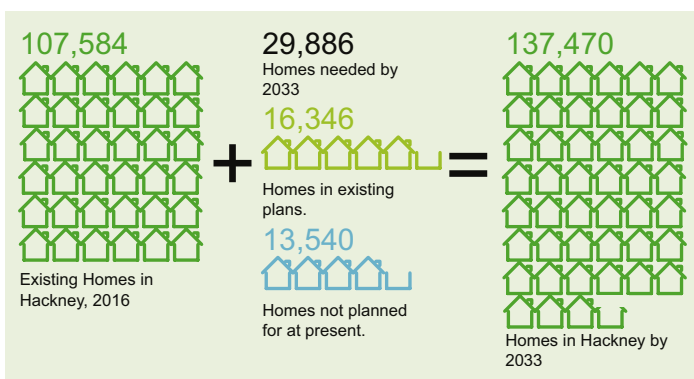
## Population Growth

The predicted rise in population presents challenges. The key task for the Council will be to look at how we can accommodate the anticipated level of growth within the borough. This means we need to plan for more homes, jobs, and shopping and leisure. Population growth will also have a significant impact on existing social and physical infrastructure, including schools, healthcare and open spaces as well as less visible but very important infrastructure such as utilities and telecommunications.



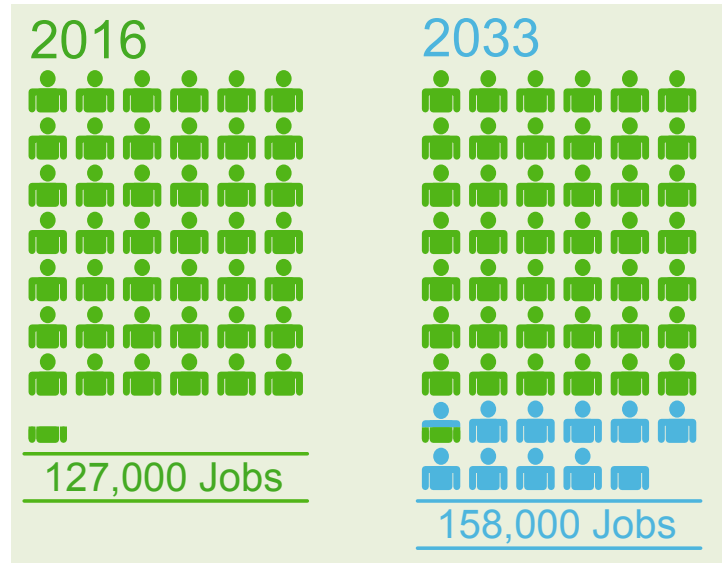
## Housing Growth

The London Plan sets Hackney a housing target to deliver nearly 16,000 homes between 2015-2025. This averages out at close to 1,600 homes per year. Hackney has a strong record of housing delivery and compares well with other inner and east London boroughs. However, local figures suggest Hackney's housing need is greater still – 1,750 homes are needed each year. We have already identified sites for new housing across the borough through our existing plans, but more sites are needed.



## Job Growth

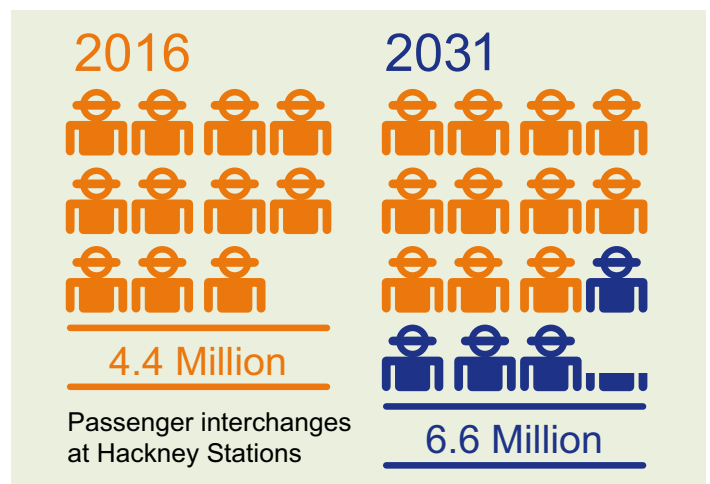
Initial estimates indicate that there could be demand for a further 31,000 jobs in Hackney by 2033. This means that more employment space is needed.



## Retail, Leisure Community Facilities and Transport infrastructure

We are collecting evidence on the amount of new shops, leisure and community facilities that should be provided to meet the needs of the growing community.

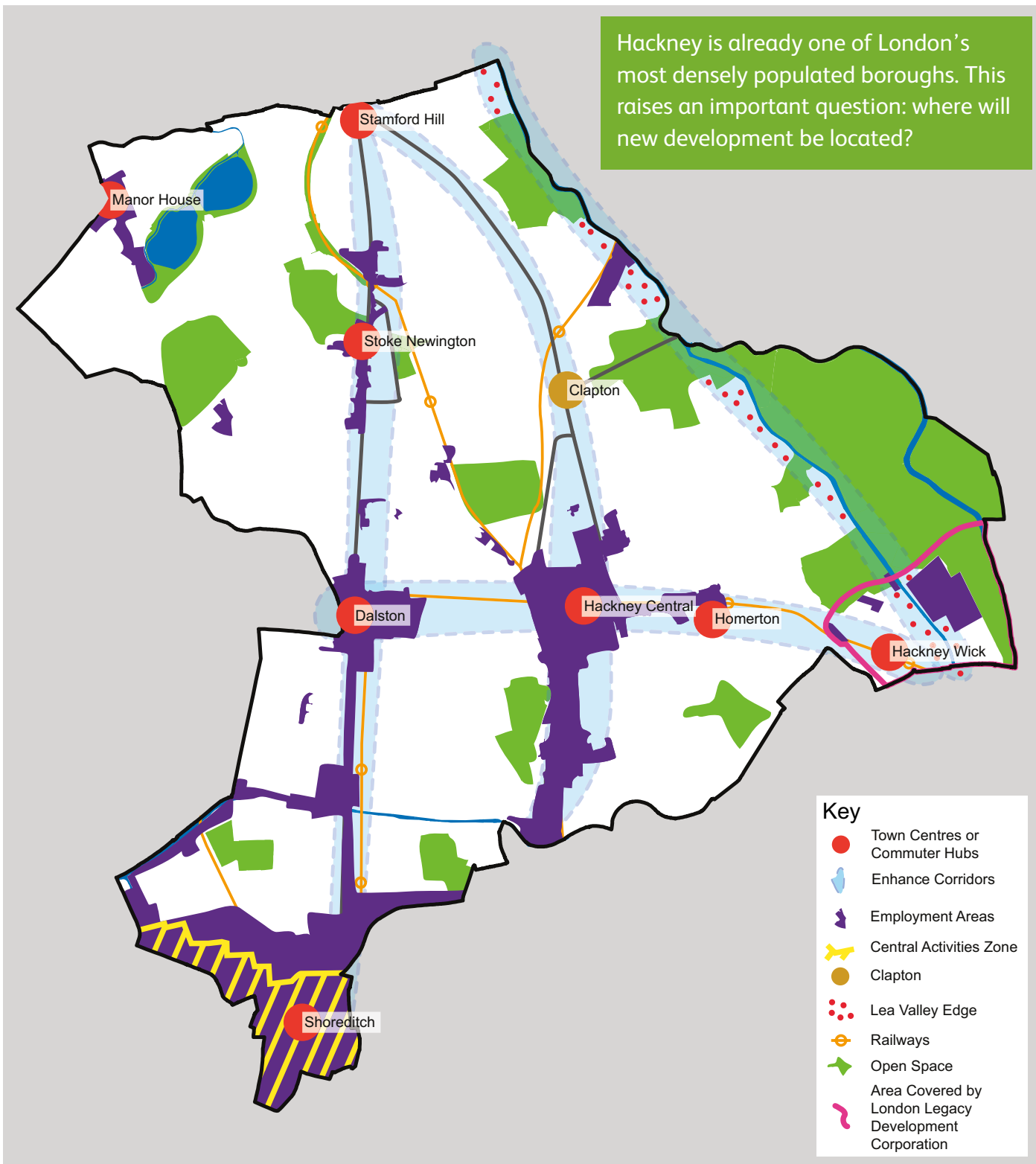
There will also be studies on open spaces, flood risk, transport and an assessment of the character and appearance of the borough. These will help inform the approach of the new Plan.



# Which parts of the borough should be identified

The Council is already leading the way in planning for development in Dalston, Hackney Central and Manor House. The Council, alongside local communities, is also developing plans for Shoreditch and Stamford Hill.

These have and will continue to make a major contribution to providing new homes, employment space, shops and leisure facilities but there is a need to explore other opportunities.



# for future development and investment?

Thinking about the borough as a whole, we have set out some ideas for areas where new development could be focussed. These ideas are outlined below:

## Borough-wide: Making better use of housing land

Explore the potential for modifications to properties to increase size of homes or deliver additional housing.

Potential for development in existing neighbourhoods and areas to provide infrastructure to support growth.

<p><b>1. Intensify existing town centres and commuter hubs</b></p>	<p>Assess the potential for more development within existing centres: Dalston, Hackney Central, Stoke Newington, Manor House, Stamford Hill and Hackney Wick.</p> <p>Explore opportunities brought by Crossrail 2, which is currently planned to run to a station at Dalston.</p>
<p><b>2. Enhance Corridors</b></p> <ul style="list-style-type: none"> <li>• <b>Central corridor</b> – Stamford Hill to Hackney Central/Mare Street</li> <li>• <b>North-South corridor</b> – Stamford Hill to Shoreditch</li> <li>• <b>East-West corridor</b> – Dalston to Hackney Wick</li> <li>• <b>Lea Valley corridor</b></li> </ul>	<p>Sites along the borough’s main corridors may provide opportunities where changes could enhance the streets and routes between existing centres.</p> <p>Consider options for growth supported by improved transport links including an eastern branch to Crossrail 2.</p> <p>Potential to build more homes on previously developed land close to the River Lea, while enhancing access to the Lee Valley Regional Park.</p> <p>Improve public transport and accessibility to the area.</p>
<p><b>3. Intensify Employment Land</b></p>	<p>Consider options to make better use of employment land to provide more space for businesses and other uses.</p>
<p><b>4. Expand the Central Activities Zone</b></p>	<p>Explore employment opportunities and manage growth as the creative tech industry expands into Hackney (Shoreditch and surrounding areas).</p>
<p><b>5. New Centre for Clapton</b></p>	<p>Create a thriving town centre around Clapton station and explore the potential to remodel and redevelop the Leabridge Roundabout and surrounding area.</p>

# What do you think of the options set out on pages 4 and 5?

Please fill the box below and return in the free post envelope or complete online at: [hackney.gov.uk/local-plan-review](http://hackney.gov.uk/local-plan-review)

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**Do you know of any sites or areas suitable for development? If so, please give us details by completing the tables below and returning it to us.**

Site details	
What is the address or location of the site?	
How big is the site? If possible in sq metres?	
What is current or last use if vacant?	

Proposals / Intentions	
Suggested Use(s)	
Suggested type and scale of development i.e. new build 30 flats, refurbish, change of use, extension.	

Please indicate your interest in this site; and give details (name and address) of the owners / agents if known:.....

Interest: Freeholder / Leaseholder / Potential Developer / Other .....

Owner/s (freeholder)/ agents .....

# How can we shape the future of Hackney?

The options for development set out on pages 4 and 5 will help determine the vision and direction for the new Plan. Managing growth is the key theme that runs throughout the Plan, and underpins the borough's planning policies, which need to be applicable and relevant to all planning matters, whether it is an extension to a house or a large mixed use development.

The new Local Plan 2033 will also set out policies on a range of areas listed below:

<b>1. Meeting Hackney's Housing need</b>	Delivering good quality homes, in particular affordable homes, to meet existing and future needs.
<b>2. A strong and competitive economy which benefits all</b>	Seeking a strong and diverse economy and creating new jobs.
<b>3. Planning for vibrant town centres</b>	Maintaining and enhancing a network of vibrant and viable town and local shopping centres.
<b>4. Hackney's people</b>	Ensuring high quality and accessible education, health, community and leisure facilities that make Hackney a more attractive place to live, work and socialise.
<b>5. Improving accessibility and promoting sustainable transport</b>	Seeking to promote the use of sustainable forms of transport, in particular walking and cycling.
<b>6. Hackney's green and public spaces</b>	Promoting and enhancing the accessibility and quality of the borough's streets, parks, gardens and open spaces.
<b>7. Protecting and enhancing heritage and leading the way in good urban design</b>	Appreciating the borough's rich historic heritage, and promoting high quality, sustainable design.
<b>8. Hackney's response to climate change</b>	Efficient use of natural resources to ensure sustainable growth. Addressing waste management, flood risk, carbon emissions, and pollution.

## Find out more

We have produced information leaflets for each of these topic areas. Find out more and tell us what you think by visiting our website: [hackney.gov.uk/local-plan-review](https://hackney.gov.uk/local-plan-review)

This leaflet accompanies the more detailed LP33 Direction of Travel document which you can view and comment on at [hackney.gov.uk/local-plan-review](https://hackney.gov.uk/local-plan-review)



## Get in touch:

Visit our website at: [hackney.gov.uk/local-plan-review](http://hackney.gov.uk/local-plan-review)

Write to us at: London Borough of Hackney Strategic Policy,  
3rd Floor, 2 Hillman Street London E8 1FB

Email your comments to : [LDF@hackney.gov.uk](mailto:LDF@hackney.gov.uk)

