



FUTURE SHOREDITCH



Issues and Options Summary leaflet

Help us shape the future of Shoreditch

What sort of place do you want Shoreditch to be in 2033?

Consultation ends 28 February 2018

What is Future Shoreditch?

Hackney Council is in the early stages of preparing an Area Action Plan for Shoreditch, called **FUTURE SHOREDITCH**. The Plan will set out a vision for what Shoreditch will look like in 2034 and the planning policies to guide and manage future development and investment in the area. Once adopted, this plan will be an important document when making planning decisions in Shoreditch.

Why Shoreditch?

Shoreditch has experienced phenomenal growth over the past 20 years, with businesses and services continuing to be drawn to the area along with new residents and visitors. This growth presents great opportunities as well as challenges, particularly as rents rise and the supply of affordable workspace struggles to match demand.

Future Shoreditch will help to ensure that the pressure for new development does not erode the special qualities and character of Shoreditch that continues to draw businesses, residents and visitors to the area in the first place.

Residential communities are an integral part of Shoreditch, yet many feel they are increasingly disadvantaged by the type, scale and pace of change facing the area. Therefore Future Shoreditch is not just about guiding physical growth, but also providing a co-ordinated approach to regeneration to create a better overall quality of place and life for all.

The consultation process – What's happened so far?

There have been two earlier rounds of consultation to help us understand the key issues, challenges and opportunities facing Shoreditch:

- **March - May 2017, Launch consultation –** Key issues, challenges and opportunities facing Shoreditch.
- **July 2017, Community workshops –** Three community workshops in July, developed in response to the outcomes of the launch consultation and analysis of the area.

This stage: The Issues and Options Document

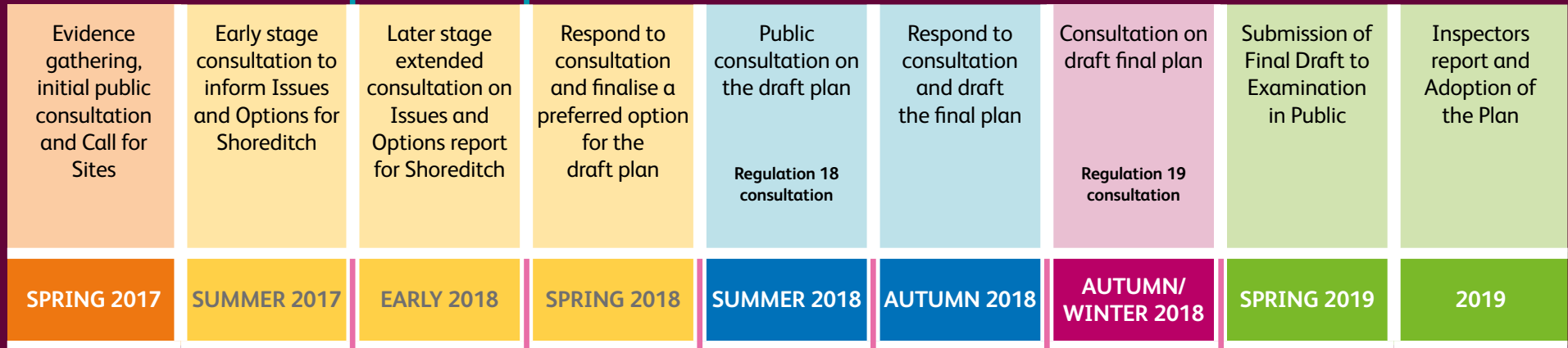
Future Shoreditch is still at a very early stage of development, with the Issues and Options document presenting a vision for the future. It identifies a number of key planning issues and options, informed by previous consultations and evidence-based work, which will need to be considered by the Council.

A summary of the **Issues and Options** identified are provided below - the full document is available to view online at <https://www.hackney.gov.uk/future-shoreditch> with hard copies at Hackney Libraries and the Council main office:

Hackney Service Centre
1 Hillman Street
London
E8 1DY

By providing us with your feedback to the document, your early involvement in the process will help shape the local planning policy response in the draft Plan.

We are here



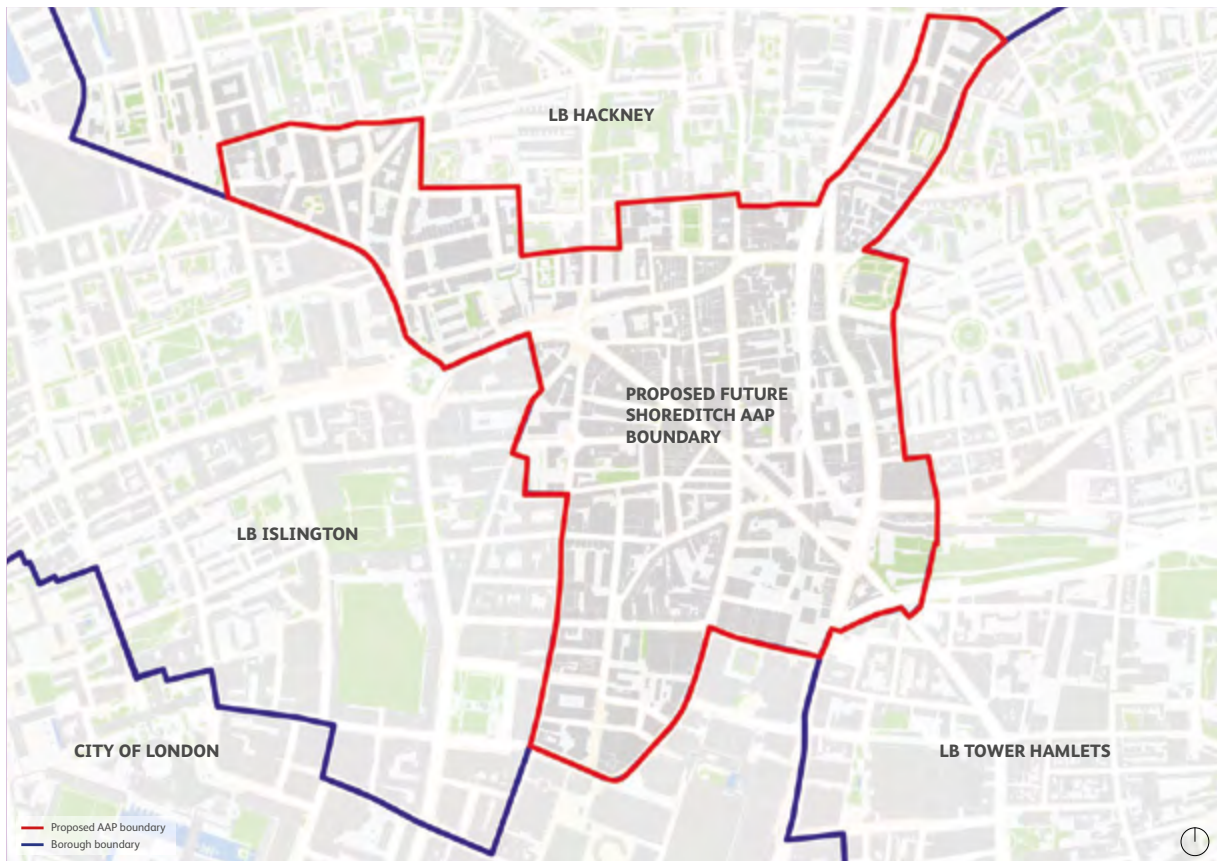
**How to
get involved**

There will be further opportunities to get involved in the Plan preparation process this year when we consult on a draft Plan and Proposed Submission version of the Plan.

Future Shoreditch draft boundary

The boundary area of the Area Action Plan is largely defined to the West, South & East by the borough boundaries of the London Borough of Islington, The City of London and the London

Borough of Tower Hamlets respectively. The Northern boundary falls within the Borough of Hackney, and this provides more flexibility in terms of where the line should be drawn.



What are the issues and proposed options?


Issues	Proposed Options	Page reference
<p>Managing Growth – Shoreditch is expected to experience continued growth over the years to 2034 and there is a need to understand how best this scale of change can be managed to benefit everyone. Job creation, new homes and supporting infrastructure will all need to be delivered through any development.</p>	<p>The Issues and Options document details how the next stage of the draft Plan will seek to manage growth through area-wide, sub-area and site-specific policy guidance.</p>	<p>48-51</p>
<p>Future Shoreditch Boundary – The boundary is important for the purposes of developing policies and identifying sites to deliver sustainable and positive growth.</p>	<p>See proposed boundary on page 53.</p>	<p>52-53</p>
<p>New jobs, homes and community facilities... providing the right balance – Demands for office and work space need to be appropriately balanced with other uses including hotels, housing, evening economy, community, and cultural uses</p>	<p>The proposed options outlined set out how the Plan could manage land use in Shoreditch.</p>	<p>54-57</p>
<p>Providing a range of affordable places of work – Rising land values are making it increasingly difficult for smaller businesses, artists and cultural organisations to work in the area. These uses continue to play a fundamental role in defining the character of the area. Shoreditch risks losing its unique character if these uses cannot continue to operate in the neighbourhood.</p>	<p>The proposed options explore how the Plan can continue to support smaller businesses including start-ups, creative industries and cultural uses including:</p> <ul style="list-style-type: none"> ● Requiring new commercial development to provide affordable workspace ● Requiring a proportion of new space for “target uses” including creative/cultural, community and third sector uses. ● Developing a Shoreditch-specific Workspace Providers List ● Providing guidance on the level of fit out for new commercial buildings. 	<p>58-61</p>
<p>Delivering new homes – Shoreditch is a highly desirable place to live and as such purchase and rental prices are continuing to climb.</p>	<p>The proposed options explore how best to deliver a mix of different types and size of homes in Shoreditch that responds to the needs of Hackney residents.</p>	<p>62-65</p>
<p>Shopping in Shoreditch – Shoreditch falls within the Central Activities Zone which will direct retail, leisure, cultural, tourism and commercial activity to the area. There is a need to manage the distribution of this activity to find an appropriate balance and mix of uses in Shoreditch.</p>	<p>The proposed options consider the amount, type and size of retail space that should be promoted in Shoreditch and where this should be located.</p>	<p>66-71</p>

Issues	Proposed Options	Page reference
<p>The contrasting day, evening and night-time economy – There is a need to manage the evening and night-time economy in terms of its offer and effect on local people. Shoreditch is home to many bars, night clubs and licensed premises and the anti-social behaviour that is frequently associated with such uses. In contrast, there is a lack of diversity in terms of cultural, community and leisure uses.</p>	<p>The proposed options set out how the Plan can manage night time economy uses including;</p> <ul style="list-style-type: none"> • Creating a more diverse and inclusive night time economy • Promoting the ‘Agent of Change’ principle • Managing the concentration of licensed premises (% thresholds within defined areas) • Considering locations where licensed premises would be more appropriate in Shoreditch 	<p>72-75</p>
<p>The design of new development and the importance of heritage assets – Market pressures and demand for modern, large-scale commercial space is seeing a large number of applications for high density and tall buildings in Shoreditch. The area is home to a variety of special character and heritage assets. There is concern over the appropriateness of this type development in Shoreditch and its impact on local character and heritage assets.</p>	<p>The proposed options proposed include:</p> <ul style="list-style-type: none"> • Continuing the protection and enhancement of existing Conservation Areas; • Potential designation of Character Areas to set out unique sub-area policy guidance for identified Character Areas • Setting out an approach to building heights in Shoreditch. 	<p>76-81</p>
<p>Traffic management – Shoreditch is a main gateway into London that suffers noise and air pollution associated with busy roads and congestion. Much of this is through traffic that moves through the area on route to somewhere else. This is creating an unsafe, unhealthy and unwelcoming environment in Shoreditch.</p>	<p>The options proposed include a range of traffic demand management measures and measures to reduce vehicle movements.</p>	<p>82-85</p>
<p>Sustainable travel and public realm – Parts of Shoreditch are home to poor quality streets and public spaces that overall lack much green space. There is a desire to see improvements in the sustainable travel options into and around the area. This includes promoting walking, cycling and public transport and how this can be supported through an enhanced quality of public realm.</p>	<p>The options proposed include a range of measures to improve and enhance the public realm and promote sustainable travel through:</p> <ul style="list-style-type: none"> • The reallocation of road space/parking spaces; • Encouraging improvements to existing public spaces/open space and encouraging new green space and pocket parks • Requiring improvements to the pedestrian and cycle environment in Shoreditch. 	<p>86-91</p>
<p>Call for sites – The consultation on Issues and Options will include a ‘call for sites’ exercise to identify sites within the area that may have the potential for development over the Plan period, up to 2033.</p>	<p>This process will enable the community and stakeholders to suggest sites in the Plan boundary and indicate preferred uses for these sites.</p>	<p>92-93</p>



Have your say

Your views are important to us – you can have your say on the Future Shoreditch Issues and Options document by completing a questionnaire online at www.hackney.gov.uk/future-shoreditch or by returning it using the **FREEPOST envelope** provided by **28 Feb 2018**.

 The Council is hosting a series of drop in sessions to showcase the **Issues and Options** document. More information is available online and from the **Strategic Policy Team** on **020 8356 8084**.

What happens next?

Following this period, we will consider and respond to your opinions and suggestions, and these will contribute to the development of a Draft Area Action Plan which will be consulted upon later this year.



If you would like to find out what this document says please tick the appropriate box, put your name, address and phone number at the bottom of this page and return it to the address below.

Bengali

এই নথিতে কি লেখা আছে সে সম্পর্কে যদি আপনি জানতে চান তাহলে অনুগ্রহ করে উপযুক্ত বক্সে চিহ্ন দিন, এই পাতার নীচে আপনার নাম, ঠিকানা ও ফোন নম্বর লিখুন এবং এটি নীচের ঠিকানায় ফেরত পাঠান।

Somali

Haddii aad jeclaan lahayd in aad ogaato waxa dokumeentigani sheegayo fadlan calaamadi godka ku haboon, ku qor magacaaga, cinwaanka iyo telefoon lambarkaaga boggan dhankiisa hoose ka dibna ku celi cinwaanka hoose.

French

Si vous désirez connaître le contenu de ce document, veuillez cocher la case appropriée et indiquer votre nom, adresse et numéro de téléphone au bas de cette page et la renvoyer à l'adresse indiquée ci-dessous.

Spanish

Si desea saber de lo que trata este documento, marque la casilla correspondiente, escriba su nombre, dirección y número de teléfono al final de esta página y envíela a la siguiente dirección

Kurdish

Ger hun dixwazin bizanibin ku ev dokument çi dibêje, ji kerema xwe qutika minasib îşaret bikin, nav, navnîşan û hejmara telefona xwe li jêrê rûpel binivîsin û wê ji navnîşana jêrîn re bişînin.

Turkish

Bu dökümanda ne anlatıldığını öğrenmek istiyorsanız, lütfen uygun kutuyu işaretleyerek, adınızı, adresinizi ve telefon numaranızı bu sayfanın alt kısmına yazıp, aşağıdaki adrese gönderin

Polish

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Vietnamese

Nếu bạn muốn biết tài liệu này nói gì hãy đánh dấu vào hộp thích hợp, điền tên, địa chỉ và số điện thoại của bạn vào cuối trang này và gửi lại theo địa chỉ dưới đây.

Urdu

مگر آپ یہ جاننا چاہتے ہیں کہ دستاویز میں کیا لکھا ہے تو براہ کرم مناسب باکس میں صحیح کا نشان لگائیے اور اپنا نام، پتہ اور فون نمبر اس صفحہ کے نیچے لکھنے اور سے نیچے دیئے گئے پتہ پر واپس بھیج دیجئے۔

Chinese

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