

October 2017

HACKNEY

A Place for *everyone*

Meeting the
challenges...together



Hackney A Place for Everyone

Draft Local Plan 2033 (LP33) Public Consultation (Reg18)

Strategic Policy Team



have  say

 **Hackney**

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1. Introduction

- 1.1. Local Plan 2033 sets 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 ensure development serves the needs of the borough and allow the Council and local people to influence development. The Plan will help ensure that the right amount of development is built in the right place.

This Document

- 1.2. This draft Plan sets out the Council's preferred approach for planning for growth. Consultation on the Plan will run from October 2017 to December 2017. The Council will then take into consideration comments made and produce a final plan 'the Proposed Submission' version for consultation and submission to the Government for examination.

The Next Steps – Places and Opportunity Sites

- 1.3. The Proposed Submission version of the Local Plan 2033 due to be considered by Cabinet and Council in June 2018 will be more place based, and will identify opportunity sites for development based on the proposed Growth Strategy. It will update the borough wide Site Allocations Local Plan, and parts of the Hackney Central and Dalston Area Action Plans. At this point there will be more certainty on the amount of growth proposed and more details on the infrastructure required to support this growth. The Proposed Submission version will also be supported by a new policies map showing all of the land use designations necessary to support the implementation of the Plan.

Plan making stage	Dates
Consultation on the Draft Local Plan 2033	October – December 2017
Review consultation responses, finalise evidence and amend the Plan to include expanded Growth Strategy, site allocations and place policies.	January - June 2018
Cabinet and Council approval of the final Local Plan for consultation and submission to Government for examination.	June 2018
Consultation on the Proposed Submission Local Plan 2033	Summer/ Autumn 2018
Submission to Government for examination	Autumn 2018
Examination in public	Late 2018/ Early 2019
Final Adoption	2019

Challenges and Opportunities

- 1.4. The Plan will respond to new challenges and opportunities facing the Borough many of which have been identified through extensive community engagement to develop a new Community Strategy for the Borough – Hackney A Place for Everyone, as well as early engagement in the Local Plan.
- 1.5. Hackney's population has continued to grow rapidly; at the present rate of growth the population will reach 317,000, a growth of 55,000, by 2033. This will result in a need for more homes, jobs, services and community facilities such as schools and health care. Affordability is the top issue of concern for our residents. The average home now costs 17 times the average salary in the Borough. Affordable workspace is also in demand with average commercial rents increasing by 90% since 2009.
- 1.6. Our existing strategic policies were prepared at the time of the economic recession and Hackney has since experienced a period of sustained economic growth. For policies to be robust they must reflect the current economic climate and be able to respond to future economic cycles going forward up to 2033, taking into account the impact of Brexit. The growth of the leisure and evening economy sectors and the growth of internet shopping, for which Hackney has above average use, all present challenges and have an impact on our approach to managing and diversifying uses in our high streets and town centres.
- 1.7. Investment and policy decisions, nationally and in London also provide challenges and opportunities for the Plan. There have been significant changes to legislation and national policy since we last produced strategic planning policies. These include the Housing and Planning Act, a new National Planning Policy Framework and Practice Guidance with further changes to planning policy proposed in the more recent Housing White Paper 2017. We have also seen the introduction of Community Infrastructure Levy (CIL) which could be reformed further throughout the plan period. There have also been extensive and wide ranging changes to permitted development rights.
- 1.8. Hackney will continue to work with the Mayor of London and Greater London Authority to develop a shared vision and strengthen Hackney's role as a key component of London as a World City. Local Plan 2033 will be produced alongside the new London Plan to ensure shared evidence is used, with Hackney helping to shape strategic elements of the new London Plan.
- 1.9. As part of current proposals for Crossrail2 a new station would be provided at Dalston, which could be operational by the early 2030s. There may be further potential for an eastern branch of Crossrail2, with stations at Hackney Central and Hackney Wick. These transport improvements improve capacity, accessibility and further unlock development opportunities. Under-utilised land owned by Transport for London, particularly around the Lea Bridge Roundabout in Clapton could also offer longer term opportunities for development and investment.

- 1.10. Climate change brings challenges both in terms of mitigation and in the need to develop resilience to increases in temperatures and flood risk. We need to maximise opportunities to further reduce our carbon footprint exploring options for decentralised energy networks and look at ways to reduce urban heat.

How much development is needed?

- 1.11. The key challenge for the Plan is to plan for growth in a sustainable way that respects the built and natural environment, maximises the delivery of genuinely affordable homes, provides necessary community facilities and supports our economy by providing new jobs for Hackney residents.

Vision

- 1.12. Local Plan 2033 is informed by a vision and aspirations for Hackney set out in the new emerging Community Strategy.

Our aspirations for Hackney – 2033

We have protected the unique, welcoming spirit of Hackney throughout a period of national change and local growth. Hackney is a place where everyone has had the opportunity to benefit from the growth the Borough has seen and no sections of the community feel left behind. The impressive improvement in our schools and colleges has been maintained and they continue to meet our residents' high aspirations for education – valued as universal hubs for the community, promoting social inclusion and cohesion, contributing to health and wellbeing and helping to protect and improve outcomes for children and young people within our community. Residents have access to decent, stable and genuinely affordable housing that meets their needs. They are able to secure higher quality, more stable employment in a range of sectors across London.

The Borough is a place where it is easy to get business done – we are home to a spectrum of businesses of different sizes. This includes small firms who provide local services to our diverse population, as well as start-ups and large companies at the forefront of the tech sector. There is a strong sense of community and of collaboration, with residents and businesses keen to share their time, knowledge and skills – and not just within their own local networks. The Council is honest and respectful with residents about the tough decisions that it has to take in a world where public finances continue to be stretched, and core services must be delivered differently. Despite public resources being limited, there is a focus on keeping the most vulnerable residents in our communities safe and well, and on approaches which are preventative. Protecting and supporting the most vulnerable in our communities is seen as everyone's concern rather than just the role of the public sector.

Our creative, welcoming community continues to be recognised for the depth and breadth of its diversity, in terms of cultural background, experience, skills and perspectives. Hackney is an outward-looking and well-networked borough, working with partners across London's industries to contribute to and benefit from the capital's wider prosperity and innovation. The Council has put sustainability and quality of life at the heart of urban design. Local businesses and residents are equally concerned and committed to being environmentally sustainable with everyone taking pride in their local area and responsibility for taking care of it for the benefit of all. We have tackled institutional barriers to create healthy and safe streets and neighbourhoods, which are pedestrian- and cyclist-friendly and ensure fair and easy access to green spaces. People are living longer, healthier, happier and more independent lives. They take responsibility for maintaining their wellbeing throughout their lives, but when people do need support, it is joined up and appropriate, taking a view of all their needs in the round.

Objectives

1.13. The following spatial objectives emerge from the Community Strategy vision and set the framework for the future growth strategy and new planning policies.

1. To deliver high quality urban neighbourhoods with distinctive architectural quality which respects Hackney's historic character whilst producing unique and innovative contemporary design that reflects Hackney's innovative and creative culture.
2. To tackle health inequalities, create an environment that promotes health and wellbeing, and enable skill development and lifelong learning.
3. To deliver up to 30,000 additional homes, increasing the supply of genuinely affordable homes, alongside community facilities to meet existing and future needs.
4. To support a diverse and mixed economy providing at least 23,000 new jobs by 2033 and maximise the supply of affordable workspace and low cost industrial space.
5. To support distinctive town centres and a vibrant town centre experience. Evidence indicates that there will a requirement of approximately 34,000sqm of new retail and leisure floorspace by 2033.
6. To create liveable and accessible neighbourhoods where people choose to walk, cycle and socialise, and support the development of a network for electric vehicles.
7. To support improvements to the public transport network and maximise the community and regeneration benefits and opportunities to come from Crossrail2.
8. To protect and enhance existing open spaces and develop and improve green links between these spaces and support the creation of new open spaces and vertical gardens.
9. To become a low carbon and carbon resilient borough realising significant improvements to air quality and reducing the urban heat island effect within the Borough.

Growth Strategy

Delivering Sustainable Growth

- 1.14. The Council will create the conditions for growth to deliver up to 30,000 new homes, increasing the supply of genuinely affordable homes, alongside community facilities through high quality urban neighbourhoods, to meet Hackney's needs. Development for all uses will be innovative, designed to a high architectural standard whilst reflecting historic character. The most significant growth planned in the following locations.

Town centres, high streets and employment hubs

- 1.15. Mixed used development with residential, employment, retail, leisure and community facilities will be focused in the designated town centres of Dalston and Hackney Central, and in Shoreditch. We will plan for 34,000sqm of new retail and leisure by 2033.
- 1.16. Hackney Central will have an enhanced and strengthened role as the Borough's major civic and cultural hub providing new homes and jobs, and new retail and commercial floorspace along Morning Lane with improved links through to shopping along the Narrow Way.
- 1.17. The arrival of Crossrail2 in the early 2030s will further enhance Dalston's role as the borough's other major centre. Its arrival will support opportunities for significant growth in the area, which through careful and considered masterplanning, will be managed to ensure Dalston's unique creative and cultural character is maintained and enhanced, alongside the delivery of new homes, jobs and improved retail facilities.
- 1.18. Employment areas within and outside of town centres will continue to be designated and protected for employment-led development, with intensification delivering 117,000sqm of new business floorspace. Existing industrial land and maker space will be safeguarded and intensified, to support a flexible diverse, adaptable and sustainable economy.
- 1.19. New office development will be directed to the most sustainable locations in the Borough, including within the City Fringe Opportunity Area and the borough's Town Centres to support Hackney's national and international economy. Shoreditch will continue to thrive and be recognised internationally for Tech City: employment, retail, and leisure uses will be supplemented with a growth in cultural industry driven by its rich theatrical heritage. An Area Action Plan for Shoreditch will guide this growth.

Key corridors, Lea Valley Edge and a new centre at Clapton

- 1.20. Mixed used, housing led development will be encouraged along the borough's key corridors to deliver improvements to the public realm, new community

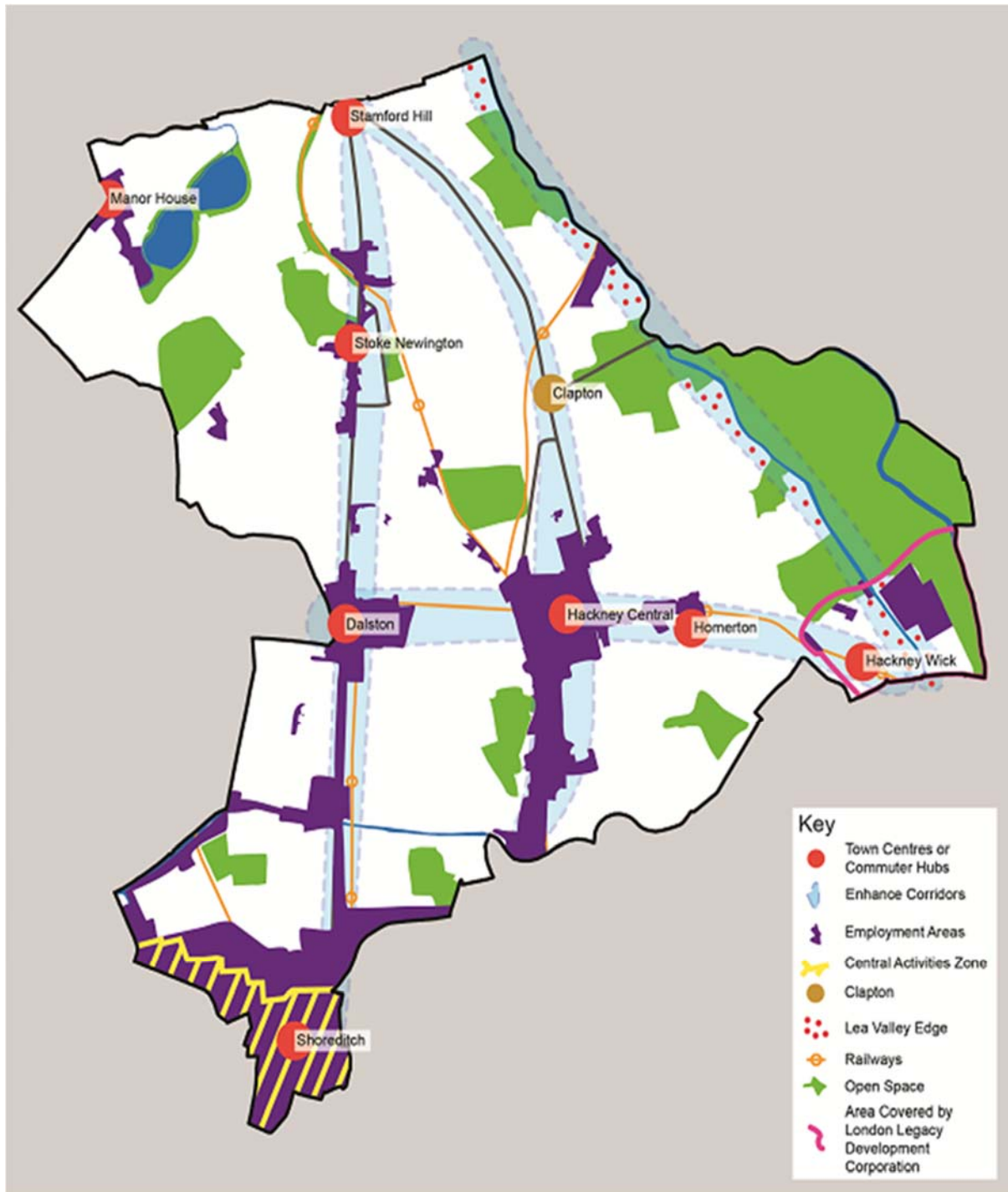
facilities and other measures that promote healthy streets that easily link different neighbourhoods, open spaces public transport hubs, and civic areas by walking and cycling. The use of space above existing buildings to deliver more homes will be encouraged.

- 1.21. A Borough wide characterisation study will identify locations for renewal and intensification enabling higher density development to deliver new homes in a way that enhances positive local character and the historic environment. Key areas for focus include:
- Kingsland Road: Stamford Hill – Stoke Newington – Dalston – Shoreditch.
 - Clapton Road and Mare Street: Stamford Hill - Clapton - Hackney Central –Shoreditch via Hackney Road.
 - Homerton: Dalston – Homerton -Hackney Wick – Stratford – with growth supported by improved transport links including an eastern branch to Crossrail 2.
 - Previously developed land along the Lea Valley Edge – making best use of the setting next to the River Lea and enhancing access to the Lea Valley Regional Park.
 - A new centre at Clapton will be created through mixed use development connecting Upper and Lower Clapton Road through remodelling of the Lea Bridge roundabout.

Stamford Hill and the north of the borough

- 1.22. In the north of the Borough, development will respond to the specific needs arising from larger families in the Stamford Hill area. An Area Action Plan will help deliver new homes with a particular focus on housing for both large families and single people, community facilities, jobs and workspace. It will build upon the areas' distinctive local character and shopping centres, celebrate its diverse community and seek to enhance its architectural and landscape merits through an approach that promotes positive change and will maximise the use of undeveloped sites. The area will have better connected neighbourhoods, accessible by walking and cycling, which are designed around communities' specific residential, civic and economic needs.
- 1.23. Stamford Hill's importance as a district centre and cultural centre serving the communities in the north of the borough will be recognised and enhanced. The next phases of the redevelopment of Woodberry Down will near completion and developments along Seven Sisters Road and Green Lanes junction in Manor House will provide new homes and commercial uses with active frontages at the street level enhancing this gateway to the borough.

Key Diagram 1



2. Protecting and Enhancing Heritage and Leading the way in Good Urban Design

- 2.1 Hackney faces pressures for growth, leading to the demand for higher density development throughout the Borough. We are finalising a Borough wide characterisation study to help us to identify the sites where this growth can happen, and what kind of built form it could take to enhance local character for the next version of the Plan.
- 2.2 We are committed to design excellence and achieving high quality, sustainable development. The Council will require a high quality of design for all buildings and spaces in the Borough and work towards making Hackney a healthier and more attractive place to live, work and visit.
- 2.3 Hackney has a rich historic environment with many buildings and areas of historic and architectural value. We will continue to protect the historic environment and support high quality contemporary architecture.

What you have already told us

- Concerns about the negative impact of Tall Buildings on local views. Local people have questioned whether Tall buildings should be built near school playgrounds, parks, gardens, and Conservation areas.
- The impact of Tall Buildings on the Public realm is also a key issue. More attention needs to be paid to the impact of Tall buildings on the street and neighbouring buildings.
- Support for the characterisation study and the Council's commitment to developing a new approach to making sure that future development enhances local character in the Borough.
- Many feel that the Council needs to do more to protect the borough's heritage.

Key Facts

Hackney has:

- 30 conservation areas
- 3 registered parks and gardens of special historic interest
- Around 1300 Listed buildings
- 18 protected London Square
- 30 buildings on the Historic England's Heritage at Risk register.

Chapter objectives:

- 2.4 To deliver high quality urban neighbourhoods with distinctive architectural quality which respects Hackney's historic character whilst producing unique

and innovative contemporary design that reflects Hackney's innovative and creative culture.

1. Design Quality and Local Character

- A. All new development must be of the highest architectural and urban design quality. Innovative contemporary design will be supported where it respects historic character. Development will only be permitted if all of the following criteria are met. Development must be:
- i. respond to its local character having regard to the Borough wide Characterisation Study; and
 - ii. compatible with the existing context including townscape, local views, local grain and frontages; and
 - iii. respect the local context and character to preserve or enhance the character and appearance of the historic environment and the setting of heritage assets; and
 - iv. sustainable in design and construction; and
 - v. carefully designed with regard to architectural detailing; and
 - vi. use attractive, durable and high quality materials; and
 - vii. contribute positively to the street frontage; and
 - viii. inclusive and accessible for all; and
 - ix. promote good health, including through the use of active design principles¹ and the Healthy Streets approach², ensuring inclusive and attractive streets that people want to spend time in; and
 - x. improve the public realm, frontage to the street and facilitate movement through areas with direct, safe, accessible, and easily recognisable routes (legibility); and
 - xi. secure and designed to minimise crime and antisocial behaviour;
 - xii. robust and flexible in use; and
 - xiii. respond positively to natural features and other open space; and
 - xiv. incorporate well designed integrated landscape design; and
 - xv. preserve significant and protected views; and
 - xvi. thoughtfully and efficiently integrate building services equipment.

Building heights

¹ See Sport England, *Active Design: Planning for health and wellbeing through sport and physical activity*, 2015. Available at: <https://www.sportengland.org/media/3964/spe003-active-design-published-october-2015-high-quality-for-web-2.pdf> ; and Center for Active Design, *Active Design Guidelines*, 2010. Available at: <https://centerforactivedesign.org/guidelines/>

² <https://tfl.gov.uk/corporate/about-tfl/how-we-work/planning-for-the-future/healthy-streets>

- B. All new buildings must respect the setting of the borough's historic townscapes and landscapes. Tall buildings will only be permitted where they meet all of the following criteria. The development must:
- i. relate and respond to its immediate and wider surrounding context: the base of the building must enhance the existing streetscape, and the top of a tall building must enhance the skyline; and
 - ii. preserve and enhance the borough's heritage assets, their significance, and their setting; and
 - iii. not lead to overshadowing of public spaces, especially public open spaces and watercourses/canals; and
 - iv. makes a positive contribution to the public realm.

- 2.5 Hackney is a dense mixture of commercial and residential in the south and a largely residential borough in the extreme north. Each neighbourhood in the Borough possesses a unique historical and socio-economic character. The Borough wide characterisation study has analysed this character and identified opportunities to densify areas across the Borough. The central aim of the Characterisation study is to reinforce, repair and reinvent local character and promote positive growth. Hackney's popularity as a borough to live and work continues to increase and it is essential that future growth is managed in a way that enhances Hackneys existing character.
- 2.6 The Borough's strength lies in its diversity. Hackney is made up of many diverse areas and communities, each with their own distinct identity. The southern part of the Borough, which forms part of inner London, is characterised by a high-density built-environment, typically 6-8 storeys with a complex mix of uses. The central part of the Borough contains several town centres, historic Georgian and Victorian areas, large and popular open spaces and parks, social housing estates of varying periods, and employment uses. The north and north east of the Borough is predominantly residential and of a lower density. Throughout the Borough there are examples of Hackney's unique architectural and historical heritage. This is reflected in our large number of conservation areas and listed buildings, which have been recognised for their special architectural and or historic interest.
- 2.7 Hackney's planning policies seek to create buildings and places of high quality that will be appreciated by future generations. High quality design is both visually interesting and attractive and should enhance local character. Good design is not just about what things look like, it is also about how places function and how individual buildings and the spaces around them contribute to the public realm and community well-being. The design of the places and buildings that make up our local environment affects us all and our quality of life. Good design makes places that put people first, promote health and are welcoming, feel safe, are enjoyable and easy to use for everyone.

2. Development and Amenity

A. All new development must be appropriate to its location and should be designed to ensure there are no significant adverse impacts on the amenity of occupiers and neighbours. The individual and cumulative impacts of development proposals on amenity will be considered in assessing their acceptability. Consideration of the merits of development proposals will be balanced against the impact on amenity.

B. Amenity considerations include the impact of development on:

- i. Visual privacy and overlooking;
- ii. Overshadowing and outlook;
- iii. Sunlight and daylight, and artificial light, levels;
- iv. Vibration, noise, fumes and odour, and other forms of pollution;
- v. Microclimate conditions;
- vi. Safety of highway users

2.8 Hackney seeks to sustainably manage growth so that it takes place in the most appropriate locations, meeting the Borough's needs while continuing to conserve and enhance the features that make Hackney an attractive, vibrant and interesting place to live, work and visit. Promoting and protecting high standards of amenity is a key element of ensuring sustainable growth and the continued regeneration of the Borough, and will be a major consideration when the Council assesses development proposals. While seeking to ensure high standards of amenity, the environmental, social and economic benefits that development can bring need to be weighed up proportionately in considering proposed development schemes.

2.9 Amenity can be compromised in a number of ways through development, such as through detrimental loss of daylight and sunlight to existing and adjacent occupiers; loss of privacy and outlook due to the proximity and design of development; harmful noise, odour, vibration and air pollution from existing and proposed developments, typically commercial activities and other activities such as rail; conditions with potential for danger to highway safety; and causing detrimental micro-climate effects.

2.10 The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from unacceptable overshadowing. The Building Research Establishment (BRE) provides guidance on site layout planning to achieve good sunlighting and daylighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice 1991). The Council will use this guidance to assess whether acceptable levels of daylight and sunlight are available to habitable spaces. BRE guidance needs to be applied with regard to the site context. Sunlight and daylight target criteria as found in the BRE guidance have been developed with lower density suburban situations in mind. In denser inner urban contexts, sunlight and daylight levels may struggle to meet these target criteria in both existing and proposed situations. The target

criteria will therefore be operated flexibly in relation to planning applications for dwellings in dense inner urban locations such as that found in Hackney.

3. Designated Heritage Assets

A. Conservation Areas

Development in or adjacent to the Borough's Conservation Areas shall preserve or enhance the character and appearance of the respective Area.

The Council will only grant planning permission to demolish or substantially demolish non-listed buildings in conservation areas where:

- i. the proposal would preserve or enhance the character or appearance of the conservation area;
- ii. there are satisfactory proposals for redevelopment or treatment of the site which must proceed after demolition.

Alterations and extensions in conservation areas should:

- iii. Not upset the scale or proportions of buildings or adversely affect the character, appearance or setting of neighbouring buildings;
- iv. Preserve (or, where missing, reinstate) characteristic features such as doors, windows, roof details (e.g. chimneys, chimney pots, roof line and pitch) and party wall upstands even where these elements may be redundant;
- v. Not harm the architectural integrity of a building or the unity and significance of a group of buildings or terrace.

Proposals for alterations and extensions that would be highly visible must comply with the remainder of (iii), (iv) and (v) above.

B. Listed Buildings

- i. The total or substantial demolition of a listed building will not be permitted unless exceptional circumstances are shown that outweigh the case for retention.
- ii. Proposals for a change of use or alterations and extensions to a listed building will only be permitted where there is no harm to the special architectural and historic interest of the building; and development that would cause substantial harm to the setting of a listed building will not be permitted.

C. Harm To or Total Loss of a Designated Heritage Asset

Where a proposal will lead to substantial harm to or total loss of significance of a designated heritage asset, it must be demonstrated that efforts to retain or restore the significance of the heritage asset have been explored and that the public benefits of redevelopment, including securing its optimum viable use, outweighs the adverse impact on the significance of the designated heritage asset

- 2.11 Designated Heritage assets are defined in the Government's National Planning Policy Framework as World Heritage Sites, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens of Special Historic Interest, London Squares and designated Conservation Areas.

4. Non Designated Heritage Assets

- A. New development must enhance or preserve the significance, character appearance, and setting of non-designated heritage assets including those on the Local List and Buildings of Townscape Merit
- B. There will be a presumption against the demolition of locally listed buildings.
- C. Developments proposals which involve the loss of a non-designated historic asset will be required to:
 - i. submit a Heritage Statement to assess the significance and assess the potential harm to the significance of the non-designated heritage asset; and
 - ii. retain or restore the structures, features and materials of the asset which contribute to its architectural integrity and historic interest.

- 2.12 The Borough's exceptional historic fabric is central to its character comprising locally listed buildings, buildings of townscape merit and war memorials (including those on private land or within buildings), as well local historic features such as statues, plaques, cattle troughs, historic bollards, post boxes and telephone boxes are historic assets worthy of protection.

- 2.13 The Council has prepared a series of conservation area statements, appraisals and management plans that assess and analyse the character and appearance of each of our conservation areas and set out how we consider they can be preserved or enhanced. We will take these and the Borough wide Characterisation study into account when assessing planning applications for development in conservation areas.

- 2.14 We will seek to manage change in a way that enhances the distinctive characters of our conservation areas and will expect new development to contribute positively to this. The Council will therefore only grant planning permission for development in Hackney's conservation areas that preserves or enhances the special character or appearance of the area. The character of conservation areas derive from the combination of a number of factors, including scale, density, pattern of development, landscape, topography, open space, materials, architectural detailing, and uses. These elements should be identified and responded to in the design of new development. Design and

Access Statements should include an assessment of local context and character, and set out how the development has been informed by it and responds to it.

- 2.15 Due to the largely dense urban nature of Hackney, the character or appearance of our conservation areas can also be affected by development which is outside of conservation areas, but visible from within them. This includes high or bulky buildings, which can have an impact on areas some distance away, as well as adjacent premises. The Council will therefore not permit development in locations outside conservation areas that it considers would cause harm to the character, appearance or setting of such an area.
- 2.16 The Council has a general presumption in favour of retaining buildings that make a positive contribution to the character or appearance of a conservation area, whether they are listed or not so as to preserve the character and appearance of the conservation area. The Council will resist the total or substantial demolition of buildings which make a positive contribution to a conservation area unless circumstances are shown that outweigh the case for retention. Applicants will be required to justify the demolition of a building that makes a positive contribution to a conservation area, having regard to the National Planning Policy Framework, Hackneys conservation area statements, appraisals and management plans and any other relevant supplementary guidance produced by the Council.
- 2.17 When considering applications for demolition, the Council will take account of group value, context and setting of buildings, as well as their quality as individual structures and any contribution to the setting of listed buildings. Applications must clearly show which buildings or parts of buildings are to be demolished.
- 2.18 Applications for total or substantial demolition in conservation areas must demonstrate to the Council's satisfaction that effective measures will be taken during demolition and building works to ensure structural stability of retained parts and adjoining structures. Before conservation area consent for demolition is granted, the Council must be satisfied that there are acceptable detailed plans for the redevelopment.
- 2.19 In line with the National Planning Policy Framework and National Planning Practice Guidance, The Council will seek to ensure that development not only avoids harm, but also improves the setting of the historic environment, or better reveals the significance of heritage assets.

Strategic View Background Area

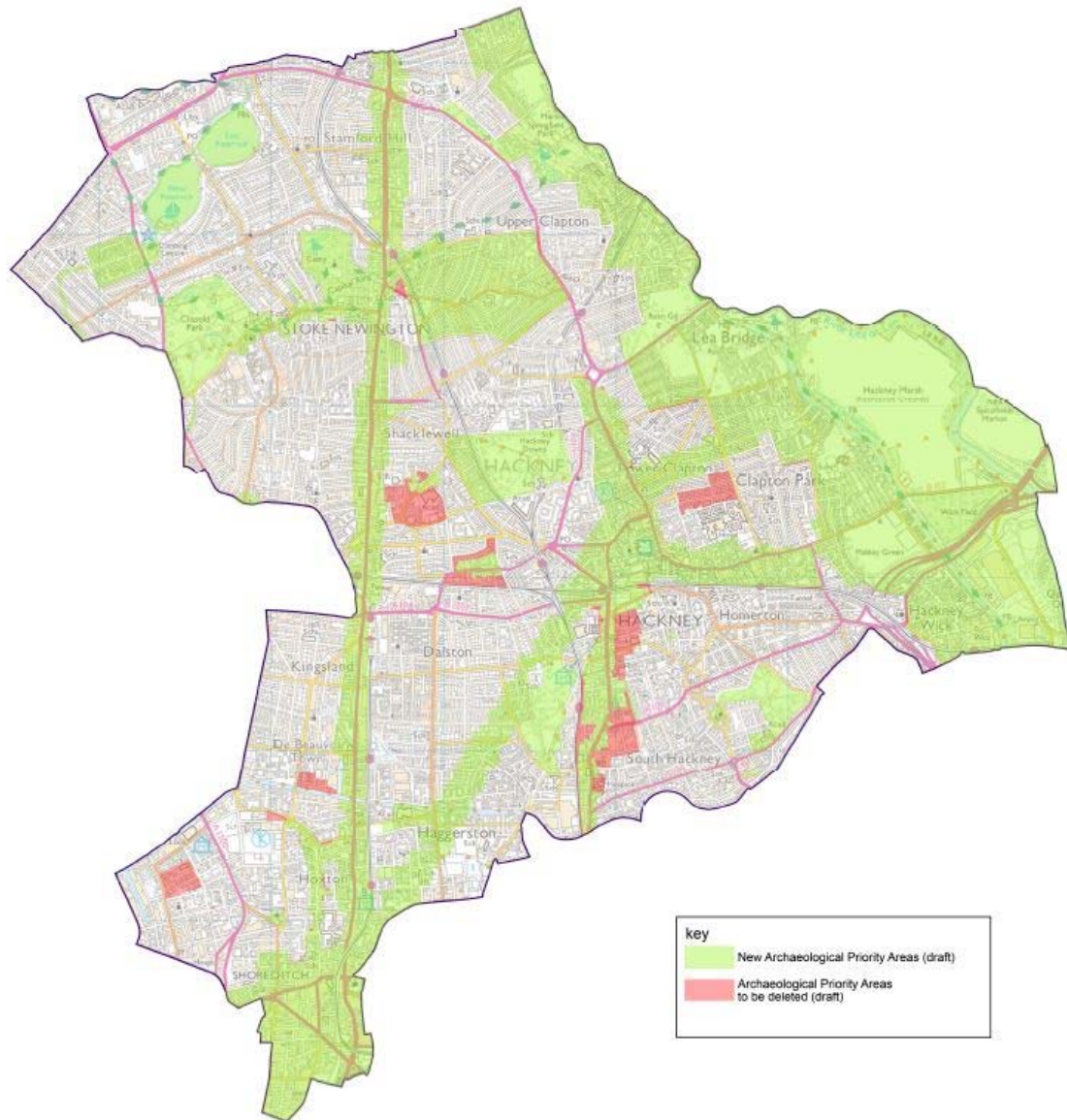
- 2.20 The Council will resist developments within the background consultation areas of St Paul's Cathedral, Linear View 8 Westminster Pier to St Paul's Cathedral and 9 King Henry VIII's Mound, Richmond to St Paul's Cathedral, in accordance with the City of London's 'St. Paul's Heights' Policy, which would have an adverse impact on the setting of the Cathedral or on the visual relationship between the Cathedral and the City's eastern cluster of tall buildings. Redevelopment of buildings, which currently adversely impact on the strategic views, will be required to aim not to detract from, and where possible to, improve the views and not infringe on any part of the defined background area.

5. Archaeology

- A. All new development must protect, enhance and promote archaeological heritage (both above and below ground). The interpretation and presentation of archaeological heritage to the public will be encouraged. Proposals would adversely affect archaeological remains or their setting will be refused.
- B. Desk based assessments and, where necessary, archaeological field evaluation will be required before development proposals are determined, where development is proposed on sites of archaeological significance or potential significance.

- 2.21 Prospective applicants should make an initial assessment of the archaeological potential and significance of a site by consulting with the appropriate specialist bodies, Historic England and the Greater London Archaeological Advisory Service (GLAAS). GLAAS is the borough's archaeological advisers and should be consulted with regard to archaeological matters.
- 2.22 The borough's Archaeological Priority Areas (APAs) APAs have been reviewed in 2017 by Greater London Archaeological Advisory Priority (GLAAS) as part of a rolling programme of reviews across London. The Council will therefore provide a link to the latest available APA's map. APA's are now divided into three tiers (1-3) indicating different degrees of sensitivity to groundworks. Tier 1 is defined as an area containing or strongly suspected to contain a heritage asset of national significance Hackney contains all 3 tiers in key locations across the Borough.

Map 1: Proposed Archaeological Priority Areas



6. Advertisements

- A. New advertisements must be of the highest possible standard and contribute to a safe and attractive environment.
- B. Applications for advertisement consent will only be permitted where they meet all of the following criteria. The advertisement must not:
 - i. adversely affect the historic significance of buildings, and be sensitive to the character of an area through size and siting, especially those areas of historic significance; and
 - ii. contribute to an unsightly proliferation or clutter of signage in the vicinity and detract from the amenity of the street scene; and cause visual intrusion by virtue of light pollution into adjoining residential properties, and avoid flashing internal or external illumination.

- 2.23 Advertisements can greatly affect the appearance of an area. The borough's town centres are a focus for advertising, and the visual appearance of key shopping centres are an important influence on their performance and attraction.
- 2.24 Advertising hoardings and stand-alone boards can detract from townscape quality and lead to a poor visual environment within their immediate vicinity. Poorly located advertising hoardings can be unsightly and an incongruous feature in areas where there is a unified architectural or landscape character. In particular, the amenity, character and quality of heritage assets and the wider historic environment can be adversely affected by advertisement hoardings. However, in some locations, advertisement may add colour and interest to an area, act as a sound barrier, and screen unpleasant views such as where a building or site is under long term construction / refurbishment.
- 2.25 The Council considers it important to control and manage advertisements in terms of their number, size, design, siting or illumination, so they do not lead to substantial harm to the significance and appearance of buildings, areas, or add clutter to an already busy street scene thus adversely affecting the local environment and possibly hindering pedestrian movement on footpaths, and possibly affecting highway safety.

3. Hackney's People

3.1 Hackney is more than just a place to live and work. We need to plan for a wide range of facilities such as health, education, culture, sports, leisure facilities, places of worship and our emergency services.

What you have already told us:

- Over the last 5-10 years, there have been improvements in schools and community safety.
- Shops, local pubs, clubs, cafes and restaurants, work spaces, school or college, local parks and playgrounds, sports and leisure centres and local libraries all provide important places for socialising.
- There is concern about the impact population growth would have in the Borough on local public services.
- It is encouraging that there is reference to health and planning, as a Local Plan must form the bridge between the built environment and public health in order to promote healthy communities and to support appropriate health infrastructure.
- The protection of community facilities and provision for new facilities is essential and the plan must continue to ensure that all facilities needed by people at all different stages of their lives are protected.

Key facts:

- The school age population is projected to increase between now and 2033. Based on 2015 projections there is a need to provide additional secondary school places between 2016 and 2020: a total of 10 forms of entry will be needed but more school places are likely to be required beyond 2020.
- Growth will increase pressure on existing health and community facilities and more will be needed in the future.
- Hackney has some of the highest childhood obesity rates in the country, and tackling obesity and improving general health and wellbeing is a priority.

Chapter objectives:

- Ensure sufficient provision of social and community facilities to meet the current and future needs of Hackney's population and respond to projected population growth.
- Help shape the built environment to encourage healthy lifestyles.
- Maximise the benefits brought to Hackney's community through arts, cultural and entertainment facilities.

7. Social and Community Infrastructure

- A. All proposals for social and community infrastructure will be supported where they meet all of the following criteria:
 - i. meet an identified need; and
 - ii. are of a high quality and inclusive design providing access for all; and
 - iii. provide flexible, affordable and adaptable buildings and where possible provide mixed used development, co-locate with other social infrastructure uses and maximise use of buildings in evenings and at weekends.

- B. Large trip generating facilities should be located in town or local centres unless it can be demonstrated that the facility is needed outside of these centres and that the location is accessible by walking, cycling or public transport by those who will use the facility.

- C. Proposals involving the loss of existing social and community infrastructure will not be permitted unless one of the following criteria is met:
 - i. a replacement facility that meets the needs currently met by the existing facility is provided; or
 - ii. adequate alternative facilities are already within walking distance, which are capable of meeting the needs currently being met by the existing facility without leading to a shortfall in provision for the specific social infrastructure; or
 - iii. It has been demonstrated that the facility is no longer required in its current use and it has been demonstrated that it is not suitable and viable for any other forms of social infrastructure for which there is a defined need in the locality, or for which there is a current or future need identified in the Infrastructure Assessment and Delivery Plan.

- D. The incorporation of community facilities into mixed use residential schemes where it meets an identified need will be encouraged.

- 3.2 Social infrastructure covers a broad area which includes facilities such as schools, childcare facilities, health services, public houses, places of worship, libraries and policing, amongst many other facilities which contribute to the quality of life and wellbeing of the population. The protection, enhancement, and provision of social infrastructure is supported by policies outlined in the London Plan, and the National Planning Policy Framework. A key issue to consider is population growth and the change in the profile of future residents. As a result there is a need to protect, improve and provide new social and community facilities. The Council maintains an Infrastructure Assessment and

Delivery Plan (IDP) to assess existing provision and planned future provision, using information from key service providers such as the Learning Trust, City and Hackney CCG, Emergency Services and other Council departments among others. The Council will work with the relevant social infrastructure providers and the voluntary and community sector to ensure the adequate provision and enhancement of services and facilities to meet the changing needs of Hackney's community. The Council will also ensure that planning policies are responsive to the needs identified and will regularly update the IDP to that effect.

- 3.3 The Council will work with the appropriate stakeholders to identify sites appropriate for new social infrastructure to meet identified needs. It will also work with them to encourage the provision and design of flexible community facilities that can accommodate a range of needs, where appropriate.
- 3.4 An Area Action Plan will be developed for Stamford Hill to meet particular needs for facilities including the need for school places in this area. Requirements for locally specific social infrastructure may also be identified by communities, for example, through the Neighbourhood Planning process.
- 3.5 If C (iii) applies, evidence must be required to show that the loss would not create, or add to, a shortfall in provision for the specific social infrastructure use and demonstrate that there is no demand for any other suitable social infrastructure use on the site. The applicant must demonstrate that all reasonable efforts have been made to preserve the facility. Evidence should include but not be limited to 1 year marketing evidence which follows the guidelines outlined in Appendix 1.

8. Health and Wellbeing

- A. New development that contributes to a high quality environment that enables all Hackney residents to lead a health and active lifestyle will be supported.
- B. New development will only be permitted where all of the following criteria are met. The development must:
 - i. Be designed to promote physical activity and wellbeing, through appropriate arrangement of buildings and uses, access, open space and landscaping, the provision of facilities to support walking and cycling, and schemes meet 'Secured by Design' principles; and
 - ii. Integrate the public realm and public transport, and in particular ensure that local facilities and services are easily accessible by foot or bicycle.

- 3.6 The built environment can help influence changes in lifestyle and help achieve positive health outcomes. The Council will seek to secure a local environment which promotes physical activity through new development.

- 3.7 Major schemes of 50 housing units or more, developments for educational, health facilities, takeaways and betting shops and payday loan shops and other developments of 10,000 sq.m will be required to submit of a Health Impact Assessment (HIA). Schemes below this threshold will be required to identify potential impacts on health and wellbeing and demonstrate how these will be addressed through a Design and Access Statement. Applicants are encouraged to discuss proposals at the pre-application stage with the Council's Public Health Team.

9. Arts, culture and entertainment facilities

- A. New major development of arts, culture and entertainment facilities must be located within the Central Activities Zone, Strategic Cultural Areas, and town centre locations.
- B. Smaller scale proposals will be permitted in areas that are accessible by public transport, walking and cycling routes by those that are likely to use the facility, including in other designated Cultural Quarters.
- C. The dual use of sites for a mix of arts and culture related uses and use of vacant units in highly accessible areas and town centre locations for temporary arts related activities will be supported.
- D. Development involving the loss of arts, culture and entertainment facilities will be resisted, unless re-provided in accordance with other policy requirements. Where loss of the facility is necessary to secure a development which will deliver wider planning benefits for the community, and this can be demonstrated to the Council's satisfaction, a contribution towards public art or creative projects should be provided in accordance with the Council's Planning Contributions SPD.

- 3.8 The contribution of arts, culture and entertainment is significant to Hackney's community needs, economic development, vitality and regeneration. There are a significant number of artists, designers and other creative professionals, and the creative industries contribute strongly to the local economy. The Borough hosts a wide range of festivals including Hackney's Space Festival, Hackney WickED and Hackney Fringe Festival which attract a large number of visitors. There a number of art galleries, such as The White Cube gallery, museums including the Geffrye Museum and Sutton House, and theatres including Hackney Empire and the Arcola Theatre.
- 3.9 Public art brings a wide range of benefits to the whole community, from the economic benefits that high quality art brings to the developer, to the educational opportunities inherent both in the creation of and reflection upon public art. Art can help in the process of regeneration, fostering social inclusion

and community involvement. Public art can also contribute to the borough's streetscape.

- 3.10 The London Plan identifies the Olympic Park and the Lee Valley Regional Park as Strategic Cultural Areas. Dalston, Hackney Central and the emerging Stamford Hill and Shoreditch AAPs place a strong emphasis on the provision of facilities in those areas, building on the existing strong presence of these activities. Shoreditch, partly within the Central Activities Zone contained within the London Plan, has a strong existing arts and culture presence.
- 3.11 Proposals outside of the borough's 'shopping centres' must meet the sequential approach outlined in Policy 27 (Town Centres).

4. Meeting Hackney's Housing Need

4.1 With a growing population, delivering good quality homes to meet the needs of the Borough's existing and future households is a key challenge for the new Plan. The following policies seek to address this.

What you have already told us:

- The top issue affecting Hackney residents is housing affordability, closely followed by the cost of living.
- Housing availability, and its suitability and quality are also of concern.
- There are concerns that Hackney may no longer be a place where communities and families can stay together.
- Supporting residents with health needs is a very important issue.
- Conditions in the private rented sector need to be improved.
- What is currently classed as affordable is not affordable to most groups of people.
- There is a growing need to house elderly people.
- Any new plan must emphasise the need for public space and resist smaller and smaller acceptable standards for housing unit space.
- A single approach to residential mix, (i.e. borough wide housing mix based on demographic projections) is not appropriate in all locations and across all tenures. Certain locations are more suited to family units, and others to a higher proportion of smaller units. Although it is acknowledged that no single unit type should dominate a development, the mix should be informed by site location and context instead of a general approach across the entire borough.
- The Council should work with developers to maximise the number of all homes.
- Shared ownership is not best option for many in Hackney.
- More shared ownership for those finding it difficult to save for deposit.
- Capping rents would be beneficial.

Key facts:

- To meet our housing need 1,750 homes need to be built each year between now and 2033. In 2015 1,640 homes were built.
- Over the next 17 years there are plans to build over 16,000 new homes but more homes are needed.
- The average price of a home in Hackney is around £550,000. The average house price is 17 times the average earning of a household.
- The cost of renting in Hackney has increased by 34% since 2011.

Chapter objectives:

- Help deliver housing which meets the tenure, size and affordability requirements to meet current and projected need and demand over the plan-period.
- Help deliver housing for specific groups in accordance with current and future needs.
- Ensure the delivery of student and visitor accommodation is balanced alongside the delivery of general needs housing.

10. Housing Supply

- A. The Council will create the conditions for growth to deliver up to 30,000 new homes between 2018 and 2033, increasing the supply of genuinely affordable homes, alongside community facilities through high quality urban neighbourhoods, to meet Hackney's needs.
- B. The majority of this housing growth will be planned to take place in and around Shoreditch (up to 12,000 homes), in the north of the Borough at Woodberry Down (up to 7,000 homes), around Dalston (up to 5,000 homes) and Hackney Central (up to 4,000 homes), and along the Borough's 'Enhance Corridors' identified in Key Diagram 1.

- 4.2 We are in the process of developing a new housing supply target based on our understanding of the land available for housing development in the Borough. This will update our existing housing target of 1,599 homes per year. For the next version of the Plan we will have finalised our housing capacity studies, including the London-wide Strategic Housing Land Availability Assessment (SHLAA), and the Borough-wide Characterisation study and will set out final housing figures with aim to meeting objectively assessed need (OAN) of 1,758 new dwellings per annum.

11. Affordable Housing

- A. New development must maximise opportunities to supply genuinely affordable housing. The Council will seek the maximum reasonable amount of affordable housing and will have regard to economic viability and the distinct economics of build-to-rent schemes; public funding available; site context and surroundings; the character of the development; and design constraints.
- B. Schemes of 10 units or more
 - i. At least 50% of all residential units on schemes of 10 residential units net or more must be affordable housing, subject to financial viability. The

Council will expect affordable housing to be provided on site. Within these schemes the following types of affordable housing should be provided:

Affordable Product	Housing	Type of affordable housing based on Government definition	Proportion required
Social Rent/London Affordable Rent		Social	60%
Living Rent or London Shared Ownership or other genuinely affordable products that the Council considers appropriate		Intermediate	40%

- ii. It must be suitably demonstrated to the Council's satisfaction that the affordable housing proposed is genuinely affordable relative to local ward level incomes. There is scope for other types of affordable housing products to form part of on-site affordable provision alongside or in-place of the listed products if its affordability relative to local ward level incomes can be demonstrated.

C. Schemes of 1-9 units

(i) For schemes which fall below the 10 unit threshold, a financial contribution will be required, the scale of which will be determined by economic viability, the number, location and size of the units proposed. Further guidance will be set out in the Housing SPD.

D. Affordable housing requirements are not limited to Class C3 in the Use Classes Order and will be sought from alternative housing products and developments such as shared housing, supported and specialist housing and student housing.

E. Schemes which do not meet or exceed the requirements of B and C above will be required to submit detailed viability information and will be subject to an early review mechanism.

F. For developments which are demonstrated through a viability assessment to have an affordable housing contribution below the Council's requirements and there is a chance that viability will improve prior to completion of the development, the Council will require an updated viability assessment, and if the development is capable of delivering more affordable housing than originally stated, payment in-lieu contributions of equal value will be required.

G. Where additional homes are proposed through amended planning applications (i.e. through re-submissions or variations of existing planning applications or submission of a new planning application for an extension resulting in an increase in existing homes) within four years of the commencement of the original planning permission and the total number of

homes proposed increases to 10 or more, affordable housing for 50% of all residential units will be sought preferably on-site, or if this is not possible by way of in-lieu contributions. Similarly, where development sites are split, or separate proposals are brought forward on neighbouring or nearby sites by the same owner, affordable housing requirements will be assessed on the total number of net residential units proposed across all related sites.

- 4.3 Maximising the delivery of genuinely affordable homes remains one of the biggest challenges facing the Plan. Approximately 47% of all new homes delivered in Hackney over the last decade have been on small sites with developments of less than 10 units. These are developments where the Council has been unable to secure the delivery of affordable housing due to existing policy limitations.
- 4.4 In order to better meet our housing need these sites will be required to contribute towards affordable housing delivery either through on-site provision or off-set monetary contributions which could then fund Council-led projects to deliver genuinely affordable housing.
- 4.5 To further maximise the delivery of genuinely affordable housing we will also need to change our approach on the type of affordable housing delivered on larger sites of 10 units or more, to ensure that what is delivered is affordable to Hackney residents. This means a policy approach which focusses on delivering genuinely affordable housing which takes into account of average house prices, private rents and wages in different areas of Hackney. This policy should be read alongside the Mayor of London's Affordable Housing SPG.
- 4.6 A local plan viability assessment is being progressed which will test the proposed affordable housing policy requirements.
- 4.7 Where permission is granted, review mechanisms will be applied to these developments to ensure that any future uplift in values contributes to the delivery of the maximum reasonable amount of affordable housing. Review mechanisms will only apply if a 'surplus' is generated over and above the returns necessary for a scheme to be deemed viable.

12. Dwelling Size Mix

A. Developments should provide the following mix of dwelling sizes

Bedrooms / Dwelling size	1 Bed	2 Beds	3+ Beds
Preferred dwelling mix – social	30-34%	30-34%	33-36%
Preferred dwelling mix – intermediate	Lower % than 2 bed	Higher % than 1 bed	15-25%*
Preferred dwelling mix – market	Lower % than 2 bed	Higher % than 1 bed	33%

*in parts of the Borough where house prices are considered higher relative to other parts, based on the most up-to-date data, shared ownership units 3 beds and above proposed should be in the lower end of this range.

- B. The Council will seek a higher proportion of 4+ bed dwellings in the Stamford Hill AAP area. The Stamford Hill AAP will provide further guidance on this.
- C. The Council will consider variations to the dwelling size mix sought if this can be justified based on the tenures and type of housing proposed, site location, area's characteristics, design constraints, economic scheme viability, and, where shared ownership is proposed, the ability of potential occupiers to afford the homes proposed.

- 4.8 There is a diverse population in Hackney, with an equally diverse range of housing needs and requirements; this means ensuring that a good selection of housing types and tenures are built. The Council recognises that there is a need for all types of dwellings sizes and tenures however priorities are set based on what the 2015 SHMA and needs based on the Council's housing waiting list states is the highest quantum of each of type of housing required to meet housing needs in the Borough. This is reflected in the policy requirements.
- 4.9 The ability to deliver this mix may vary dependent on site location and characteristics, and scheme viability and this will be assessed by the Council where proposals differ from the required mix. Proposals containing family housing (in this case units with 3 bedrooms or more) in excess of the policy requirements will be supported. There will be greater flexibility on the requirement for family units for proposals for retirement, sheltered or extra care housing.
- 4.10 Higher and lower value areas are based on assessments of house prices relative to incomes at a middle super output area (MSOA) and will be updated annually in the emerging Housing SPD.

13. Build to Rent

- A. Standalone Build to Rent developments or Build to Rent blocks on a larger mixed tenure development will be supported provided they comply with all other plan policies and they meet all of the following criteria:
 - i. The homes are held as Build to Rent under a covenant for at least 15 years; and
 - ii. All units are self-contained and let separately; and
 - iii. The development is in unified ownership and unified management; and
 - iv. The development has professional and on-site management; and
 - v. Longer tenancies of three years or more are offered with defined in-tenancy rent reviews.

- B. Affordable housing delivered as part of the development will be required to be either Living Rent or London Affordable Rent.
- C. Schemes will be required to comply with Policy 1 (Design quality and Local Character) and standards identified in the Mayor of London's Housing SPG however there may be flexibility in applying these standards given the uniqueness of Build to Rent developments, provided that designs meet an identified need and are of an exceptional design and standard.
- D. S106 agreements on Build to Rent schemes will include a 'clawback' mechanism in the event of units being sold out of the Build to Rent sector. Further guidance will be provided in the Councils Housing SPD (emerging).

- 4.11 The growth of the Private Rented Sector (PRS) and a decline in the realistic chances for home ownership for many people in Hackney in the short to medium term due to rising house prices means that 'Build to Rent' schemes, supported by the Mayor of London in the Housing SPG are increasingly relevant, particularly in terms of the affordable housing products that can be secured as part of such schemes (i.e. Living Rent and London Affordable Rent).
- 4.12 The Council recognises the increasing importance of the PRS in meeting housing needs in the Borough, and supports the provision of 'build-to-rent private rented homes', where these are well-designed, where evidence is provided that high standards of management will be put in place, and where the benefits of such housing are balanced against the level of affordable housing provision. The Council will work with the GLA and other delivery partners to seek to increase and improve the private rented sector in line with the London Plan and the Mayor's Housing SPG.
- 4.13 For Build to Rent schemes and where a certain number of homes are offered for rent in new developments, of the affordable housing sought, the Council will require London Living Rent and London Affordable Rent rather than Discounted Market Rent or Affordable Private Rent to ensure homes are 'genuinely affordable'.

14. Self/Custom-Build Housing

- A. Proposals for self/custom build housing projects to meet demand will be supported provided they are compliant with all other plan policies.
- B. Large developments of 0.25ha or more should explore options to make provision for serviced plots of land for self/custom build housing.

- 4.14 The Self-Build and Custom Housebuilding Act 2015 and Self-Build and Custom Housebuilding (Register) Regulation 2016 require the Council to keep a register of individuals and associations of individuals who are interested in self-

build and custom housebuilding and are seeking to acquire serviced plots of land within the Council. The Act also places a duty on councils and other public bodies to have regard to the self-build and custom housebuilding register when carrying out their planning, housing, land disposal and regeneration functions. The 2015 SHMA suggests a low level of demand given high land costs in the Borough, however the register will assist in providing an indication of demand for self/custom build housing in the Borough.

- 4.15 Self/custom build developments in many circumstances would result in an underuse of land as they are likely to be low density. Also, given the high value of land and limited number of small sites suitable for self/custom build homes, meeting demand will be challenging as individuals are unlikely to be able to compete with large developers for land. Therefore, where appropriate, the Council will seek large developments of 0.25ha to explore options to make provision for serviced plots of land for self/custom build housing.

15. Housing Design

- A. The Council will expect all homes and extensions to existing properties to be of high quality design and meet the internal and external space and accessibility standards set out in the London Plan and GLA Housing SPG and sustainable design and construction standards set out in the Council's Sustainable Design and Construction SPD, as a minimum.
- B. Higher levels of private open space in new housing developments above the minimum standards identified in the Mayor of London's Housing SPG will be required in areas of the Borough deficient in publicly accessible open space (as identified in Map 12 (Green and Public Spaces chapter)).

- 4.16 Through the London Plan the GLA has set minimum housing design and accessibility standards as well as standards for the provision of private amenity space for new homes in all London Boroughs. This together with the requirements identified in Building Regulations and access to outdoor amenity space will help provide healthier living environments for Hackney residents. In areas where there is a deficiency in publicly accessible open space the Council will require new developments to exceed the minimum standards for private amenity space provision to improve the quality of the overall living environment for residents.

16. Housing Older and Vulnerable People

- A. Proposals for the development of a housing aimed at meeting the specific needs of older people and vulnerable people will be supported provided all of the following criteria are met:

- i. There is a demonstrable need for the type of accommodation proposed within the Borough; and
 - ii. Schemes are located in accessible areas where the daily needs of older people in terms of convenience shopping, community facilities and public transport can be met; and
 - iii. Schemes are designed to a high standard, meeting any relevant guidance for the form of accommodation proposed; and
 - iv. Schemes will be required to demonstrate that the proposed accommodation has considered the needs of the intended occupiers and that the type of facilities proposed, the level of independence promoted and the amount of provision of support and/or care proposed is appropriate for the intended occupiers.
- B. All new general-purpose homes must be designed to be adaptable to meet the needs of those with disabilities and the elderly as well as assisting independent living at home.
- C. Proposals for specialist housing for older people will be required to provide 50% affordable housing with the tenure split outlined in the table below. Alternative affordable housing products will be considered where it is demonstrated that the accommodation proposed is affordable to older people in the Borough and suitable to their needs.

	Intermediate sale	Affordable rent
Specialist Housing	30-40%	60-70%

- D. The Council will have regard to economic viability, site context and surroundings; the character of the development; and design constraints where the affordable housing requirements are not met.
- E. Proposals for the loss of existing accommodation for older and vulnerable people will be resisted unless one of the following criteria apply:
- i. It can be suitably demonstrated that the existing accommodation is of a low standard and unable to meet the needs of the intended occupiers; or
 - ii. It can be suitably demonstrated that the needs met by this form of accommodation can be met or re-provided elsewhere in the Borough; or
 - iii. Adequate replacement accommodation to meet the needs of older and vulnerable people is provided, subject to satisfying other plan policies; or
 - iv. It can be demonstrated that there is no longer an identified need for the existing accommodation due to there being a surplus of this type of accommodation in the Borough.

4.17 Population forecasts suggest that there will be significant rise in the population of older people in Hackney, and London more generally. During the plan period

there will be a significant rise in the population of over 65's and an even larger rise in the over 85's. The Council would like to be able to support older people to live independently in their own homes for as long as possible and will therefore seek to ensure in the first instance that new homes are designed to be accessible to people with mobility difficulties. Whilst this is preferable there will still be an increasing need to house elderly people in specialist accommodation. Hackney's SHMA estimates a significant need for additional units of specialist accommodation for older people of different types up to 2025. The GLA SHMA indicates that up to 2025 there will be a need to provide 3,600-4,200 additional specialist units per annum across London. To meet this need the London Plan allocates an indicative annual strategic benchmark for London boroughs to inform local targets over this period. For Hackney the benchmark is to deliver 55 specialist units for older people per annum with a tenure split of 25 units for private sale, 10 for intermediate sale and 20 for affordable rent. This would equate to 825 additional specialist units over the plan period if the target is rolled forward. An emerging needs assessment and Older People's Housing Strategy will provide clearer data on need for specialist provision.

- 4.18 As well as older people with support needs there are a number of other people in the Borough that are considered to be vulnerable and in need of some form of specialist or conventional housing. The Hackney SHMA identifies likely future needs for vulnerable people up to 2021 and includes people suffering from mental health problems, rough sleepers, people with learning disabilities and those with issues regarding alcohol misuse among others as vulnerable. The Council already works to help vulnerable people through health and social care professionals, and not all vulnerable people will require additional accommodation however the Council will support proposals to accommodate needs.

17. Residential Conversions

- A. The conversion of houses to flats will only be permitted if all of the following criteria are met:
- i. the existing house consists of no less than 120 sq.m of original floorspace, including internal circulation; and
 - ii. adequate access would be provided to each dwelling; and
 - iii. each dwelling would be self-contained; and
 - iv. the distinctive character of the building/area would not be adversely affected by development with particular regard to heritage assets.
- B. Conversion schemes must provide a minimum of one family unit of 3 or more bedrooms at ground floor. Family dwellings must be suitable for a minimum of 4 people.

- 4.19 The increase in the number of smaller households, combined with rising house prices, has increased the demand for smaller dwellings in the Borough, particularly from single people and young couples on modest incomes. One way the supply of smaller dwellings has been delivered has been through the

conversion of larger homes to flats. Although the contribution made by conversions of larger houses to smaller dwellings is useful in providing a lower cost accommodation, conversions to flats can result in the loss of family housing, and inflate the price of remaining larger homes.

- 4.20 The aim of this policy is to protect smaller family houses from conversion, and ensure that the conversion of larger houses provide at least one 3 bedroom dwelling with access to private amenity space. As such, setting a threshold of 120sq.m for the conversion of houses enables the retention of homes or households with children, while permitting houses with greater floorspace to be converted to provide a range of dwelling sizes.
- 4.21 The Council recognises that a different dwelling mix may be required to enable development or as part of the refurbishment of a recognised heritage asset building in order to retain distinctive townscape character, and the historic layout of a property. As such, flexibility will be applied in such instances. Conversions and alterations to residential property should be carried out in line with guidance in the Council's Residential Alterations and Extensions SPD and the flooding policy contained within the Climate Change and Environmental Sustainability chapter of this document.

18. Student Housing

A. Proposals for new student accommodation will only be permitted if all of the of the following criteria are met:

- i. The accommodation is needed to house students from academic institutions based in Hackney, or within London;
- ii. there is no harm to the provision of general needs housing and not result in the loss of self-contained dwellings;
- iii. the site is highly accessible by public transport and provide good access to local shops, services and facilities;
- iv. the development does not lead to an over-concentration of such uses which may be detrimental to local amenity, or the balance of uses within the area affecting the character and function of an area;
- v. 10% of rooms provided are wheelchair accessible or easily adaptable for occupation by wheelchair users;
- vi. A minimum of 50% of student rooms will be required to be affordable for students in the context of student maintenance loans and rents.
- vii. The rent for affordable student rooms should be set at a maximum of 55% of the maximum income that a new full-time student studying in London and living away from home could receive from the Government's maintenance loan for living costs for that academic year.

B. Details of the management of such developments must be submitted with an application, setting out how the impact of development on local amenity will be minimised.

- 4.22 Hackney does not have a university within its boundary however the neighbouring boroughs of Newham, Islington, Tower Hamlets and the City of London contain several well-known London universities which are still easily accessible from the Borough. Student numbers have been increasing in recent years with the highest ever admission of places recorded in 2015. Whilst the Council acknowledges that inadequate local provision would result in students having to travel long distances to attend university, putting pressure on the public transport infrastructure, and that students contribute socially and economically to an area, it nonetheless recognises that the development of new-build student housing must not be to the detriment of other key uses such as general housing delivery, other housing for which there is a demonstrable need or designated employment land or lead to an over-concentration of similar uses which may be detrimental to residential amenities or the balance of land uses, affecting the character and function of an area. Proposals for student accommodation will therefore only be approved where a demonstrable need exists and where accommodation is secured for occupation by members of a specified higher education institution.
- 4.23 The Council has approved a significant number of student bed spaces in the last decade, the majority of which have been approved in Priority Employment Areas. Although having become more mixed use in nature, Shoreditch is predominately a commercial area, including and adjacent to the City Fringe and the Central Activities Zone, and containing large areas of designated employment land (Priority Employment Areas). As such any further consents for large student housing developments, particularly within PEAs, are likely to affect the character and function of the area. In addition to pressure on other important land uses, such developments can have adverse impacts on amenity, such as through noise levels and additional vehicular traffic particularly at the start and end of terms, and increased pressure on local services, including demand for evening economy uses (which the Council seeks to manage in Shoreditch for example). In considering a proposal for student accommodation the Council will take into account the likely impact on the amenities of surrounding locality, and the cumulative impact on the locality and community where a number of such uses already exist, to ensure an appropriate balance of land uses in an area, and to avoid detrimental effects on amenity. Applicants should submit details of how student housing developments will be managed to minimise impacts on amenity.
- 4.24 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 its occupation by members of specified higher educational institutions.
- 4.25 Providers should seek to deliver student accommodation that is affordable for students in the context of student maintenance loans and rents.

19. Shared Housing

- A. Development involving the provision of new shared housing will only be permitted if all of the following criteria are met:
- i. Rents must be affordable relative to ward-level incomes, or contributions towards affordable housing must be made in accordance with Policy 11 (Affordable Housing); and
 - ii. Rooms and communal spaces are of a high quality and of adequate size and the development provides a good standard of accommodation in accordance with Council requirements in terms of space standards, management requirements, facilities, daylight and sunlight, aspect and amenity space (the Council's "Guidance for Houses and Flats in Multiple Occupation" should be used as a benchmark); and
 - iii. Suitable communal amenity space is provided to meet the needs of occupiers; and
 - iv. The development must not have a detrimental impact on the amenity of neighbouring occupiers; and
 - v. The development must not lead to an over-concentration of these types of uses in the area; and
 - vi. 10% of the units provided are easily adaptable for occupation by wheelchair users.
- B. Loss of any good quality shared accommodation properties which meet the Council's standards in the guidance for HMOs mentioned in A(ii) will be resisted unless adequate replacement facilities are provided or it can be demonstrated that the existing facility is no longer required.
- C. Proposals for HMOs will only be permitted if in addition to meeting the above criteria, the following criterion is met:
- i. In the case of conversions the existing floorspace area of the original building is more than 120 sq.m including internal circulation.

4.26 This policy applies to shared housing which can be categorised under the following types of accommodation:

- **HMOs defined as C4 by the Use Classes Order** - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
- **Larger HMOs classed as Sui Generis by the Use Classes Order** – Shared houses occupied by more than six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
- **Other shared accommodation** – Other forms of purpose-built long-term accommodation with shared facilities occupied by a large number of unrelated individuals, usually modelled in student accommodation. This type of accommodation would not be built for any particular group, as student or specialist housing is. "Co-living" developments are an example of shared

accommodation that would fall under this category. “Co-living” rooms are more self-contained in nature, offering a kitchenette and bathroom for each occupant with more emphasis on sharing of living spaces.

- 4.27 Shared housing as identified above are a strategically important part of London’s housing offer, meeting distinct needs and reducing pressure on other elements of the housing stock. They provide flexible and relatively affordable accommodation through the private rented sector. They also play in an important role in providing labour market flexibility in London. Shared housing can therefore form an important part of Hackney’s housing stock provided they are designed well and of a good quality.
- 4.28 Whilst it is recognised that shared accommodation is an increasingly valuable form of accommodation in the Borough, C3 residential is still the priority land use in the Borough and type of accommodation for which there is the greatest need. Shared housing proposals will usually be resisted on sites allocated for residential development and sites already with planning permission for residential development.
- 4.29 Proposed shared housing development will be subject to a planning agreement to ensure rents for rooms remain affordable for low-income occupiers in the long-term. Granting of a HMO license will be subject to meeting the Council’s Private Sector Housing Unit requirements.

20. Gypsy and Traveller Accommodation

A. Proposals for new sites and pitches to meet the needs of Gypsies, Travellers and Travelling Showpersons as defined by national planning policy will be supported provided that all of the following criteria are met:

- i. there is a demonstrable need supported by the Council’s needs assessment; and
- ii. The site is suitable for residential development and has good access to services and facilities to meet the needs of residents; and
- iii. development on the site does not have a detrimental impact on the natural environment; and
- iv. development on the site does not have not a detrimental impact on the amenity of neighbouring and nearby residents and businesses; and
- v. development is respectful of and sensitive to the local character; and
- vi. the site is easily accessible from the public highway; and
- vii. the site is not vulnerable to flood risk.

B. Proposals for the loss of existing travellers sites and pitches will be resisted unless an equivalent number of replacement pitches are provided.

- 4.30 The shortage and cost of land mean that opportunities for new gypsy and traveller accommodation in Hackney are finite, and there are considerable

practical difficulties in identifying and bringing forward a site within the tightly drawn boundaries and high population density of the borough in order to meet this identified need. The 2015 Gypsy and Traveller Needs Assessment for Hackney identifies a significant need for sites and pitches in Hackney. However, since then the National Planning Policy for Travellers Sites has amended the definition of what constitutes a Traveller. The requirements placed on local planning authorities to provide for need pitches and sites remains the same however need now has to be established for Travellers based on a new definition. The Council is in the process of updating the 2015 assessment to take account of the new national definition.

21. Preventing the Loss of Housing

The redevelopment, conversion or change of use of land or buildings involving loss of residential floorspace will be resisted and will only be permitted where at least one of the following conditions are met:

- i. The land or buildings are no longer suitable for residential use and it is considered inappropriate to re-provide residential accommodation; or
- ii. Replacement housing of an appropriate type is being provided at either an equivalent or higher density, or to address a specialist housing need for which there is a particular shortage in the Borough; or
- iii. Redevelopment is necessary to create better quality homes and dwelling mix, and improve the living environment, as part of major regeneration schemes; or
- iv. A proposal seeks to combine small dwellings to create larger dwellings in the Stamford Hill Area Action Plan area; or
- v. The proposal will enable sub-standard units to be enlarged to meet residential space standards; or
- vi. The proposal is for an essential community use or infrastructure for which there is demonstrable need, and it can only be provided by the loss of existing residential floorspace; or
- vii. The site or building is in an Employment Land Designation (PIA, POA, LSIS) and the change of use is to a B Class employment use.

Where a loss of affordable housing is proposed, a like-for-like replacement in terms of tenure and number of units will be required.

- 4.31 The Council seeks to increase overall housing stock in the Borough and therefore in conjunction with supporting the provision of new dwellings, the Council will resist the loss of existing residential uses. There may however be circumstances where a loss of housing may be acceptable and the policy sets out circumstances under which a loss of housing will be considered.
- 4.32 Additionally, there may be locations where a current residential use is incompatible with the surrounding area, for example due to noise or access issues, or the particular circumstances of listed buildings and disused accommodation over shops may also merit changes of use from housing to

ensure improvement and reuse of dilapidated buildings. In other circumstances, and subject to compliance with all applicable policies, the loss of a residential unit to enable the provision of a community facility such as a school or health facility may constitute an acceptable change of use, if suitable alternative sites are not available and the community facility can only be provided by use of a residential building, and there is demonstrable demand for the non-residential use. Some proposals for changes of residential uses to supported housing may also be acceptable.

- 4.33 Where the loss of affordable housing is proposed on a particular site which is a part of a wider redevelopment programme, such as the Council's Estate Regeneration Programme, like-for-like replacement affordable housing can be reprovided across the whole programme rather than at each particular site.

22. Visitor Accommodation

- A. The amount of new visitor accommodation including short term lettings will be managed having regard to up to date assessments of current and future room demand and supply.
- B. Large scale hotels (50+ rooms) will only be permitted in the Central Activities Zone and district and major town centres. Small scale hotels in other areas may be permitted if they meet specific needs.
- C. Proposals for any new visitor accommodation including short term lettings will only be permitted if all of the following criteria are met. The development must:
- i. not result in a total supply (which includes approved schemes not yet built) of visitor accommodation rooms greater than the projected need for rooms; and
 - ii. not harm the balance and mix of uses in the area, and the character and function of the area, and would not result in the loss of general purpose housing, and is fully compatible with surrounding land uses; and
 - iii. not cause an unacceptable level of disturbance to, or loss of amenity to, occupiers of surrounding premises; and
 - iv. not lead to an over-concentration of similar uses within the locality; and
 - v. make adequate provision for servicing, and pick up and set down points for taxis and coaches; and
 - vi. includes at least 10% wheelchair accessible bedrooms.
- D. Ancillary facilities such as conference rooms, restaurants or gymnasiums should be accessible to the public, unless there are valid and appropriate reasons why such facilities should not be accessible to the public.

- 4.34 The number of hotel rooms recently developed in the Borough as well as those expected to be developed in the next few years based on the Council's planning permission data will result in the need for hotel rooms in the Borough virtually being met once built according to a 2013 GLA report – "Understanding the demand for and supply of visitor accommodation in London to 2036". Short-term lettings are also growing and a 2015 study by Colliers International shows that Hackney is one of the top five London boroughs for Airbnb overnight stays with over 150,000 overnight stays a year. Whilst the Council intends to meet demand for visitor accommodation in the Borough the Council will seek to balance this with the need to provide affordable housing and other essential uses. Applications for new visitor accommodation will therefore be assessed on the basis of need among as well as the other criteria listed in the policy. Applications for short-term lettings will also be assessed against this policy where the letting period exceeds 90 days in any one calendar year, as per the 2015 Deregulation Act.

5. A Strong and Competitive Economy which Benefits All

- 5.1 Hackney has a thriving economy with increasing employment rates and a diverse employment sector. In response to Hackney's evidence on employment needs, the borough's designations have been redefined to comprise of Priority Office Areas (POAs), Priority Industrial Areas (PIAs) and Locally Significant Industrial Sites (LSIS). These areas represent Hackney's core reservoir of employment land. They are extremely tightly drawn clusters covering only approximately 6% of Hackney's total land mass meaning it's vital they are protected.
- 5.2 A large part of Hackney's southern boundary is within the Central Activities Zone (CAZ). The importance of the CAZ and enlarged City Fringe Opportunity Area Planning Framework (OAPF) boundary (designated in the London Plan) has been recognised by the Government; with these areas granted exemption from the permitted development rights for office to residential, which came into force in May 2013.

What you have already told us

- Strong support for the provision of Affordable Workspace to support small businesses and creative industries.
- Need for the Plan to support a diverse economy and mix of business including; workspace, offices, industrial activities.
- Concern regarding the loss of industrial land and floorspace in the Borough and support for greater protection of these uses and activities in the new Plan.
- Support for people being able to live and work in the Borough to encourage a more inclusive community.
- Some support given for the Night Time Economy however also concerns expressed about the associated impacts (crime, disorder, noise) on residential amenity.
- Strong support for training and apprenticeship opportunities.

Key Facts

- In 2014, there were around 132,000 jobs in Hackney resulting in a jobs density of 0.69 (as a ratio of total jobs to working age population).
- In 2012, Hackney accommodated 12,980 companies. Compared to 2004, this was a 40% increase in companies located within the Borough illustrating rapid economic growth.
- In 2016, there were approximately 16,885 active enterprises in Hackney. Out of these enterprises 91% are micro sized enterprises (0-9 employees), 7.7% are small (10 to 49 employees), 1.1% are medium (50 to 249 employees) and 0.2% are large (250+ employees) enterprises (NOMIS).

- The total supply of employment floorspace in the Borough is 933,696sqm. This comprises of 573,705sqm of office, 134,563 light industrial and 225,428 of industrial floorspace.

Chapter objective:

- 5.3 To support a diverse and mixed economy providing at least 23,000 new jobs by 2033 and maximise the supply of affordable workspace and low cost industrial space.

23. New Employment Floorspace

A. New employment floorspace (B class) in the Borough will be supported in Locally Significant Industrial Areas, Priority Office Areas, Priority Industrial Areas and designated town centres. New employment space outside of these locations will only be permitted if all of the following criteria are met:

- it can be demonstrated that there is a reasonable prospect of being occupied;
- the employment use is small-scale and would contribute towards place making;
- or the employment space is being provided as part of a temporary use;
- and does not have an unacceptable impact on residential amenity.

B. Within Priority Office Areas, office-led (B1a Use Class) development will be permitted. These areas comprise of:

- Dalston
- Mare Street
- Kingsland
- Shoreditch
- Wenlock

C. Within Priority Industrial Areas, industrial mixed use development will be supported. These are comprise of:

- Anton Street
- Belfast Road
- De Beauvoir
- Hackney Downs
- Homerton
- Red Square
- Shacklewell
- Theydon Road

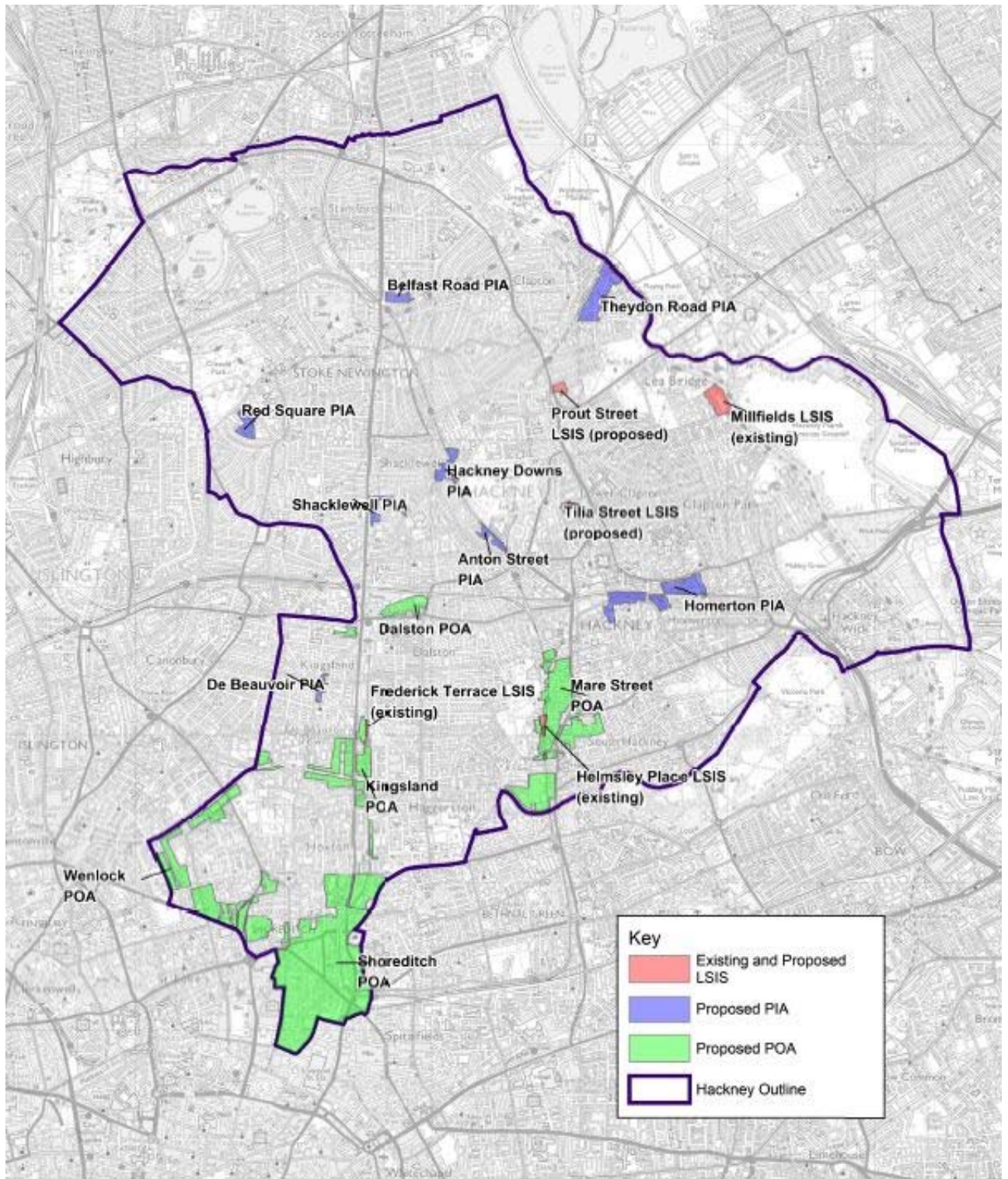
D. Within the following Locally Significant Industrial Sites, industrial development will be permitted and other uses, other than ancillary development will be resisted.

- Millfields (existing)

- Helmsley Place (existing)
- Frederick Terrace(existing)
- Prout Street (proposed)
- Tilia Street (proposed)

- 5.4 The Council's current adopted policy approach requires employment-led development within designated Priority Employment Areas (PEAs). This leaves the market to influence what type of B use class floorspace is delivered within new development. Over time this has meant a gradual decline in industrial land/floorspace within some PEAs, particularly in the south and mid Hackney, and the replacement of this floorspace with higher value office floorspace within new development. This trend is likely to continue due to market forces unless an appropriate planning response is introduced within the new Local Plan
- 5.5 In order to help retain vital industrial land and floorspace within Hackney and ensure that sufficient office floorspace is delivered to meet Hackney's economic needs, it is considered that a more refined approach to the Council's employment policy is needed.
- 5.6 Hackney's employment evidence suggest a strong need for B1a office (a minimum of 117,000sqm). The new Local Plan will direct office to the most sustainable locations; within the designated Priority Office Areas (POAs) and throughout the Borough within existing town centres. These areas are considered to be the most viable and sustainable locations for employment development. The Plan will seek a higher proportion of employment floorspace (+60%) and affordable workspace within the Dalston, Wenlock and Shoreditch POAs as part of new employment-led development, subject to viability. The Plan will adopt a rigorous approach to industrial land management, protecting and intensifying industrial land and floorspace within designated Priority Industrial Areas (PIAs).
- 5.7 New employment opportunities outside of these areas will only be permitted if the applicant can demonstrate a reasonable prospect of occupancy through the submission of marketing evidence in accordance with Appendix 1.

Map 2: Proposed employment designations



24. Protecting and Promoting Office floorspace in the Borough

New Office Floorspace

- A. New development involving the provision of new office (B1a) floorspace must comprise of well designed, high quality buildings and floorspace incorporating a range of unit sizes and types that are flexible, with good natural light, suitable for sub-division and configuration for new uses and activities, including for occupation by small or independent commercial enterprises.
- B. All applications incorporating new office floorspace should include a marketing strategy which demonstrates the design and layout of the proposed floorspace is of a high quality, is flexible and meets the needs of likely end users.

Priority Office Areas (POAs)

- C. New development within designated POAs will only be permitted if it is employment-led where B1a use class is the primary use in line with the below thresholds, subject to viability.
 - i. In Dalston, Shoreditch and Wenlock POAs – at least 60% of the overall new floorspace is B1a use class.
 - ii. In remaining POAs – more than 50% of the overall floorspace is B1 use class with the majority of this floorspace comprising of B1a floorspace.
- D. Retail, hotel, community, leisure, residential development in POAs will only be permitted if all of the following criteria are met:
 - i. The development forms part of an employment-led mixed-use schemes including conversion schemes meeting the thresholds identified in i. and ii. above.
 - ii. Proposals must be appropriate to the characteristics and functioning of the site and will not compromise the on-going operations of businesses in the POA.
 - iii. Proposals must satisfy the requirements of Policies including; other employment policies, Policy 20 (Visitor Accommodation) Policy 27 (Town Centres) and Policy 33 (Evening and Night Time Economy).
 - iv. Residential uses are not provided at ground floor level.

D The change of use of ground floor commercial uses to residential use will not be permitted.

Retention of Office Floorspace

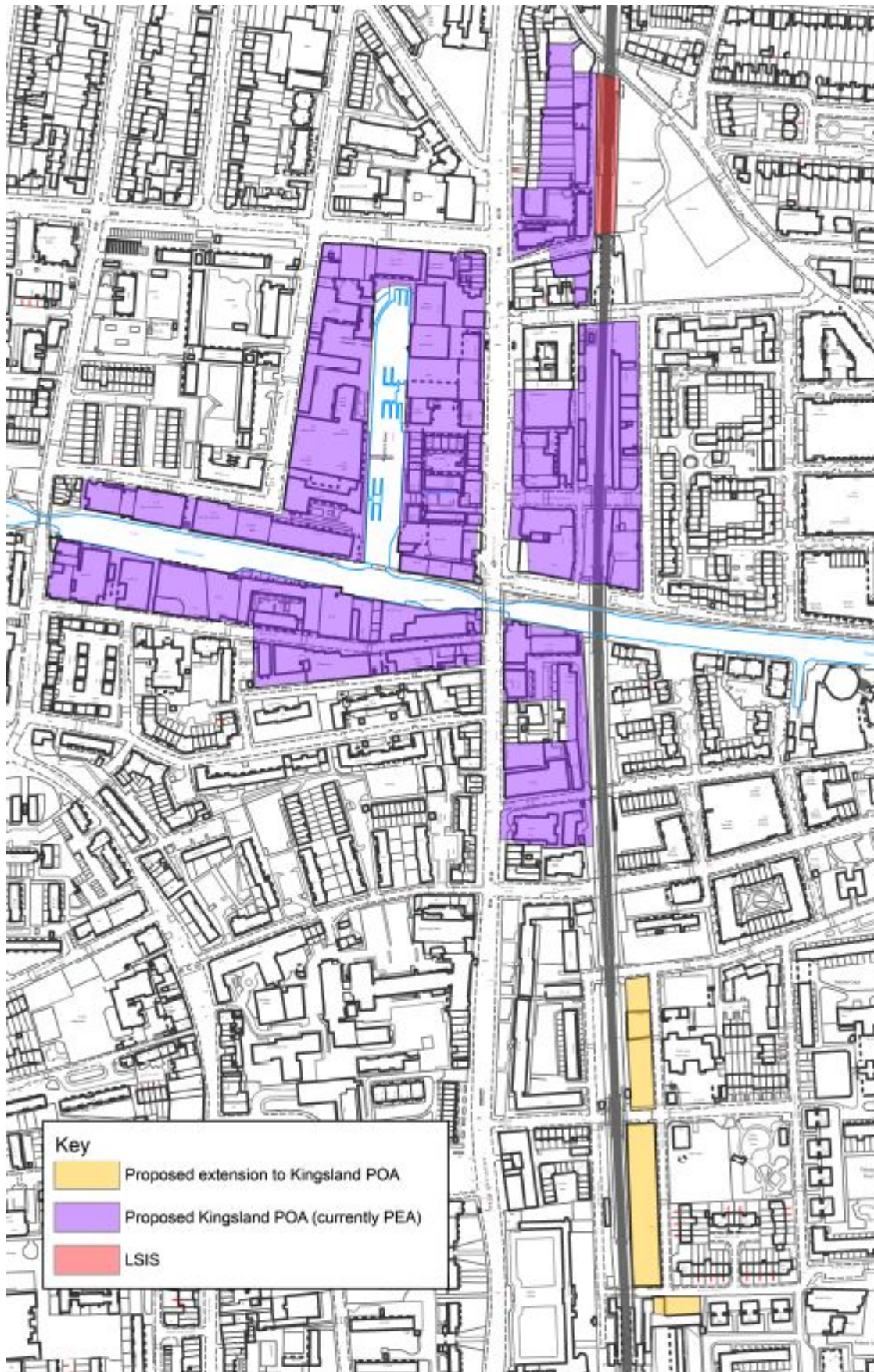
- E. Development involving the net loss of B1a office floorspace in the Priority Office Areas will not be permitted.

F. Development involving the net loss of B1 office floorspace outside of Priority Office Areas will only be permitted where all of the following criteria are met:

- i. Robust marketing evidence is submitted which demonstrates that there has been no demand for the existing or vacant land and floorspace for its current or former use, and the possibility of retaining, reusing or redeveloping it for similar or alternative smaller or more flexible units for employment generating use, or other alternative employment generating use has been fully explored;
- ii. Any new employment use provides a range of higher quality, more flexible floorspace and preferably a higher density employment than the previous; and
- iii. It is demonstrated that the new commercial floorspace being provided has a strong likelihood of being occupied through the submission of a detailed marketing strategy.

- 5.8 Policy 23 directs office to the most sustainable locations; including the Priority Office Areas (POAs) and designated Town Centres. New development within POAs must be employment-led, subject to viability. A higher proportion of employment floorspace should be provided within the Dalston, Shoreditch and Wenlock POAs. Other uses (retail, hotel, community, leisure, residential) may be acceptable if they function in a 'supporting capacity' for redevelopment to assist with the viability and quality of the replacement employment floorspace.
- 5.9 New business floorspace needs to be designed to respond to changing economic conditions and support economic growth. Unless it is demonstrated that a commercial occupier is lined up for employment land/floorspace and has particular requirements from the premises or land being developed, proposals should incorporate flexible design features to provide future adaptability for a range of uses and occupants, such as small and medium sized companies and 'startup' businesses. Premises should have good natural lighting (and avoid basement and windowless offices). All applications incorporating new business floorspace should be accompanied by a marketing strategy in accordance with Appendix 1 demonstrating how these parameters have been met.
- 5.10 Development proposing a net loss of office floorspace within POAs will not be supported. Where a scheme proposes the net loss of office floorspace outside of Priority Office Areas, clear and robust marketing evidence must be submitted in accordance with Appendix 1 to demonstrate that there is no demand for use of land or floorspace as it exists, or alternatively for employment purposes if reconfigured into smaller units, or for alternative employment generating use. Alternative employment generating uses will generally include non B class uses which have similar operational requirements and generate comparable employment density. It must also be demonstrated that these uses will not impact on the function of nearby B class use and that they are appropriate in amenity terms where part of mixed-use development.

Map 3: Proposed extension to Kingsland POA



25. Protecting and Promoting Industrial land and floorspace in the Borough

New Industrial Floorspace

- A. Where proposals involve the provision of new industrial floorspace (B1c, B2, B8 and Sui Generis uses of an industrial nature), the development must be of an appropriate scale and should be flexible and adaptable for different types of uses and suitable to meet future needs.

Priority Industrial Areas

- B. New development or redevelopment of sites within Priority Industrial Areas will only be permitted if they:
- i. maintain, re-provide the same quantum or intensify existing industrial uses (B1c, B2, B8); and
 - ii. Maintain or re-provide equivalent employment floorspace within existing B1a Use Class or significantly increase job densities within B Use Classes.
- C. Mixed use development is supported in Priority Industrial Areas. Where mixed used development is proposed (including residential), the scheme should be designed to ensure that there are no environmental impacts or conflicts between uses and provides adequate access and servicing.

Locally Significant Industrial Sites

- D. Within Locally Significant Industrial Sites, development involving non-industrial uses will not be permitted.

Retention of Industrial Floorspace

- E. New development must protect, and where possible enhance, the existing stock of industrial land and floorspace to meet local needs.
- F. The loss of industrial land and floorspace outside of Priority Industrial Areas and Locally Significantly Industrial Sites will only be permitted where all of the following criteria are met;
- i. Robust marketing evidence is submitted which demonstrates that there has been no demand for the existing or vacant land and floorspace for its current or former use, and the possibility of retaining, reusing or redeveloping it for similar or alternative smaller or more flexible units for employment generating use, or other alternative employment generating use has been fully explored; and
 - ii. Any new employment use provides a range of higher quality, more flexible floorspace and preferably a higher density employment than the previous use; and

- iii. It is demonstrated that the new commercial floorspace being provided has a strong likelihood of being occupied through the submission of a detailed marketing strategy (refer to Appendix 1).

- 5.11 There is increasing pressure on Hackney's industrial land. Rents are increasing, supply is reducing and businesses are being pushed further out. The findings of the Hackney Employment Land Study stress the need to ensure the retention of an adequate stock of industrial capacity to support a diverse, adaptable and more sustainable economy.
- 5.12 In order to help protect vital industrial land and floorspace to meet Hackney's economic needs, Policy 25 supports the protection of industrial land and floorspace and encourages proposals for new industrial floorspace in the Borough, in designated Priority Industrial Areas (PIAs).
- 5.13 Any new development within PIAs will need to maintain, re-provide the same quantum or intensify existing industrial uses (B1c, B2, B8). Guidance on how industrial areas can be used more intensively, and how industry can be integrated in residential areas is detailed in the Mayor of London's Industrial Intensification Primer.³
- 5.14 Where a scheme proposes a loss of industrial land and floorspace outside of PIAs, robust marketing evidence must be provided in accordance with Appendix 1 to show that there is no demand for this floorspace.

26. Affordable and Low Cost Workspace

- A. New major employment or mixed used development in the borough's designated employment areas and town centres should provide affordable or low cost workspace.
 - i. Development in the Shoreditch POA: at least 10% of the new floorspace (gross) should be affordable at no more than 40% of the locality's market rent in perpetuity, subject to viability.
 - ii. In remaining POAs: at least 10% of the new floorspace (gross) should be affordable at no more than 60% of the locality's market rent in perpetuity, subject to viability.
- B. In PIAs and POAs: Proposals involving the redevelopment of existing low cost employment floorspace should re-provide such floorspace in perpetuity, in terms of 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.

- C. Affordable Workspace should normally be provided on-site. Only in exceptional circumstances where it can be demonstrated robustly that this is not appropriate in terms of the policies in this Plan, it may be provided off-site. A cash in lieu contribution should only be accepted where this would have demonstrable benefits in furthering affordable workspace in the Borough and other policies in this Plan.
- D. Where additional floorspace is proposed through amended planning applications (i.e. through re-submissions or variations of existing planning applications or submission of a new planning application for an extension resulting in an increase in existing employment floorspace) within four years of the commencement of the original planning permission and the total amount of new employment floorspace exceeds 1000sqm, affordable workspace will be sought in line with A and B above.

5.15 There is a need for the provision of affordable and low cost floorspace within the Borough. Policy 26 sets out that the Council will seek the inclusion of a proportion of affordable workspace, or the re-provision of low cost floorspace, within major commercial development schemes, and within major mixed-use schemes in the borough's designated employment areas and town centres. The Council's first preference is for any affordable workspace to be secured through legal agreement with a Council registered workspace provider. The Council has commissioned Local Plan viability evidence to build on initial viability work and to test the policies within the draft Plan to ensure the new Local Plan is deliverable.

27. Railway Arches

- A. Proposals for the use of railway arches for industrial and office development and ancillary uses will be supported if all of the following criteria are met.
The proposal:
 - i. Incorporates active frontage uses where arches are located within town centres, and results in the upgrade and appearance of the premises; and
 - ii. Does not obstruct the public highway; and
 - iii. Ensures that the primary use is for employment (B use class) purposes.
- B. Proposals involving the redevelopment of existing low cost employment floorspace should re-provide such floorspace in perpetuity, in terms of 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.

5.16 Hackney contains a number of railway arches with adjacent land. Railway arches and adjacent land provide good sites for the location of some of the

'heavier' type industries, such as B2 and B8 uses, which they have traditionally been used for. Many of them provide relatively cheap accommodation for a range of activities which play an essential role in the functioning of the local economy. Policy 27 protects and supports the continued use of railway arches for industrial uses and also facilitates a wider range of economic uses and activities including office workspace and maker spaces. Ancillary uses are also permitted where the primary use remains for employment (B1 use class) purposes.

6. Planning for Vibrant Town Centres

- 6.1 Our town centres operate as a network and perform different roles and functions – larger town centres provide more shops for durable comparison goods with smaller centres meeting the day to day needs of residents. Town centres will remain the main shopping channel, however the growth of e-tailing (on line shopping) m-tailing (shopping through mobile phones, tablets etc), means that for centres to remain viable they must provide an attractive shopping and leisure experience, to increase the amount of time people spend on the high street.
- 6.2 The Council has removed, through [Article 4 Directions](#), the permitted development right which allows flexible changes of use between various town centre uses from A1, A2, A3, A4, A5, B1, D1 and D2 uses to A1, A2, A3 and B1 uses, as well as the permitted development right for the change of use of shops (A1) and financial services (A2) of under 150sqm to residential units. This is to ensure proper planning within town centres, allowing the Council to manage the balance of land uses within the designated centres and assess the impact of any change of use on the health of the town centre and the local character of the area.

What you have already told us

- New shops and leisure facilities should be located around existing town centres, near to transport connections.
- Markets are good features of a town centre and should be encouraged.
- Some residents are concerned about antisocial behaviour resulting from the night time economy; others are supportive of the night time economy and it was suggested that diversification of the types of night time uses was needed.
- There is a proliferation of betting shops in some locations.

Key Facts

- There is a need for 16,600-19,500sqm comparison goods floorspace by 2033
- There is a need for 10,000-11,200sqm convenience goods floorspace by 2033
- The click and collect market is the largest online growth sector in the UK at the current time, with expenditure expected to grow by 64% between 2016 and 2021.
- As of August 2017, 58% of ground floor units within Hackney Central primary shopping frontage and 57% of Dalston primary frontage are in A1 use.

Chapter objectives:

- 6.3 To support distinctive town centres and a vibrant town centre experience. Evidence indicates that there will a requirement of approximately 34,000sqm of new retail and leisure floorspace by 2033.

28. Town Centres

- A. New retail and leisure development should be located within the following designated centres and retail frontages, with the most significant growth being focused in Dalston and Hackney Central:

Major centres

Dalston
Hackney Central

District centres

Stoke Newington
Stamford Hill
Finsbury Park

Local centres

Broadway Market
Chatsworth Road
Dunsmure Road
Green Lanes
Hackney Downs
Hoxton Street
Kingsland Waste
Lauriston Road
Lower Clapton Road
Manor House
Oldhill Street
Stoke Newington Church Street
Stoke Newington Road
Upper Clapton Road
Well Street
Wick Road

CAZ (Central Activities Zone) Frontage

Shoreditch

- B. Development of retail and / or leisure uses over 200sqm outside of the town centres and retail frontages listed in part (A) of this policy will not be permitted unless it can be demonstrated that there is no suitable premises available in the designated centres and that there would be no harm to the vitality and viability of these centres.

- 6.4 The current town centres are made up of Dalston – a major centre, Hackney Central and Stoke Newington - district centres, and 14 designated local shopping centres. The Borough also includes part of the Finsbury Park district centre.

6.5 The Council is currently working with the GLA, and proposing a number of changes as detailed above, some of which will need to be reflected in the London Plan:

- **Hackney Central** reclassified from a *district* to a *major* centre. The centre has the highest comparison goods turnover of all the town centres in the Borough, it also has important leisure, service and civic functions. Designation as a major centre will give it the same status in the town centre hierarchy as Dalston which retains its designation as a major centre.
- **Stamford Hill** reclassified from a *local* to a *district* centre. The centre is the largest in terms of number of retail and service properties out of all of the current designated local shopping centres. There is also a sizeable quantum of comparison and service uses. It is considered that Stamford Hill meets the London Plan requirements of becoming a district centre.
- **Shoreditch** is not currently identified as shopping destination or as a town centre. It does however, sit within London's Central Activities Zone (CAZ), an area based Planning designation that includes Westminster, the West End and the City. It is proposed that Shoreditch remains part of the CAZ and therefore will not be coming forward as a standalone designated town centre.
- **Hackney Wick** is not currently designated as a town centre. The Council is working jointly with the London Legacy Development Corporation to create a new town centre in Hackney Wick focussed around Hackney Wick Station. Planning policy provides for approximately 40,000sqm of new and replacement workspace including affordable workspace, retail and community facilities. It is proposed that a future application will be made for designation as a town centre once development has been delivered.
- **Clapton** is not currently designated as a town centre. However, as work progresses on development options for the Lea Bridge roundabout / Upper and Lower Clapton Roads the retail status of this area will need to be reconsidered.

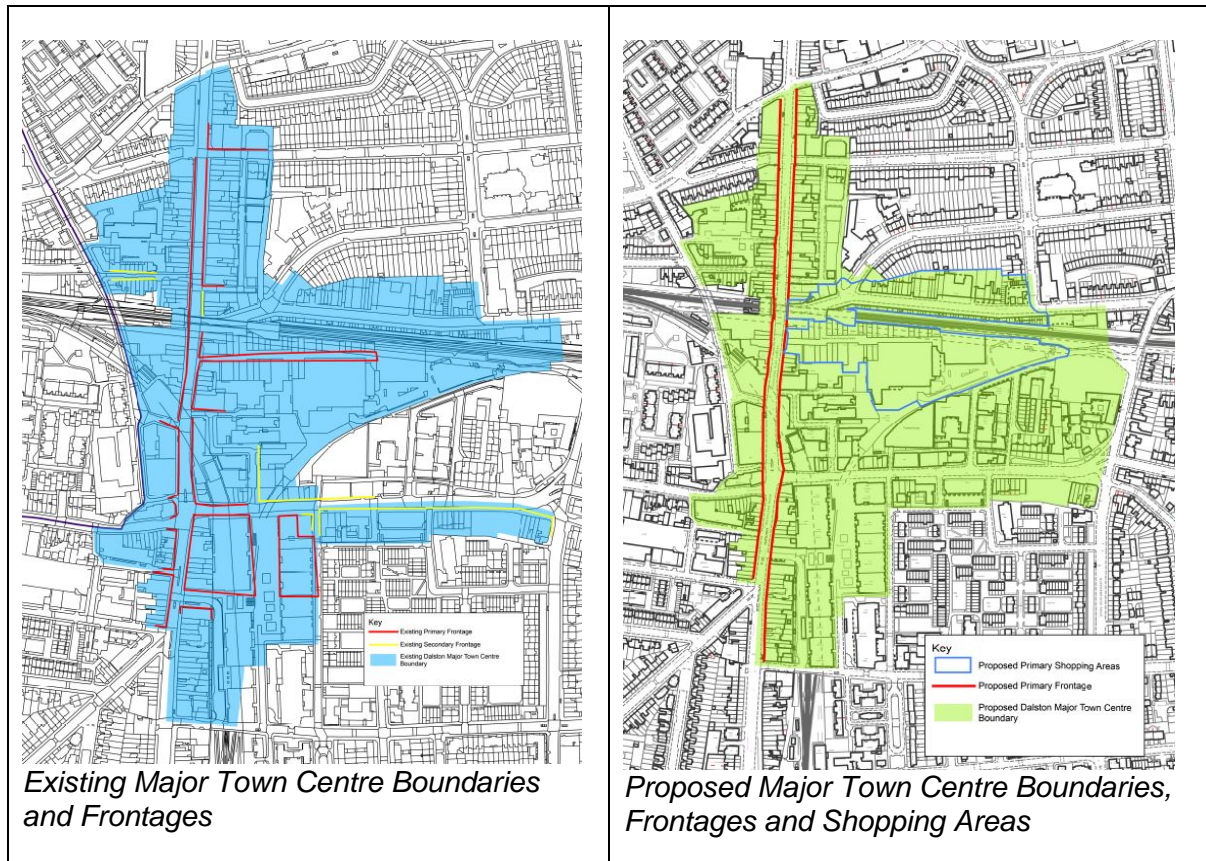
6.6 Hackney's town centres and the CAZ Frontage in Shoreditch will be the focus for development of new convenience and comparison retail, as well as accommodating other appropriate town centre uses including commercial, community, service, leisure, culture, tourism, and civic uses. An appropriate mix of uses and services is needed in order to retain and further improve the vibrancy and vitality of the town centres. New developments within the town centres must be appropriate to the scale, character and function of the town centre in keeping with its role and function within the borough's town centre hierarchy. Development will be expected to enhance the public realm in order to improve accessibility, social spaces, safety and the environment.

6.7 Proposals for development of new or extensions to town centre uses, including all A Class, entertainment or leisure development, which are outside of town centres or the CAZ Frontage in Shoreditch and in excess of 200sqm gross internal area floorspace must comply with the sequential test and impact test. Where the sequential test demonstrates that the development cannot be located within a town centre, the applicant will be required to submit a retail impact assessment demonstrating that there would be no adverse impact on

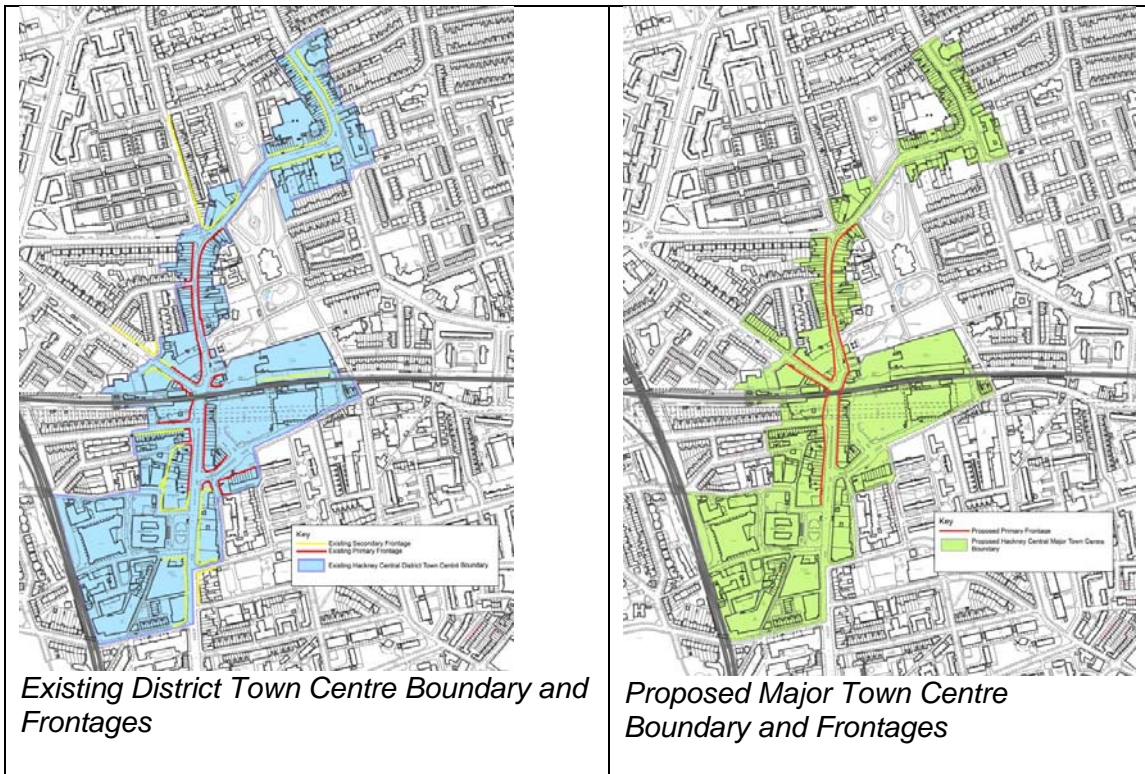
the vitality and viability of the designated centres as a whole. The Council will refuse planning permission where there is evidence that proposals are likely to have significant adverse impacts on the vitality and viability of all the designated centres as a whole.

Proposed Changes to Town Centre Boundaries and Retail Frontages

Map 4: Dalston Town Centre



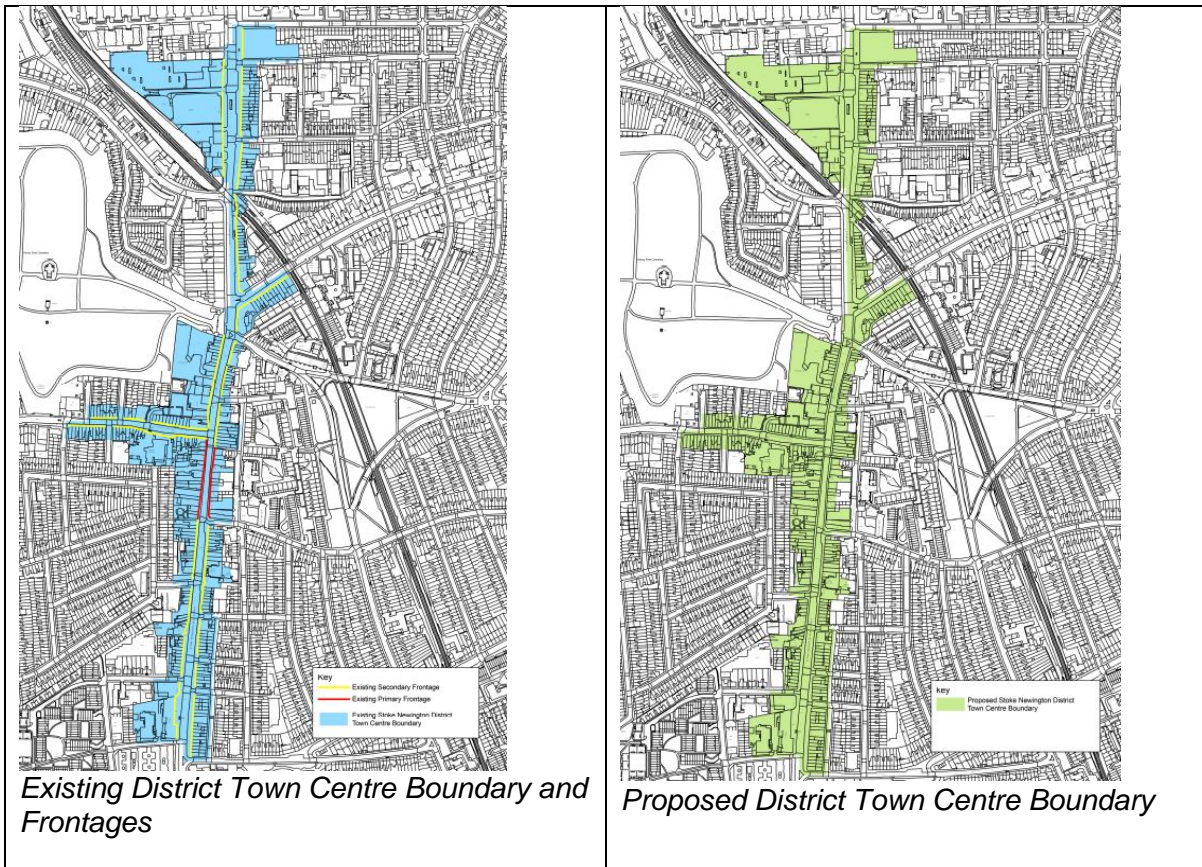
Map 5: Hackney Central Town Centre



Existing District Town Centre Boundary and Frontages

Proposed Major Town Centre Boundary and Frontages

Map 6: Stoke Newington Town Centre



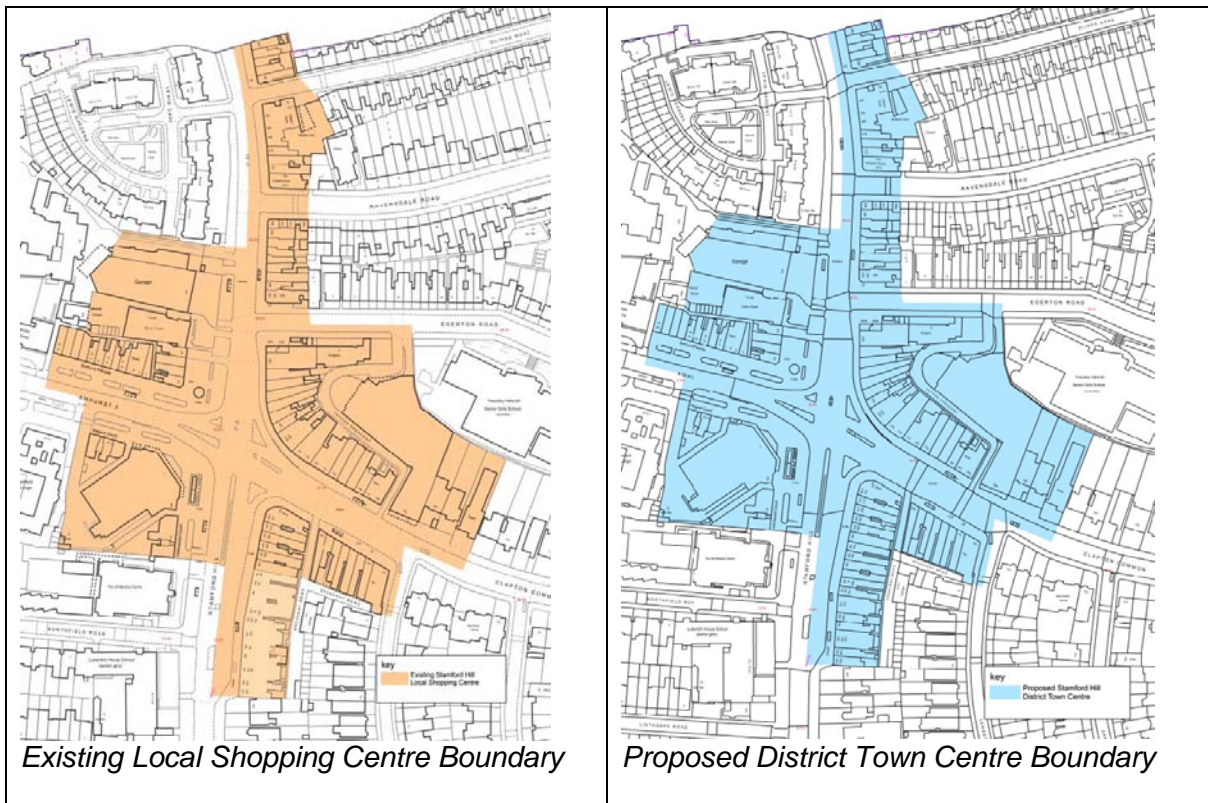
Existing District Town Centre Boundary and Frontages

Proposed District Town Centre Boundary

Map 7: Finsbury Park Town Centre



Map 8: Stamford Hill Town Centre



Map 9: New Local Centres



- 6.8 It is proposed that Shacklewell Lane Local Shopping Centre is de-designated as a Local Shopping Centre so that any proposals for redevelopment are considered against policy 32 on individual shops and parades

Map 10: Shacklewell Lane Local Shopping Centre



29. Hackney Central and Dalston

A. New retail and commercial development will be permitted within the major town centres of Hackney Central and Dalston.

Primary Shopping Areas

B. Comprehensive redevelopment of the Kingsland Shopping Centre Primary Shopping Area in Dalston must re-provide the equivalent or greater quantum of A1 retail floorspace.

C. Change of use away from A1 retail will be resisted in the Primary Shopping Areas of Kingsland Shopping Centre and Ridley Road Market within Dalston. Any change of use must meet the following criteria:

- i. At least 85% of the units within each Primary Shopping Area must remain in A1 retail use; and
- ii. will not result in the equivalent of a group of two or more adjoining standard size shop units being in non-retail (A1) uses; and
- iii. must incorporate a shop front; and
- iv. must contribute to the vitality and viability of Primary Shopping Area.

D. In exceptional circumstances a change of use may be permitted if the proportion of A1 falls below 85% if it can be demonstrated through at least one year's marketing evidence in accordance with Appendix 1 that there is no realistic prospect of the unit being used for A1 retail.

Primary Shopping Frontages

C. A1 retail uses should be the predominant use within the primary frontages, constituting at least 60% of all units within the primary frontage as a whole. Development involving the loss of A1 uses will only be permitted where the proposal does not result in the overall proportion of A1 falling below 60%, and does not result in the equivalent of a group of two or more adjoining standard size shop units being in non-retail (A1) uses;

D. In exceptional circumstances a change of use may be permitted if the proportion of A1 falls below 60% if it can be demonstrated through at least one year's marketing evidence in accordance with Appendix 1 that there is no realistic prospect of the unit being used for A1 retail.

E. All proposals must incorporate a shop front, have an active frontage and contribute to the vitality and viability of the town centre.

Secondary Shopping Area

F. A diversity of A-class, commercial / office and community uses will be supported within the secondary shopping areas.

G. The change of use from retail (A1) will only be permitted where the proposal meets all of the following criteria:

- i. The proposal will not result in the equivalent of a group of three or more adjoining standard size shop units within a parade being in non-retail (A1) uses; and
- ii. Individually or cumulatively the development 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
- iii. A shop front and active frontage is retained or provided; and
- iv. The proposal is for another A-class, commercial / office or community use.

6.9 The primary shopping areas of Kingsland Shopping Centre and Ridley Road Market within Dalston provide key concentrations of retail floorspace. In order to safeguard these areas for retail purposes any redevelopment must not result in any net loss of retail floorspace.

6.10 A1 retail should be the principal and dominant use in the primary frontages designated in Dalston and Hackney Central major centres, constituting at least 60% of all ground floor units within the frontage. The remainder of the units in the primary frontage should be supporting A-class town centre uses. In order to ensure shopping centres in the Borough remain healthy and vibrant, if the proposed change of use away from retail would result in the total proportion of retail units in the primary frontage falling below the 60% threshold then

marketing evidence will be required to show that there is no demand for retail in this location.

- 6.11 The remainder of the major town centres, outside of the primary shopping areas and primary shopping frontages, are designated as secondary shopping areas. In the secondary shopping area, a diversity of uses that complement the main shopping function of the centre will be permitted, including A1, A2, A3 and A4 uses, provided the proposal meets the criteria set out in section G of the policy.

30. Stoke Newington, Stamford Hill and Finsbury Park

- A. New retail and commercial development of an appropriate scale will be permitted within the district town centres of Stoke Newington, Stamford Hill and Finsbury Park.
- B. A1 retail should be the predominant use within district centres, constituting at least 55% of all units within the district centre as a whole. Development involving the loss of A1 uses will only be permitted where the proposal does not result in the overall proportion of A1 falling below 55% and does not result in the equivalent of a group of two or more adjoining standard size shop units within an individual parade being in non-retail (A1) uses.
- C. In exceptional circumstances a change of use may be permitted if the proportion of A1 falls below 55% if it can be demonstrated through at least one year's marketing evidence in accordance with Appendix 1 that there is no realistic prospect of the unit being used for A1 retail.
- D. All proposals must incorporate a shop front, have an active frontage, contribute to the vitality and viability of the town centre or parade, and be for another A-class, commercial / office or community use.
- E. Any redevelopment of larger units over 1,000sqm must re-provide the existing quantum of retail / leisure / commercial floorspace.

- 6.12 Retail uses are distributed throughout Hackney's district centres so distinct primary and secondary frontages have not been designated in district centres. These centres are made up of natural parades of shops. A1 retail should constitute at least 55% of all units within the district centre. Any proposed change of use that would result in the proportion of retail units in the district centre falling below the 55% threshold is required to provide marketing evidence to demonstrate that there is no demand for retail in this location. Any change of use away from retail must also meet all criteria in section D of the policy.

- 6.13 Some district centres contain single large, anchor retail units and the loss of any of these units would have a disproportionately large impact on vitality and

viability of the district centre. Any redevelopment proposals for units over 1,000sqm must retain the existing quantum of retail floorspace.

31. Local Shopping Centres

Local Shopping Centres should provide a range of retailing and community services to meet the needs of the local community.

- A. A1 retail should constitute at least 50% of all units within each Local Shopping Centre.
- B. In exceptional circumstances a change of use may be permitted if the proportion of A1 falls below 50% if it can be demonstrated through at least one year's marketing evidence in accordance with Appendix 1 that there is no realistic prospect of the unit being used for A1 retail.
- C. All proposals for change of use away from A1 retail uses within a Local Shopping Centre must meet the following criteria:
 - i. The proposal is for another A-class use or meets local community needs; and
 - ii. 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
 - iii. A shop front and active frontage is retained or provided.

6.14 Hackney's Local Shopping Centres provide a range of retailing and community services to meet the day-to-day needs of all members of the local community within reasonable walking distance. These centres are particularly important for the less mobile members of the community and those who may not wish to travel far.

6.15 In order to maintain a range of retail services within the Local Shopping Centres, A1 uses should constitute at least 50% of all units within the centre. Any proposed change of use that would result in the proportion of retail units in the local shopping centre falling below the 50% threshold is required to provide marketing evidence to demonstrate that there is no demand for retail in this location. All changes of use away from retail must also meet all criteria in section C of the policy.

32. Shops outside of designated centres

- A. Individual shops or parades outside of designated town and local centres will be safeguarded for A1 retail purposes. Development involving the loss of A1 retail will only be permitted if all of the following criteria are met:
- i. There are alternative shopping facilities for local residents within reasonable walking distance of 400m from the retail unit; and
 - ii. The retail character of the parade is not undermined (if it forms part of a parade); and
 - iii. The proposed use is an A-class or community use; and
 - iv. A shop front and active frontage is retained or provided.
- B. If all of the above criteria are not met then marketing evidence of at least one year must be provided in accordance with Appendix 1 demonstrating that there is no realistic prospect of the unit being used for A1 retail.

6.16 Non-designated local shopping parades or individual shops such as newsagents or corner shops have a key role in providing access to day-to-day necessities within walking distance from home. A1 uses within these non-designated centres should be retained in line with the criteria in the policy in order to provide local facilities in sustainable locations.

33. Small and Independent shops

- A. The provision of small shop units suitable for small and independent retailers will be supported.
- i. New retail development of more than 1000sqm gross internal floorspace in designated town centres must incorporate small shop premises, equivalent to at least 10% of the total amount of proposed gross internal retail floorspace.
 - ii. Major developments must incorporate small shop units where there is no accessible provision of alternative shopping facilities within 400m walking distance.
 - iii. New retail development will be subject to conditions to prevent the future amalgamation of units into larger premises without planning permission.
- B. Proposals involving the amalgamation of individual shop units incorporating A Use Classes will not be permitted.

6.17 A small shop is considered to be less than 80sqm gross internal floorspace and is often occupied by an independent retailer which has nine units or less in operation nationally (as per the Goad definition). Hackney's many small and independent shops contribute to the special character and identity of Hackney's neighbourhoods and add to the distinctiveness and variety of Hackney as a place to live and visit. In addition, affordability is a key concern for small enterprises in Hackney and, by virtue of their size, small shop units are

generally more affordable and accessible to independent or start-up shop businesses and independent traders. The Council therefore seeks to retain and promote small shop units across the Borough.

- 6.18 In order to encourage greater provision of small shop units within the Borough, new retail development within Hackney's designated centres which are over 1000sqm are required to incorporate small shop premises for occupation by small and independent retailers amounting to 10% of the gross internal floorspace. In addition, proposals for major development schemes may also be required to provide small shop units where no alternative shopping facilities are available within 400m walking distance, to ensure all members of the community have reasonable access to local shops for day-to-day needs. This would be secured through planning obligations.
- 6.19 Amalgamation of small shop units will be resisted as this can result in material impacts to Hackney's shopping areas, primarily relating to character and intensification of use.

34. Evening and night time economy

- A. New evening and night-time economy uses will be primarily located in the borough's designated centres. The use should be of a size and type that reflects the role and function of the centre. Only limited expansion will be permitted in Shoreditch and Dalston.
- B. Proposals for evening and night time economy uses will only be permitted if both of the following criteria are met:
- i. There is no negative impact on the amenity of adjoining or adjacent residential accommodation and non-residential uses, such as through noise disturbance, cooking smells, anti-social behaviour, and highway safety; and
 - ii. There is no negative cumulative impacts resulting from the proposed use in relation to the number, capacity and location of other night-time economy uses in the area.
- C. Proposals involving the diversification of the types of evening and night time economy uses will be supported.

- 6.20 Evening and night-time economy uses comprise a wide range of uses including A3 restaurants, A4 drinking establishments, D2 uses such as cinemas, dance and concert halls, music venues and bingo halls and some sui generis uses such as casinos, theatres, music venues and night clubs. Evening and night time economy uses contribute to the vitality and vibrancy of town centres and contribute positively to the visitor experience and local economy. However there is an over-emphasis in certain parts of the Borough on evening and night time

venues which encourage alcohol-consumption amongst young people, particularly bars and clubs.

- 6.21 Concentrations of these types of evening and night time economy uses in an area can have negative impacts on local communities and residents including noise and disturbance, anti-social behaviour, fear of crime, and environmental degradation.
- 6.22 The Council's approach is therefore to maintain a balance in the amount and type of evening and night time economy uses across the Borough. Managed expansion is permitted in town centres but expansion of night time economy uses should be limited in Shoreditch and Dalston where concentrations already exist and Special Policy Areas have been implemented through the Council's Licencing Policy. Management plans will be required for any new evening and night time economy uses, planning obligations will be applied to ensure evening and night time uses operate appropriately, and the Agent of Change principle is supported in line with the NPPF and emerging London Plan. Night time economy uses that would harm the attractiveness of Hackney's centres or the amenity of local residents will not be permitted.
- 6.23 The Council promotes the establishment of a more diverse night time offer across the Borough that will appeal to a wider range of the community including non-alcohol-based activities such as restaurants, cultural activities and late night coffee bars.

35. Over-concentration of uses

Hot food takeaways

- A. Proposals for new hot food takeaways (A5 use class) within all designated centres will only be permitted where all the following criteria are met:
- i. It would not result in more than 5% of the units in the centre being A5 uses; and
 - ii. There would at least three non-A5 units between the proposed use and an existing A5 use; and
 - iii. It is not located within 400 metres of the boundary of a secondary school or community college, excluding town centre locations; and
 - iv. A commitment is made to participate in the Council's Healthy Catering Commitment.

Betting shops and payday loan shops

- B. Proposals for new betting shops or payday loan shops (sui generis uses) within all designated centres will only be permitted where:
- i. It would not result in more than 5% of the units in the centre being a betting shop or payday loan shop; and
 - ii. There would be at least three other town centre uses between the proposed use and an existing betting shop or payday loan shop.

- 6.24 This policy seeks to resist the development of concentrations of the types of uses that are known to have a detrimental impact on the vitality and viability of town centres and the amenity of residents.
- 6.25 In order to avoid an over-concentration of takeaways within town centres, development of new takeaways will be resisted as outlined in criteria A(i) and A(ii) of the policy. In addition, in order to address rising levels of childhood obesity in the Borough, permission will be refused for the development of new hot food takeaways within 400m of the boundary of a secondary school or college. Where takeaways are located in close proximity to residential uses, opening hours may need to be restricted to protect the amenity of residents. All new takeaways are required to participate in the Council's Healthy Catering Commitment.
- 6.26 Clustering of betting shops and payday loan shops (classified as sui generis uses since 2015) can impact negatively on the vitality and character of town centres. The Council will therefore resist proposals for betting shops or payday loan shops in line with the criteria in the policy.

36. Street markets

- A. The Council will protect and promote the street markets of Ridley Road, Hoxton Street, Broadway Market, Kingsland Waste, Well Street and Chatsworth Road.
- i. Development which would result in the permanent loss of markets or pitches will be refused unless appropriate comparable replacement provision is made.
- B. New or expanded markets should be located within the borough's designated centres.
- C. Proposals for new markets and market stalls will be permitted provided they will not cause individual or cumulative harm to the local area in terms of residential amenity, pedestrian and highway safety, parking congestion or the free flow of traffic, especially public transport.

- 6.27 Hackney's street markets contribute to the economic, social and cultural life of the Borough, offering a range of goods and services for Hackney's diverse communities and contributing to the vitality, diversity and attraction of shopping in the Borough. Existing markets will be protected and additional or expanded markets within town centres will be supported if formally designated by the Council.
- 6.28 The Council would resist development proposals that would result in the loss of markets and pitches, unless appropriate comparable re-provision is made.

Proposals for markets should include provision for careful management and design features, and, where appropriate, contribute towards environmental and street improvements and initiatives such as improving areas for parking and servicing. The Council will use conditions and/or obligations to ensure the operation of markets do not have harmful impacts, and require detailed layout plans as part of an application.

7. Improving Accessibility and Promoting Sustainable Transport

Improving Accessibility and Promoting Sustainable Transport

- 7.1 By integrating sustainable transport and growth we can help make Hackney a safe vibrant and healthy place to live work and visit. Hackney faces a serious transport challenge relating to transport and travel which will exacerbate in the face of continuing growth. Transport is also a major public health issue as pollution is a major contributory factor towards ill health in the Borough. Transport choices can also impact upon health, by influencing the amount of physical activity that people do through 'active travel' (i.e. walking or cycling).

What you have already told us

- Traffic and congestion are major concerns.
- There is widespread support for Crossrail 2
- There is an urgent need to improve air quality and reduce pollution.
- Promotion of active travel is identified as a means of improving health and well-being in the Borough.
- More needs to be done to reduce the number of cars on the borough's roads,

Key facts

- Car ownership levels in Hackney fell between 2001 and 2011 with the proportion of households with a car dropping from 44% to 34%. Hackney has seen an 8% reduction in motor traffic levels between 1994 and 2011.
- Walking levels in Hackney have been increasing over the years; 39% of people in Hackney use walking as their main mode of transport over a seven day period, compared to the Greater London average of 32%.
- Cycle space provision in approved developments almost doubled from 2014 to 2015.

Chapter objectives:

- To create liveable and accessible neighbourhoods where people choose to walk, cycle and socialise, and support the development of a network for electric vehicles.
- To support improvements to the public transport network and maximise the community and regeneration benefits and opportunities to come from Crossrail2.

37. Liveable Neighbourhoods

A. New development and its associated transport systems should contribute towards transforming Hackney's places and streets into one of the most attractive and liveable neighbourhoods in London.

B. All new development must :

- i. Create an environment where people actively choose to walk and cycle as part of everyday life.
- ii. Reduce the dominance of the private motor vehicles both in terms of traffic and congestion on our roads and managing excessive parking on our streets.
- iii. Contribute to the *Healthy Streets* approach to improve air quality, reduce congestion and make Hackney's diverse communities become greener, healthier and more attractive places in which to live, play and do business.
- iv. Contribute to a safe road environment.
- v. Contribute towards greening our neighbourhoods: creating a cleaner, healthier environment that is able to cope with changes to the climate.
- vi. Make improvements to the pedestrian environment including the provision of high quality public realm, safe road crossings where needed, seating, wayfinding and increased tree and vegetation coverage. Provide and where appropriate financially contribute towards creating well connected, high quality, convenient and safe cycle routes and infrastructure.
- vii. Tackle poor air quality, seeking to reduce NOx emissions to achieve the National Air Quality objective and in particular reduce the exposure of children and vulnerable people to transport-related air pollution.
- viii. Provide for and financially contributing towards measures to support Low Emission Neighbourhoods (LENs) including but not limited to the increased use of car sharing, low emission vehicles including taxis, freight consolidation and associated engagement with businesses, residents and other stakeholders to support these aims.
- ix. Support permeability and the reallocation of road space to promote walking and cycling.

7.2 Hackney is committed to improving the quality of life for people who live, work or visit the Borough. The Liveable neighbourhoods policy aims to build upon the borough's success in creating liveable and sustainable neighbourhoods, demonstrated by Hackney having both the third lowest levels of car ownership in England and one of the highest levels of cycling and bus usage in London.

- 7.3 The Council is committed to working in partnership to promote safe, sustainable, and accessible transport solutions, which minimise the impacts of development, mitigate the impact of air pollution, maximise health benefits and provide easy access to local services and employment opportunities. This is consistent with the approach outlined by the Government's National Planning Policy Framework (March 2012) and the London Plan (March 2016). Reducing car use and promoting active travel also contributes to the Hackney Health and Wellbeing Strategy priority to reduce childhood obesity.
- 7.4 The purpose of Hackney's Transport Strategy 2015-2025 is to encourage more walking, cycling and use of public transport for those who live, work and visit the Borough and to continue to reduce the need for private car use. The Strategy supports the objectives set out in the Mayor of London's Draft Transport Strategy 2017.
- 7.5 The Council will work to adapt our public realm and promote a vision for neighbourhoods in Hackney encompassing improved health, carbon reduction and improved air quality, cohesive communities, economic prosperity, quality of life and equality of opportunity.

38. Walking and Cycling

- A. All new development must promote sustainable transport by prioritising walking and cycling in the Borough.

Walking

- B. New development will only be permitted where it:

- i. Improves the pedestrian environment and contributes towards achieving a world class public realm linking the site to transport infrastructure as well as facilities and amenities including the provision of high quality safe road crossings where needed, seating, signage and increased tree and vegetation coverage.
- ii. Is permeable - easy and safe to walk through - and adequately lit;
- iii. Provides high quality footpaths that are wide enough for the number of people expected to use them and designed to be suitable for vulnerable road users including older people and people with disabilities.
- iv. Contributes towards improved wayfinding including signposted links to key infrastructure, transport nodes, green spaces and canal towpaths where appropriate.

Cycling

- C. In order to promote cycling in the Borough and ensure a safe and accessible environment for cyclists, the Council will seek to ensure that development:
- i. Provides for and makes contributions towards connected, high quality, convenient and safe cycle routes for all, in line or exceeding London Cycle Design Standards.
 - ii. Contributes to a world class public realm which encourages cycling wherever possible.
 - iii. Provides cycle parking for building users and visitors to the development in accordance with Hackney's cycle parking standards (see below). Cycle parking shall be secure, accessible, convenient, and weatherproof and will include an adequate level of parking suitable for accessible bicycles, tricycles and cargo bikes.
 - iv. Makes provision for high quality facilities that promote cycle usage including workplace showers, changing room and lockers. The provision should be proportionate to the scale of development and cycle parking provided.
 - v. Provides links to public transport nodes as well as facilities and amenities.
 - vi. Contributes towards improved wayfinding.
 - vii. Promotes and contributes towards the introduction and expansion of cycle hire facilities.

7.6 In recent years, Hackney has sought to develop a policy of re-prioritising the needs of road users away from the car and more towards pedestrians, cyclists and public transport users in line with National Guidance. At a local level, Hackney has sought to improve conditions through a variety of interventions including upgrading the public realm, managing parking demand through controlled parking zones, removing gyratories and one way streets, and introducing traffic calming measures. The Council will seek to continue this policy when assessing planning applications. The Council will also seek improvements such as the provision of new walking/cycling paths from new housing developments, contributions towards the provision of cycle parking and cycle hire schemes, better station interchanges, accessible bus stops, etc. to the sustainable transport network to further facilitate prioritisation towards the needs of pedestrians, cyclists and public transport users.

7.7 High motor traffic flows and congestion contribute to poor air quality, which is a major contributory factor to ill health in the Borough as it can affect lung function, exacerbate asthma and increase cardiovascular and respiratory disease (local estimates for Hackney suggest that as many as 7% of all deaths in 2014 can be attributed to air pollution)⁴. Noise pollution from transport can also cause a

⁴ JSNA

number of health issues, including sleep disturbance, hearing impairment, heightened cortisol in the blood (a marker of stress) and, impairment of cognitive performance in children, as well as increased risk of developing cardiovascular disease in those exposed long-term to noise pollution. Road traffic accidents resulting from motorised vehicles are a key concern (with 290 people killed or seriously injured on the road in Hackney between 2012 and 2014), particularly because of health inequalities relating to ethnicity and socio-economic status. Creating a better balance between pedestrians, cyclists and motor vehicles is therefore critical if we are to make our neighbourhoods more attractive and liveable for everyone.

- 7.8 Transport choices can have a huge impact on people's health. Sustainable transport choices such as walking and cycling which increase physical activity help prevent or manage over 20 health conditions and diseases including coronary heart disease, diabetes, some cancers and obesity. Physical activity is also good for mental wellbeing and can help older people maintain independent lives for longer. An estimated 53,000 adults in Hackney are failing to achieve even 30 minutes of moderate activity a week, and 90% of 15 year olds are failing to achieve the recommended levels of physical activity for their age group. Active travel may be the main way that Hackney residents meet their physical activity needs. The UK Faculty of Public Health states that active travel is the only viable option for significantly increasing physical activity levels across London's whole population (PH paper 2013). There are also health inequalities in use of active travel: Hackney's Joint Strategic Needs Assessment highlights that non-White groups in Hackney were less likely to cycle than average.

39. Transport and Development

A. New development must meet the transport needs of the development and address its transport impacts in a sustainable manner and in accordance with best practice.

B. Any significant negative impact on the operation of transport infrastructure, must be satisfactorily mitigated.

Major development proposals are required to include the submission of either a Transport Assessment and Travel Plan, or a Transport Statement and Local Level Travel Plan, in accordance with the London Borough of Hackney thresholds.

C. New development will only be permitted where it :

- i. Reduces the need to travel and encourages high-density and high-trip generating development around transport nodes and highly accessible areas.

- ii. Integrates land use and transport and will encourage mixed use developments which support compact growth and regeneration.
- iii. Minimise the demand for private car trips.
- iv. Fully mitigates any adverse impacts upon the capacity of transport infrastructure, including pavements and other walking routes, cycle routes, public transport and roads.
- v. The transport and environmental impacts of development construction must be minimised and mitigated through Constructions and Logistics Plans (CLPs) incorporating adherence to the Construction and Logistics Community Safety Scheme (CLOCS) and the Freight Operator Recognition Scheme (FORS)⁵ On-site machinery and vehicles used should comply with industry best-practice emission standards contributing to the Council's air quality objectives.
- vi. Assesses the ongoing freight impact of the development and minimises and mitigates the impacts of this on the transport system through Delivery and Servicing Plans (DSPs) including references to use of low-emission, consolidation and sustainable last mile delivery vehicles.

7.9 Hackney will consider the impacts of movement to, from and within a site including links to existing transport networks via transport assessments, travel plans, delivery and servicing management plans and construction management plans. The Council's aim is to minimise the impact of development and maximise opportunities to provide safe sustainable transport access to services, facilities and employment.

40. Public Transport and Infrastructure

New major development must:

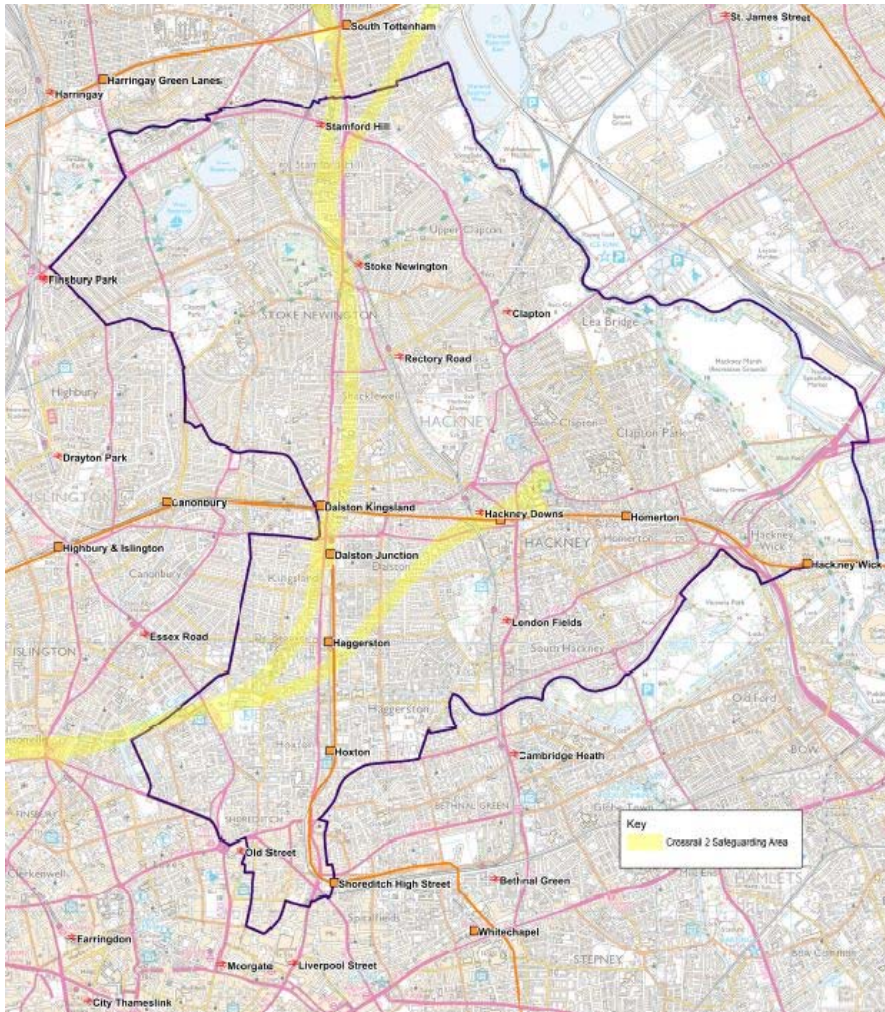
- A. Protect existing and proposed transport infrastructure, particularly routes for walking, cycling and public transport, from removal or severance. Proposals which are contrary to the safeguarding of strategic infrastructure improvement projects, including Crossrail2 will be refused.

⁵ Developers are expected to meet as a minimum FORS Silver standard and comply with best-practice contained in any superseding guidance.

- B. Make a financial contribution towards improvements to the bus network and associated infrastructure including new bus services, bus priority measures and frequency upgrades.
- C. Contribute to improving rail infrastructure at local stations including travel interchange facilities and step free access.
- D. Supports car club development, cycle hire facilities and other sustainable transport initiatives and improves access to public transport facilities by walking and cycling.

7.10 Hackney will continue to work with relevant partner organisations including Transport for London (TfL) to secure improvements to public transport. Where appropriate, developers will be required to contribute to improving walking, cycling and public transport infrastructure. Due contributions will be secured through use of Hackney's Community Infrastructure Levy or S106 agreements or alternative arrangements where applicable.

Map 11: Crossrail 2 Safeguarding Area



41. Parking and Car Free Development

All new developments in the Borough must be car-free with on site parking limited to:

- i. Wheel chair accessible parking which is required to be provided in accordance with best practice standards, as set out in the London Plan
 - ii. Essential operational or servicing needs as justified through a Transport Assessment
- A. The Council will not issue on-street parking permits in connection with new residential developments within Controlled Parking Zones. Returning residents within an Estate Regeneration scheme will be subject to the eligibility criteria as set out in the scheme's legal agreement.

- B. Proposals for the redevelopment of existing car parks for alternative uses will be supported and the removal of boundary treatments and gardens to provide vehicle crossovers and on-site parking will be resisted.
- C. New development must incorporate designated spaces for deliveries within the boundaries of the development and provide Delivery and Servicing Plans which encourage provision for low-emission consolidation and last mile delivery modes.
- D. A minimum of one fifth of all off-street parking places created need to be equipped with electric vehicle charging infrastructure in line with the London Plan. Facilities for charging electric Powered Two Wheel vehicles should also be considered. Contributions will also be required for on-street provision of electric vehicle and other low emission vehicle infrastructure.
- E. All major residential developments will be required to contribute towards the expansion of the local car club network.
- F. Proposals for, or including, new public car parks (and other motor vehicle public parking, including for coaches) will be refused. Proposals for the redevelopment of existing car parks for a different use shall be subject to the car-free and Transport Assessment need requirements within this policy.

- 7.11 The effective management of parking spaces is a key determinant of transport mode choice and an important tool for tackling congestion and local pollution in the Borough. Limiting the opportunities for parking can also improve the attractiveness of an area for local walking and cycling. The National Planning Policy Framework advises that local authorities should consider an area's accessibility, type, mix and use of development, availability of public transport, local car ownership levels and the need to reduce the use of high-emission vehicles if setting local parking standards. Similarly, the London Plan identifies the need to manage parking as a key tool to minimise car use and promote sustainable means of transport.
- 7.12 Hackney will promote car free developments throughout the Borough and will seek to carefully manage essential car parking levels. The Borough has historically low car ownership levels given the high propensity of our residents to walk, cycle and use public transport. However, there are existing issues in relation to congestion, pollution and parking stress in the Borough which the Council would seek to improve. This management process will reflect local characteristics and be appropriate to public transport accessibility and variations in controlled parking zone coverage and parking stress across the Borough.

8. Hackney's Green and Public Spaces

- 8.1 Hackney has almost 400 hectares of open space. Hackney's parks and green spaces are of a high quality. They vary in size, ranging from large areas of Metropolitan Open Land at the Lee Valley Regional Park, which accounts for almost 40% of the borough's open space, to pockets of grass by the side of roads. The network of open spaces, waterways and the public realm is at the core of the borough's green infrastructure with many being a multi-functional asset which can have ecological and quality of life benefits for the community.

What you have already told us

- Green and open spaces are important assets that should be protected.
- New developments should have trees and gardens incorporated as the importance of open space for physical and mental health is recognised.
- Smaller green spaces, including between buildings and on estates are also important and should be safeguarded.

Key Facts

- 23 parks in Hackney have been awarded Green Flag status (as of 2017).
- Approximately three quarters of Hackney residents do not have access to a private garden.
- There are 395 hectares of open space in the Borough. The majority is within the 'parks and gardens' typology, covering an area of 277.61ha.
- Hackney Marshes supports up to 82 football, rugby and cricket pitches.

Chapter Objective:

- To protect and enhance existing open spaces and develop and improve green links between these spaces and support the creation of new open spaces and vertical gardens.

42. Protection and Enhancement of Green Infrastructure

- A. All new development should enhance the network of green infrastructure and green chains across the borough and seek to improve access to open space, particularly in areas of deficiency.
- B. Development involving the loss of designated open space will not be permitted unless:
- i. There is compensatory contiguous replacement of better or equivalent quantity and quality of public open space and setting including facilities to enhance or diversify people's experience of the open space; and

- ii. Replacement is in a location with better or equivalent access by walking, cycling or public transport; and
- iii. The quality of the remaining and replacement open space is not eroded by the proposed development; and
- iv. The community benefit of the proposed development significantly and demonstrably outweighs the harm caused by the loss of the open space.

C. Development on non-designated open space will only be permitted where:

- i. Replacement and/or enhancement of open space of better or equivalent quality is provided either on site or a location within the vicinity of the site, especially in the identified areas of deficiency; and
- ii. Wherever possible any replacement connects to the network of green infrastructure including the Green Chains or green corridors; or
- iii. It can be shown that the relationship between buildings and associated open space(s) can be improved in terms of use, security, setting and landscape quality.

D. Small scale ancillary developments which enhance the park and open space offer, such as refreshment facilities, public conveniences, public art installations or outdoor play and fitness equipment, will be permitted, provided that they would:

- i. Be of a high standard of design and quality, safe and accessible to all; and
- ii. Not have a detrimental impact on nature conservation and biodiversity, and should seek to improve such; and
- iii. Not adversely detract from the overall function, character and appearance of the park or open space.

E. Living Roofs and Vertical Greening

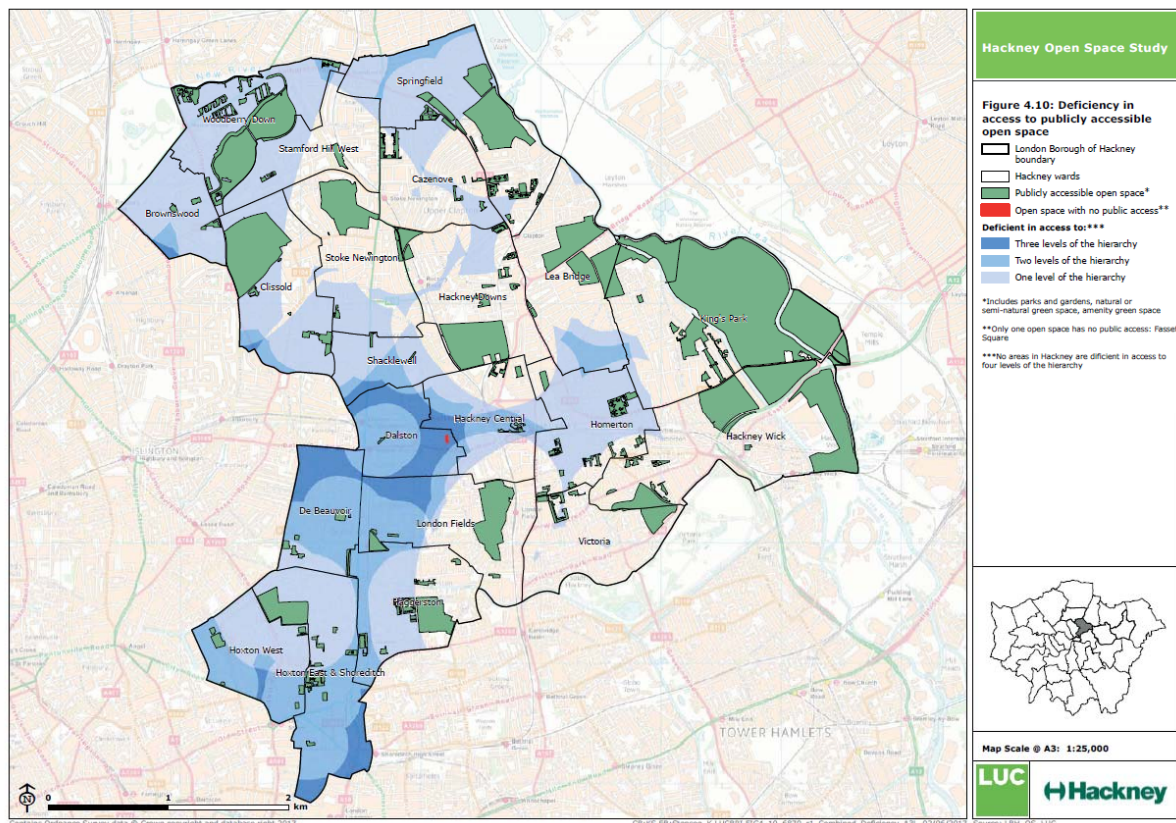
- i. New development should maximise opportunities to increase urban greening, amenity space provision and biodiversity gain through innovative approaches to the use of walls and roofs.
- ii. Living roofs are required on major development schemes that include roof plates of over 100sqm not suitable for amenity space provision.
- iii. Living roofs and vertical greening is encouraged on all development proposals, including minor schemes, renovations, extensions and conversions. Vertical greening of developments adjacent to open spaces and Green Chains should be maximised.

F. Lee Valley Regional Park

- i. Development proposals in proximity to the Lee Valley Regional Park should improve access and links to the Park and waterways.
- ii. The Council will work cooperatively with the Lee Valley Regional Park Authority to deliver the Lee Valley Park Development Framework Area Proposals.

- 8.2 Green Infrastructure is the network of multi-functional green space across the borough, delivering a wide range of environmental, health and wellbeing, social and recreational benefits for Hackney's communities as outlined in the Green Infrastructure Task Force's objectives for green infrastructure in London:
1. Promoting Healthy Living: improving health outcomes by increasing physical activity, reducing stress and removing pollutants.
 2. Strengthening Resilient Living: keeping the city cool, its air clean, and protecting it from flooding.
 3. Encouraging Active Living: increasing levels of walking and cycling.
 4. Creating Living Landscapes: enhancing natural processes for the benefit of people and wildlife and conserving the most special landscapes, habitats and species.
 5. Enhancing Living Space: providing a range of outdoor space for cultural, civic, learning and community activity, including productive landscapes.
- 8.3 Any loss of designated open space will be carefully managed by the Council and will only be permitted if all criteria in section B of the policy are met. Loss of amenity green space, which tends to be located within housing estates, will also be carefully managed in line with criteria C of the policy as these spaces play a particularly important role for those without access to private gardens.
- 8.4 Population growth and development pressures in Hackney increases the importance of protecting all existing open spaces within the green infrastructure network, and this is especially important in areas of deficiency. The map below shows areas of deficiency in access to publicly accessible open space. These areas should be prioritised for on-site provision of open space as outlined in Policy 41.

Map 12: Open Space Deficiencies



- 8.5 Enhancement of open space, particularly improved accessibility to existing parks and other open spaces, is encouraged across the borough. In some cases, identified areas of open space deficiency are not always a result of low quantities of open space, but a lack of or difficult access to open space. Improvements in public access to open space and enhanced links between existing open spaces is of paramount importance in enhancing the green infrastructure network. The provision of ancillary facilities such as seating, play or fitness equipment, public conveniences, refreshment facilities, outdoor playing pitches, changing facilities or habitat management, of an appropriate size and scale within public parks and other publicly accessible open spaces, will be supported where it can be demonstrated that these will enhance the space.

43. Biodiversity and Sites of Importance of Nature Conservation

A. Biodiversity across the borough will be protected and enhanced.

- i. All development should maximise opportunities to create new or make improvements to existing natural environments, nature conservation areas, habitats or biodiversity features and link into the wider green infrastructure network.

- ii. New development on or adjacent to Sites of Importance for Nature Conservation (SINCs) and Walthamstow Reservoirs Special Protection Area or Walthamstow Marshes Sites of Special Scientific Interest (in neighbouring Waltham Forest) must not have a detrimental impact on the biodiversity or nature conservation value of the site. Development will only be permitted where appropriate mitigation or compensatory measures are put in place.

- 8.6 There are 24 designated sites of importance for nature conservation (SINC) in Hackney. Hackney also falls within the Epping Forest Special Area of Conservation so regard must be given to the Management Plan for Epping Forest Special Area of Conservation. Springfield Park, in addition to being a SINC, is designated as a Regionally Important Geological / Geomorphological Site (RIG) based on its prominent Spring Line and Langley Silt and Hackney Gravel composition, and will therefore be protected.
- 8.7 All development proposals should retain, enhance or create features and areas of nature conservation and / or geodiversity value and avoid harm to biodiversity. All major development proposals are required to include a biodiversity survey of the site, setting out actions to protect and enhance the biodiversity value. Where it is demonstrated that it is not possible to avoid adverse impact on habitats and / or species, mitigation measures need to be included to minimise this impact. Where it is demonstrated that there are overriding economic or social reasons for a development to occur within a SINC, and the benefits of the development outweigh the adverse impact on the biodiversity and geodiversity value of the site, in these exceptional circumstances, the development may be approved. This is subject to reasonable alternatives for location and design having been assessed, and high quality re-provision either on-site or elsewhere in the Borough, which shall at least re-provide the habitat area and value, and preferably increase and improve the value.
- 8.8 Wildlife corridors should be provided or enhanced where appropriate. A number of notable species have been recorded in the borough and are designated as National or London Biodiversity Action Plan priority species, including Daubenton's Bats along waterway habitats, the Wall and Small Heath butterflies and the Black Poplar which is a London Priority Species

44. New Open Space

- A. All development proposals for 10 or more residential units and / or more than 1000sqm of commercial floorspace must provide the following levels of communal amenity open space:
- i. 14 sqm per person for residential development schemes;
 - ii. 4 sqm per employee from commercial development schemes.
- B. In the identified areas of deficiency, shown on Map 1, the emphasis is on on-site provision of open space. Planning permission for major developments will only be approved if the applicant can clearly demonstrate that they will:
- i. Provide on-site the quantity of communal amenity open space set out above, or where this is not practicable
 - ii. Make physical improvements to the public realm to improve access to existing public open spaces; or
 - iii. Where it is not possible to provide new open space, green roofs and / or walls and other green infrastructure measures may contribute towards meeting the requirement.
- C. Outside of the areas of deficiency, where it is demonstrated that it is not possible to provide the levels of communal open space on site, financial and / or physical contributions may be acceptable for the enhancement of existing public open space in the locality.
- D. All new open space should meet all of the following criteria:
- i. Be provided on site, and
 - ii. Be of high quality, and
 - iii. Be incorporated into the design of the scheme from the outset, and
 - iv. Maximise biodiversity benefits, and
 - v. Be publicly accessible and useable where possible.

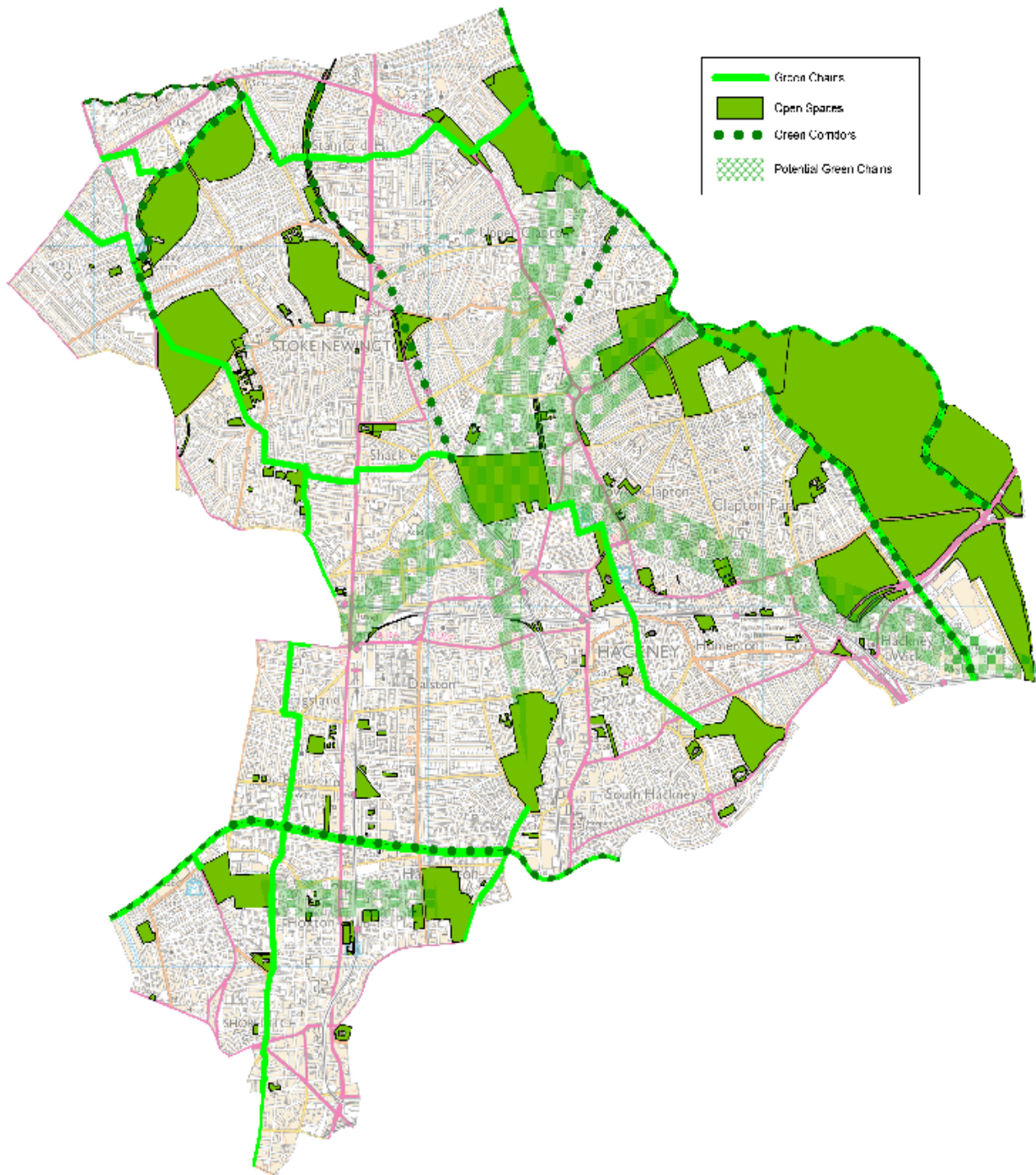
- 8.9 Hackney's projected population growth means there is a requirement for additional open space. There are opportunities for provision of new open space within new residential or mixed-use schemes and part A of this policy sets out the required levels of communal open space within development proposals that provide over 10 residential units and/or more than 1000sqm of commercial development. These figures have been calculated based on Hackney's average existing open space provision and the aim to retain the existing levels of provision as the population grows. New open space should meet the criteria set out in part D of the policy.
- 8.10 In the areas of open space deficiency, shown in Map 12, the emphasis is on on-site provision of open space. The option outlined in criteria C to exceptionally

provide financial and / or physical contributions in lieu of on-site open space provision does not apply in areas of open space deficiency.

45. Green Chains and Green Corridors

All new development adjacent to existing Green Chains and Green Corridors must be developed in a way that contributes towards the green infrastructure network. In the areas of potential new Green Chains identified on Map 2, financial contributions may be sought to develop new Green Chains in the future.

- 8.11 Green chains and green corridors are an integral part of Hackney's green infrastructure network, contributing positively to the network of open spaces, recreation and biodiversity with positive impacts on climate change, drainage, air quality, active travel and health.
- 8.12 Green Chains connect publicly accessible green spaces to each other within Hackney's boundaries and beyond. Green Chains act as an extension of the green spaces that they connect, and should follow the ten Healthy Streets indicators.
- 8.13 Green corridors are relatively continuous areas of open space leading through the built environment, which may be linked and may not be publicly accessible. They may allow animals and plants to be found further into the built-up area than would otherwise be the case and provide an extension to the habitats of the sites they join.
- 8.14 Map 2 below shows the existing Green Chains and green corridors and identified areas for the development of new Green Chains. Contributions towards new and existing Green Chains and green corridors will be informed by details in the Council's Transport Strategy 2015-2025 and the Council's Green Infrastructure Strategy.



46. Play Space

- A. The Council will protect existing play and recreation facilities and support the development of new facilities. New major residential developments and mixed-use schemes that are likely to generate a child yield of 10 or more are required to provide 10sqm of dedicated play space per child on-site.
- i. If it is not feasible to provide play space in addition to the communal open space requirements set out in Policy 44 then it is permissible to incorporate play space within on-site communal open space.
- B. New play spaces should:
- i. Be well located and easily accessible by pedestrian, cycling or bus routes; and
 - ii. Be inclusive to all; and
 - iii. Provide a range of different types of play facilities and experiences for children of different abilities; and
 - iv. Be sustainable and easy to maintain.

- 8.15 Children's play space is important for the development of physical, social and emotional skills in children and can improve health and reduce health inequalities. New play space should be provided on site in development schemes that are likely to generate a child yield of 10 or more. Child yield should be established using the play space calculator in the Mayor's Play and Informal Recreation SPG and provision should be 10sqm per child. New play spaces should be informed by the design principles outlined in the Mayor of London's Play and Informal Recreation SPG.
- 8.16 If site constraints mean that play space cannot be provided in addition to communal open space in new developments then play space may be provided within communal open space or on green roofs where these areas are safe, large enough, attractive and suitable for children to play.

47. Allotments and food growing

The Council will protect existing allotments and support the provision of new food growing spaces.

- 8.17 There are 9 dedicated allotment sites in Hackney managed by the Hackney Allotment Society as well as food growing spaces led by independent groups and social enterprises are also found in other open spaces. There is high demand for allotments in Hackney and the Council therefore seeks to protect all existing sites and actively supports the provision of new allotments and the expansion and improvement of existing allotments and community food growing schemes. Allotments and community gardens provide many benefits to the physical and mental wellbeing of residents including through the

production of healthy, fresh food, greater exposure to natural environments and wildlife, physical activity and social connections. New food growing initiatives are encouraged on existing open spaces and temporarily derelict land where short or medium term development is not planned. Consideration must be given to facilities such as storage of equipment and composting, ensuring that there is no detrimental impact on the character, appearance and amenity of the surrounding area, and to equality of access and security.

48. Tree Management and Landscaping

- A. All development proposals must retain existing landscape features and trees of amenity value, especially veteran trees, hedgerows and natural features, and must incorporate high quality landscaping.
- B. Proposals resulting in the removal of protected trees (trees under a TPO and those within conservation areas) or a detrimental impact on the health and amenity of such trees will be refused except in exceptional circumstances and / or where over-riding planning benefits are demonstrated. In such cases, compensatory measures will be required for suitable replacements and/or additional planting, or contributions to planting offsite. The removal of non-protected trees as part of development schemes will not be supported unless adequate replacement planting is proposed, or the removal is in the interests of good arboricultural practice.

- 8.18 Trees are a valuable feature of the urban and natural landscape and a key part of the green infrastructure network. Trees offer substantial benefits to people and the environment in improving air quality, reducing noise pollution, contributing to climate change adaptation, reducing the urban heat island effect, providing habitats for wildlife, contributing towards biodiversity and providing landscape structure and character. Street trees in particular contribute to the visual quality and amenity of the public realm and help people relate to the urban environment.
- 8.19 Trees and landscaping should be an integral part of the design process. All development proposals must retain and protect existing trees, particularly those of amenity value, i.e. those that have interest biologically, aesthetically or culturally. In addition, Landscaping Plans must be submitted with all major development proposals demonstrating that landscape design and materials are of a high quality and compatible with the character of the area, proposed planting is environmentally appropriate for the specific location, proposed sustainable irrigation plans are appropriate, and that planting design will not impact negatively on the structure of nearby buildings or hinder accessibility. Opportunities for food growing should also be considered as part of landscaping schemes. The emphasis is to soften the impact of the development in its setting, provide visual interest in the street scene and contribute to nature conservation and the Borough's green infrastructure.

49. Waterways, Canals and Residential Moorings

- A. The natural habitat and setting of the waterways and their riparian areas must be protected and enhanced.

Development alongside waterways and canals

- B. Development alongside the waterways and their riparian areas will only be permitted where all of the following criteria are met:
- i. Public access in the form of a continuous green chain along the waterfront or towpath is maintained, created or enhanced. This may include, where appropriate, the incorporation of an undeveloped buffer strip alongside the watercourse.
 - ii. There is no conflict with nature conservation, biodiversity interest or heritage value. Mitigation or compensatory measures may be necessary.
 - iii. The development enhances the leisure, recreation and educational value of the waterway.
 - iv. The design makes a positive contribution to the character and appearance of the waterfront area and setting.

Residential moorings

- C. Proposals for residential moorings will be supported provided supporting uses and facilities are or will be in place, and, where appropriate they have regard to the Park Plan and Area Proposals of the Lee Valley Park Authority. Proposals for residential moorings and associated facilities must not:
- i. Hinder navigation along the waterway; or
 - ii. Have a detrimental impact on nature conservation and biodiversity; or
 - iii. Impede public access; or
 - iv. Detrimentally affect leisure provision, amenity and the character and appearance of the waterway and surrounding area.

8.20 The most significant waterways in Hackney are:

- The Old River Lea and Lee Navigation (Hackney Cut)
- Regents Canal (including Wenlock and Kingsland basins)
- The New River, West and East Reservoirs (Stoke Newington)

8.21 These waterways form part of the strategic Blue Ribbon Network and are recognised as a valuable habitat for plants and nature conservation and provide for a range of leisure interests. Development along the waterways is permitted provided all criteria in part B of the policy are met. Any proposals must take account of the statutory and discretionary requirements of Environment Agency, the Canal and River Trust and Natural England.

8.22 There is demand in Hackney for both permanent private moorings and moorings that are open to all on continuous cruiser licences (for up to 2 weeks). In line with the London Plan, Hackney supports residential moorings along the navigation systems provided all the criteria of Part C of the policy are met and there is no detrimental impact on the waterways. Permanent moorings in

particular should be located off-line from the main navigation routes, i.e. in basins and docks, or on the non-towing side of the waterway. If planning permission for mooring is granted, applicants would also be required to obtain permission from the Canal and River Trust for permission to moor on the river bed.

9. Climate Change

- 9.1 We must balance the challenges of planning for growth with ensuring that there is efficient use of natural resources, a reduction in carbon emissions, a greater use of sustainable construction techniques, effective waste management, and flood risk management.

What You've Already Told Us

- Many residents felt that their local areas has a cleaner and greener appearance but pollution is a concern; some residents think that it has got worse in over the last five years.
- The Council's approach in encouraging sustainable design and construction is supported by a number of statutory bodies including the Environment Agency, English Heritage, and the GLA, and Sustainable Hackney.

Key Facts

- Hackney's per capita carbon dioxide emissions are amongst the lowest in the country, declining from 4.2 tonnes in 2005 to 3.4 tonnes in 2013. These low emissions may be due to the absence of heavy industry in the area, but homes are responsible for almost half of all emissions in Hackney.
- The proportion of household waste recycled has gone up from 1% in 2001 to 25% today.
- In addition to potential flood risk from rivers and canals, there are areas in the Borough that are vulnerable to surface water flooding.

Chapter objectives:

- To become a low carbon and carbon resilient borough realising with significant improvements to air quality and reducing the urban heat island effect within the borough.

50. Building Resilience to Climate Change – Flooding

- A. All development must have regard to reducing flood risk, both to, and from the site, over its expected lifetime, and should decrease vulnerability to flooding through appropriate siting, design, and on-, and off-site mitigation which reduces water consumption, and achieves Greenfield runoff rates.
- B. All major development will be expected to submit the appropriate flood risk assessment and a sustainable drainage strategy

- C. All developments occurring within critical drainage areas must submit a flood risk assessment and sustainable drainage strategy.
- D. Development which includes the creation or extension of basements must not increase the potential for groundwater flooding.
- E. All developments should achieve greenfield runoff rates by attenuating rainwater on site, utilising SuDs and in accordance to the drainage hierarchy. Where this is shown, through appropriate evidence, to be unfeasible, planning obligations will be expected to reduce the overall flood risk within the site and in the vicinity.
- F. All development should, in liaison with Thames Water, take account of the capacity of existing on and off-site water and sewerage infrastructure and the impact of development proposals on this infrastructure. Applicants will be required to demonstrate that capacity exists on and off-site in the sewerage network to serve the development or that it can be provided ahead of occupation to avoid sewer flooding.
- G. Where necessary, and as advised by Thames Water, the Council will seek improvements to water and/or sewerage infrastructure related and appropriate to the development so that improvements are completed prior to occupation of development.
- H. All developments should take account of the location, capacity and requirements of, and access to, existing, and need for improved, flood defences, and where needed supporting improvements.

9.2 Hackney is a highly urbanised borough which is subject to risks from flooding, both from the River Lea to the East of the borough and local surface water flooding. These risks will be enhanced by the impact of climate change, which will lead to elevated rainfall levels and heavier downpours.

9.3 In order to combat this issue, the policy focuses on ensuring that new development considers elevated risks of flooding, over the lifetime of the development, and enables a strategic approach to be taken to ensuring the built environment of Hackney is resilient to the impacts of climate change.

51. Building Resilience to Climate Change – Overheating

All new development must regulate internal and external temperatures through orientation, design, materials and technologies which mitigate the Urban Heat Island (UHI) effect and regard to maximising the use of the cooling hierarchy. Measures which deliver biodiversity benefits will be strongly supported.

- 9.4 Climate Change is increasing temperatures across the South of England and this is likely to continue over the next century. Hackney is particularly vulnerable to these temperature changes due to the Urban Heat island effect, in which buildings, roads and other man-made structures retain significant amounts of heat and lead to elevated temperatures up to 8°C warmer than the green belt around London.
- 9.5 In order to combat this, the overheating policy aims to ensure the design of buildings considers ways to reduce their contribution to the urban head island through external measures, such as tree planting and green roofs to increase shade and regulate temperatures through evapotranspiration, and internal design to increase natural ventilation and temperature control.

52. Mitigating Climate Change – Proposed Developments

- A. All new developments in Hackney should actively seek to mitigate the impact of climate change through design which minimises exposure to the effects, and technologies which maximise sustainability.
- B. All new residential development should meet a zero carbon emissions target emission rate in line with the energy hierarchy and Sustainable Design and Construction SPD.
- C. Major non-residential developments must achieve the BREEM 'Excellent' rating (or an equivalent rating under any other system which may replace it) and where possible achieve the maximum number of water credits, and must be built to the following standards:
 - i. 2013 – 2016: minimum of 40% reduction in carbon dioxide emissions
 - ii. 2016 – 2019: Building Regulations standards
 - iii. 2019 – 2031: zero carbon
- D. Where it is demonstrated that it is not possible to reduce CO2 emissions on-site by the specified levels, carbon off-setting payments will be required and secured via legal agreement.

- 9.6 Hackney is committed to contributing to reducing carbon emissions from the borough by 80% by 2050, and the council is a signatory to UK100, which binds it to making use of 100% clean energy across its functions by 2050. This is aimed at mitigating the impact of climate change in order to limit its impacts globally, and through local intervention to ensure buildings are resilient to its impacts.
- 9.7 All residential developments must demonstrate how they meet zero-carbon standards and mitigate climate change, including smaller developments. Non-Residential developments will be required to meet these standards by 2019.

Where developments cannot meet these requirements on site they will be required to provide off-site contributions which will be used by the council to deliver equivalent off-setting.

53. Mitigating Climate Change – Existing Developments

Development including the re-use or extension of existing buildings should achieve the maximum feasible reductions in carbon emissions and support in achieving the strategic carbon reductions target in the London Plan, while protecting, heritage and character of the buildings. Development should consider synergies with new build elements on sites and developments should seek to achieve the zero-carbon target across the site.

- 9.8 The vast majority of Hackney's built environment which will exist in 2100 is already standing, and make significant contributions to carbon emissions. It is critical that when these buildings are re-used or extended, intervention is made to ensure the resulting developments are brought up to a modern standard and contribute to borough wide contributions to carbon reduction. Retrofitting of existing technologies should be completed in such a way that the original character of buildings is undamaged, and where possible, enhanced.

54. Mitigating Climate Change - Decentralised Energy Networks (DEN)

All developments should maximise opportunities to incorporate decentralised energy to support reductions in energy use and emissions.

New major development should connect to an existing network; unless this is clearly demonstrated that it is not technically feasible or economically viable.

Only when it can be clearly demonstrated that all options to link into existing schemes have been explored should development provide on-site DEN. Developments should be designed to connect to other developments at a later date.

- 9.9 Decentralised energy can play a significant role in both reducing carbon emissions by eliminating power lost in transmission over the national grid, and in building the resilience of developments in the borough by reducing reliance on this grid. A key challenge with these schemes is the strategic connection of new developments into existing networks to increase efficiency and viability. In order to do enable this, new developments must clearly demonstrate how they explore options to connect, where viable to existing schemes. The council is also developing an Energy Masterplan to support delivery of the policy and support development decisions.

55. Improvement the Environment - Waste

- A. Developments should seek to minimise waste during both construction and operation of the development, and should provide clear consideration in plans for the facilities needed for the storage and collection of waste and recycling.
- B. The council will support the objectives of the North London Waste Plan in assessing the need for and provision of new waste sites if needed.
- C. Existing waste sites will be safeguarded unless compensatory provision is made which maximises waste capacity.

9.10 Hackney is part of the North London Waste Authority, which is a cross-borough group coordinating how to deal with waste and refuse, including supporting infrastructure planning and planning policy. The plan is currently in development and Hackney will ensure that LP33 is in conformity with the plan once adopted, while ensuring developments deal with waste appropriately in the interim period.

56. Improving the Environment - Pollution

Air Pollution

- A. All new development must not exceed air quality neutral standards or contribute to a worsening of air quality at the construction or operation stage, over the lifetime of the development. They should consider the existing air quality and not locate sensitive uses in areas that are exposed. New development, especially those catering for vulnerable people and uses such as elderly and children⁶ should be sited and designed to minimise exposure to air pollution.

Water Pollution

- B. New developments should not pose an unacceptable risk to water quality and developments which, in the opinion of Hackney and the Environment Agency will be required to provide appropriate mitigation to alleviate the risk.

Contaminated Land

- C. New development should address risks to sensitive receptors (both on and off site) from land contamination through proportionate action(s) before and

during construction and during operation where appropriate, planning conditions, over the lifetime of the development.

- D. Development which proposes potentially contaminating or polluting activities must incorporate mitigation for harmful effects and where necessary provide monitoring of any impact.

Noise and Vibration

- E. Development will only be permitted where noise created as part of the development is mitigated to prevent adverse impacts on health and quality of life. Development should be located in areas where occupiers will not be exposed significant adverse noise levels which cannot be effectively mitigated.
- F. All residential development proposals shall minimise the potential adverse noise impact on and between dwellings through housing layout, design and materials. New development will only be permitted where the locations of lift and circulation spaces is designed to limited the transmission of sound to noise sensitive areas. They should be adequately separated from major noise sources or designed to mitigate the impact.

- 9.11 Hackney is an inner-city area of London with high population densities and commensurate issues with pollution. LP33 seeks to ensure that planning supports broader council objectives to promote the health and wellbeing of individuals.
- 9.12 The policies aim to ensure developments do not contribute to a worsening of air quality, with particular regard had to sensitive uses, such as schools and homes. It also seeks to ensure that water sources are not damaged by development, and that the potential for contaminated land on sites is investigated, and where needed, appropriately mitigated. Finally, it seeks to ensure that new developments do not expose users to damaging noise levels through the location and design of new development. It also ensures that development which results in the creation of new noise sources do not affect existing developments, and where this is the case, provide appropriate mitigation.

10. APPENDIX 1: Marketing Evidence and Marketing Strategy

Introduction

- 10.1 This appendix links to draft proposed policies 7 Social and Community Infrastructure, 22 New Employment Floorspace, 23 Protecting and Promoting Office floorspace in the Borough, 24 Protecting and Promoting Industrial land and floorspace in the Borough, 28 Hackney Central and Dalston, 29 Stoke Newington, Stamford Hill and Finsbury Park, 30 Local Shopping Centres, 31 Change of use of shops outside of designated centres, and 3 Designated Heritage Assets.
- 10.2 Marketing evidence is required at submission of a planning application for three main purposes.
- Firstly to justify the quantum of employment land provided within a scheme, particularly where mixed use, is the maximum amount possible for a site as part of any redevelopment.
 - Secondly where a loss of either employment, retail or community land/floorspace is proposed as part of a development proposal marketing evidence is required to demonstrate there is no realistic prospect of the land/floorspace being used/re-used for its existing purposes, or for continued operation in its current lawful use.
 - Thirdly to justify the loss of a designated heritage asset.

Employment land and floorspace

- 10.3 For employment land and floorspace located within POAs, and where a scheme is not proposed as being employment led in accordance with relevant policies, applicants will need to provide marketing evidence demonstrating that an employment led scheme is not viable for the subject site and that what is proposed is the maximum quantum the site can accommodate. For other employment sites outside of POAs marketing evidence should again demonstrate that the quantum of employment floorspace proposed is the maximum amount the site can viably deliver.
- 10.4 For all schemes affecting employment land and floorspace it will be expected, in addition to the marketing evidence specified under paragraphs 10.8 to 10.10 below, that evidence is provided which demonstrates that the site has been marketed for policy compliant uses in the first instance and if found not to be possible then for alternative generating employment uses (refer to policies 22, 23 and 24). A site's 'existing use value' should accurately reflect the site's existing use so as to assist the Council in the robust assessment of financial viability information submitted (as required by policies 22, 23 and 24). For

instance the purchase of an employment site based on generally higher non employment values will not be considered adequate justification to reduce employment land and floorspace within any proposed development. Furthermore, applicants are required to demonstrate market testing of a number of policy compliant land use scenarios (i.e. looking at a range of commercial uses) as part of clearly demonstrating that the proposed land use mix incorporates the maximum amount of employment floorspace possible on a site. Where the above cannot be demonstrated, proposed schemes will not be considered to have met policies 23 and 24.

- 10.5 For all employment floorspace, it must also be shown that the site/land has been both adequately marketed through a commercial agent at a price that reflects market value for employment use for a minimum of two years, with no realistic prospect of employment generating use/re-use, including provision for smaller flexible units.

Retail, social and community land and floorspace

- 10.6 For all retail, social and community land and floorspace, it must also be shown that the site/land has been both adequately marketed through a commercial agent at a price that reflects market value for either the retail, social and/or community use. In these instances, there is a reduced marketing period of one year. Marketing evidence is to be in accordance with paragraphs 10.8 to 10.10.

Designated heritage assets

- 10.7 Any application involving significant alterations to, or the partial or full loss of, a designated heritage asset must be supported by robust evidence. Firstly that the cost of retaining or restoring the heritage asset, or reusing it for other purposes/uses, is unviable. Where it is considered that a heritage asset is redundant and cannot be reused or restored and retained viably, this must be substantiated by a suitably qualified person. The site should also be marketed for a minimum of two years demonstrating that there is no realistic prospect of the asset being re-used following any necessary remedial work. Sites should not be allowed to fall into a state of disrepair and then marketed in this condition as they are obviously unlikely to be let. Marketing evidence is to be in accordance with paragraphs 1.8 to 1.10, together with technical details on the works required and the costs involved in restoring, retaining and reusing the asset.

Components of Active Marketing

- 10.8 The following requirements for marketing evidence are applicable to all employment land, retail, social and community land and floorspace as well as designated heritage assets as described above. It must be shown to the Council's satisfaction that marketing has been unsuccessful for all relevant floorspace proposed to be lost through redevelopment or change of use.

- 10.9 Where marketing information is required, the following details will be used to assess the acceptability, or otherwise, of the information submitted and marketing undertaken.
- 10.10 Active marketing should include evidence of all of the following, subject to specific circumstances:
1. Registration of the property with at least two reputable commercial property agents.
 2. Contact information posted in a prominent location on site in the form of an advertising board for the duration of the marketing period.
 3. The property and marketing information was posted on the internet in popular areas such as commercial property selling / letting websites (including dates and duration of posting).
 4. The property and marketing details were posted in local newspapers (not an obligatory requirement if evidence of marketing on wide audience property websites has been demonstrated, but obligatory if not the case).
 5. The property details / particulars were available to inquirers on request.
 6. The property was registered with the Council's Economic Regeneration Team.
 7. The property was marketed in terms of redevelopment opportunities for a range of policy compliant uses as well as the proposed use.
 8. The property was marketed at a reasonable price based on the agents professional advice (details to be supplied), including in relation to use, condition, quality and location of floorspace (see bullet 10). For heritage assets, particularly those in need of remedial work, the market price may need to be low or even zero.
 9. Where appropriate, action was taken to refurbish or reconfigure the existing vacant stock in order to meet the identified needs of local businesses or community groups (where relating to social and community facilities) subject to financial viability.
 10. A professional valuation from at least three agents to confirm the value of the site and / or existing rental levels, rental levels of the last four years, and future rental levels sought, if appropriate (including dates of valuation).
 11. Advertisements should include basic information such as site location, size in sq.ft or sq.m, site description, property type, specifications and costs (including rent per sq ft., service charge per sq ft., and any other charges).
 12. The property details / particulars available to inquirers on request and details of any offers received, reasons for refusal and / or reasons why offers fell through.

13. If it is the case that the existing tenant of the site intended to move out, evidence that efforts were made to retain tenants/occupiers within the scheme, as well as reasons why the existing tenant moved out.
14. Marketing must be for all relevant floorspace intended to be redeveloped or subject to a change of use.
15. Existing rental levels, rental levels of the last four years, and future rental levels sought, if appropriate.

Marketing Strategy

- 10.11 A marketing strategy is required in support of draft policies 22 New Employment Floorspace, 23 Protecting and Promoting Office floorspace in the Borough, 24 Protecting and Promoting Industrial land and floorspace in the Borough, 28 Hackney Central and Dalston, and 29 Stoke Newington, Stamford Hill and Finsbury Park.
- 10.12 The marketing strategy must demonstrate to the Council that the applicant has potential occupiers for the proposed floorspace, and provide details of occupiers and letters of agreement.
- 10.13 If occupiers are not lined up, a marketing strategy is required and should include details of all of the following subject to specific circumstances:
 1. Demonstrate how the new space has been or will be advertised and given full exposure to the general market, and in particular to the types of operator that would be interested in the type of space, style and location of the building.
 2. State whether the floor/s has been or would be marketed individually and as a whole and the flexibility to be given to the marketing (e.g. ability to offer individual space sizes from the smaller to the largest space size to accommodate different unit size requirements).
 3. State when and for how long marketing has/will commence and end.
 4. State the channels of marketing used.
 5. State the commercial agents used.
 6. State whether the current tenant/occupiers have been considered for re-occupation of the floorspace in the development.

Appendix 2: Cycle Parking Standards

The cycle parking standards for new developments are shown below. All standards are minimum standards. A minimum of 2 spaces are required for all developments.

Land Use Category	Land Use	Cycle parking standard
A1	Food Retail	First 1,000 sqm - 1 space per 75 sqm for staff with minimum 2 spaces, 1 space per 100 sqm for visitors with minimum 2 spaces. Thereafter - 1 space per 300 sqm for staff and 1 space per 300 sqm for visitors.
A1	Non-food retail	
A2	Financial / professional services	
A3	Cafes and restaurants	
A4	Drinking establishments	
A5	Take-aways	
B1	Employment	1 space per 50 sqm for staff with minimum 2 spaces plus 1 space per 500 sqm for visitors with
B2/B8	Storage or distribution	1 space per 300 sqm for staff and visitors
C1	Hotels	1 space per 8 bedrooms for staff plus 1 space per 20 bedrooms for visitors
C2	Hospitals	1 space per 3 staff (for staff and visitors)
C2	Care homes / secure accommodation	1 space per 3 staff with minimum 2 spaces for visitors
C2	Student accommodation	2 spaces per 3 bed spaces for residents plus 1 space per 10 bed spaces for visitors
C3/C4	All dwellings	1 space per dwelling up to 45 sqm
		2 spaces per dwelling above 45 sqm plus 1 space per 10 bed spaces for visitors with 1
D1	Nurseries / schools (primary and	1 space per 4 staff plus 1 space per 7 students
D1	Universities and colleges	1 space per 4 staff plus 1 space per 3 peak time students

D1	Health centre / dentist	1 space per 3 staff (for staff and visitors)
D1	Other (e.g. Library, church, etc.)	1 space per 4 staff plus 1 space per 10 staff for visitors
D2	Other (e.g. Cinema, bingo, etc.)	1 space per 5 staff plus 1 space per 50 seats for visitors
D2	Sports (e.g. Sports hall, swimming, gymnasium,	1 space per 3 staff plus 1 space per 3 peak time visitors
Sui generis		As per most relevant other standard

11. Glossary

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

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

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

Affordable Housing - housing provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing. Social rented housing includes housing rented from the Council and or registered social landlords (RSL). The rents on these properties are significantly lower than market housing rents.

Affordable Workspace - small or micro workspaces are units with a net floorspace of around 90sq.m or less in the B1(a), (b) and (c) and B2 Use Classes and 70sq.m for retail uses, which provide for a range of uses, and where appropriate, flexibility between uses (for example small offices and light industrial studios).

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

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

Apart-hotel - Self-contained hotel accommodation (C1 use class) that providers for short-term occupancy purchased at a nightly rate with no deposit against damages. They will usually include concierge and room service, and include formal procedures for checking in and out. Planning conditions may limit length of stay to occupiers.

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

Areas for Regeneration - Areas for Regeneration are identified in the London Plan and are located in the wards in greatest socioeconomic need, defined on the basis of the 20 per cent most deprived wards in the London Index.

Article 4 Directions - Article 4 directions remove some or all permitted development rights, for example within a conservation area or curtilage of a listed building. Article 4 directions are issued by the local planning authority.

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

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

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

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

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

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

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

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

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

Channel Tunnel Rail Link - The Channel Tunnel Rail Link is a high speed rail link for international and domestic trains, from the second international passenger terminal at St Pancras, through twin tunnels beneath Hackney, along the North London Line corridor.

City Fringe (OAPF) - The City Fringe is the area to the north and east of the City of London located on the boundary between the Central and Eastern London Sub Region. Four local authorities straddle the eastern City Fringe Area: The Corporation of London, and the London Boroughs of Islington, Hackney and Tower Hamlets. This area includes two London Plan Opportunity Areas: Bishopsgate / Shoreditch and Whitechapel / Aldgate.

Communal Open Space –Open space that is for shared use by the occupants of a number of dwellings and/or business. The term is used to distinguish such space from

private open space i.e. gardens or balconies attached to an individual dwelling or business premises, and 'public' open space i.e. parks, public squares where there is a degree of freedom about who can use the space and for what purposes.

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

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

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

Conservation Area – A formally designated area of special historic or architectural interest whose character must be preserved or enhanced.

Core Strategy - The Core strategy is a Development Plan Document setting out the long-term spatial vision for the local planning authority area and the spatial objectives and strategic policies to deliver that vision.

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

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

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

Development Plan Documents - Spatial planning documents that are subject to independent examination, and together with the relevant Regional Spatial Strategy, form the development plan for a local authority. Development Plan Documents include

the Core Strategy (and the associated proposals map), Site Allocations of Land and Area Action Plans.

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

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

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

Emergency Services – are the land holding emergency services in Hackney and they include the Mayor's Office for Police and Crime (MOPAC), the City and Hackney CCG and London Fire Brigade.

Employment generating use / floor space - Employment generating floor space is defined as development for business (Class B1), industrial (Class B2) and storage/distribution (Class B8) purposes.

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

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

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

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

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

Floorspace - For all developments, the site area is that directly involved in some aspect of the development. Floor space is defined as the sum of the floor area within the building measured externally to the external wall faces at each level. Basement

car parks, rooftop plant rooms, caretakers' flats etc. should be included in the floor space figure.

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

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

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

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

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

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

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

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

Heritage Assets - a building, monument, site or landscape of historic, archaeological, architectural or artistic interest whether designated or not designated. Heritage assets in Hackney include statutorily listed Buildings, Conservation Areas, London Squares,

Historic Parks and Gardens, Scheduled Ancient Monuments, Archaeological Remains, Archaeological Priority Areas, Locally Listed Buildings, Local Landmarks, Buildings of Townscape Merit and Area of Townscape Interest.

Historic Significance - the value of a heritage asset, because of its heritage interest which may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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

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

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

Improving pedestrian and cycle links through to the Regional Park from adjoining residential areas and from Clapton Station;

In order to be an HMO the property must be used as the tenants' only or main residence and it should be used solely or mainly to house tenants. Properties let to students and migrant workers will be treated as their only or main residence and the same will apply to properties which are used as domestic refuges.

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

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

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

Lee Valley Regional Park Authority - The Park Authority and boundary of the regional park were established under the Lee Valley Regional Park Act 1966. The broad remit of the Authority is to manage, innovate, lead and enable the Park to be a place for leisure, recreation and nature conservation. Hackney's section of the Park includes Hackney Marshes, the River Lea and Lee Navigation. The Park Authority has a statutory duty to produce a plan(s) of proposals for the future and development of the Park. Its adopted Park Development Framework sets out the vision, aims, objectives and six thematic proposals. It also has a series of Area Proposals including

Area 2 which covers The Three Marshes: Walthamstow, Leyton and Hackney. The plans and proposals can be viewed at: <http://www.leevalleypark.org.uk> In summary these are:

Listed Building - a building or structure designated by the Secretary of State under the Planning (Listed Buildings and Conservation Areas) Act 1990 for its special architectural or historic interest, and therefore included in a 'list' of such buildings and structures.

Listed Buildings - Includes both local and statutory listed buildings. Locally listed buildings are those that satisfy one or more of the following criteria: historic interest, architectural interest or environmental significance. Statutory listed buildings are buildings of special architectural or historic interest, they are graded as I, II* or II with grade I being the highest. Statutory listing includes the interior as well as the exterior of the building, and any buildings or permanent structures (e.g. walls within its curtilage). English Heritage is responsible for designating buildings for the statutory listing in England.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Major Development – for residential development, where the scheme provides for more than ten dwellings or where the site area is more than 1,000 square metres. For other developments, where the floor space will be more than 1,000 square metres or the site areas is more than 1 hectare.

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

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

[para 2, art 8, GDPO, 1995]

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

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

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

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

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

Natura 2000 Site - a site of international importance for nature conservation established under the EC Birds and Habitats Directives, comprising (in the UK) designated Special Protection Areas and Special Areas of Conservation.

Neighbourhoods and Communities - Sustainable communities are places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment, and contribute to a high quality of life. They are safe and inclusive, well planned, built and run, and offer equality of opportunity and good services for all.

Night time economy uses (also see Visitor economy) - Alcohol and non-alcohol related evening and late night economy entertainment activities. Such activities can

be broadly defined to include cultural facilities such as galleries, cafés, restaurants, pubs and bars. The night time economy can form a key component of the visitor economy.

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

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

Open Space and Recreational Land - areas of undeveloped or largely undeveloped land for leisure purposes - including village greens, allotments, children's playgrounds, sports pitches and municipal parks.

Opportunities to protect and develop sporting and recreational use and activity within the area, in particular water based activity and opportunities for a canoe trail down the Lee Navigation;

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

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

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

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

Planning and Compulsory Purchase Act 2004 - This Act updates elements of the 1990 Town & Country Planning Act and introduces: a statutory system for regional planning; a new system for local planning; reforms to the development control and

compulsory purchase and compensation systems; and removal of crown immunity from planning controls.

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

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

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

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

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

Pollution - The main types of pollution include -

- Air Pollution (Indoor air quality and Ambient air quality) - Noxious gases in the air causing any harmful effects to human health or to buildings or to environment known as air pollution.
- Land pollution - Contamination of land usually occurs from harmful industrial or development activities that penetrate in to soil and further cause damage to human health or ecosystem or water sources.
- Noise pollution - Any unwanted sound coming from different kind of sources such as transportation, any industrial activity, construction work, neighbourhood activities that irritates one's ear refers to noise pollution.
- Water pollution (It includes river water quality and ground water quality) - Any intrusion of unwanted substance that changes the chemical, physical or biological characteristics of water to such extent which leads to a failure of meeting any good standards of water quality and therefore reducing the usefulness of it for any human or other natural activity.

Priority Growth Areas - In developing the Framework for Regional Employment and Skills Action (FRESA), a number of priority sectors are highlighted as being critical to

improving and maintaining the capital's competitive position within the UK, EU and global economy. The priority sectors are Biotechnology and Life Sciences; Construction, Cultural and Creative Industries; Finance and Business Services; Green Economy; Information Communications Technology; Manufacturing; Public Services, including Government, Education, Health and Social Care; Retail; Tourism and Allied Industries; Transport and Logistics; and Voluntary and Community.

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

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

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

Proposals Map - The adopted proposals map is an Ordinance Survey based map illustrating all the policies contained in Development Plan Documents, together with any saved policies. It must be revised as each new Development Plan Document is adopted, and it should always reflect the up-to-date planning strategy for the area.

Protection and enhancement of ecological value of the area and improvements to access to nature particularly at Springfield Park, Middlesex Filter Beds, Hackney Marshes and alongside the waterways; and

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

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

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

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

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

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

Regionally Important Geological/Geomorphological Sites (RIGS) – RIGs are important designated places for geology and geomorphology outside statutorily protected land such as SSSIs. In London RIGs are considered to be worthy for

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

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

Retail - Includes both comparison goods (or consumer durables), which are retail goods such as clothes, shoes, homeware, jewellery, sportswear, games/toys, books, music, electricals and furniture, and convenience goods such as food, drink, tobacco and non-durable household goods commonly used to clean and maintain the home.

Scheduled Monument - a nationally important archaeological site that has been designated by the Secretary of State under the Ancient Monuments and Archaeological Areas Act 1979, and therefore included in a 'schedule' of such monuments.

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

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

Small and Medium Enterprise - An independent business managed by its owner or part owners and having a small market share either by number of employees or turnover. Special Planning Area (outlined on the proposals map).

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

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

Spatial Policy - Spatial representations of Hackney's Community Strategy and the strategic policies for delivering the spatial vision and objectives of The Council and its

partners. These guide the broad patterns of development within Hackney and reflect the Regional Spatial Strategy (the London Plan).

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

Starter Homes - A Government-sponsored housing product, where homes are offered for sale at 80% of local market values, up to a maximum value of £450,000 in London.

Statement of Community Involvement (SCI) - one of the types of LDD; it sets out the council's approach to how and when it will consult with the community in the preparation of planning documents, and making decisions on planning applications.

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

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

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

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

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

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

Supplementary Planning Document (SPD) - Supplementary Planning Documents provide supplementary information to support the policies in Development Plan

Documents. They do not form part of the Development Plan and are not subject to independent examination.

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

Support for events and community use of the open parkland.

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

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

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

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

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

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

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

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

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

The 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;

The Park Authority can refer Riparian authorities to the Secretary of State if it is considered by the Authority that the decision taken materially conflicts with the proposals of the Authority.

The Regulations - the Town and Country Planning (Local Development) (England) Regulations 2004, as amended by the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2008 and the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2009; and the Town and Country Planning (Transitional Arrangements) Regulations 2004.

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

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

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

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

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

Use Classes Order - a piece of national secondary legislation which groups types of use of premises into classes, so that no development is involved if a building is changed from one use to another within the same class. The Use Classes Order can be viewed at the Planning Portal website:

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



Get in touch:

Visit our website at: 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 : Planmaking@hackney.gov.uk

