

FUTURE SHOREDITCH



Guidance for the Regulation 19 stage

Consultation from 26 January–9 March

This guidance includes:

- A reminder of what the Future Shoreditch Area Action Plan is
- Information about how and when you can next make comments on the Future Shoreditch Area Action Plan
- An explanation of the independent examination process which will apply to the Future Shoreditch Area Action Plan
- Who residents and stakeholders can contact for more information

Future Shoreditch Area Action Plan (AAP)

Shoreditch has experienced phenomenal growth over recent years. The popularity of the area has seen continued competition between land uses that includes employment, retail, leisure, residential, and the evening and night-time economy.

These competing pressures and intensity of use are placing a strain on protecting the character of Shoreditch and its ability to cater for such a diverse range of needs. As such, a comprehensive planning framework has been developed to manage development and change in Shoreditch over the next 15 years.

The Future Shoreditch AAP will be part of the development plan for the borough alongside the Hackney Local Plan (LP33) which covers the whole of the borough. This will mean that, like LP33, the Future Shoreditch AAP will be used to determine planning applications in Shoreditch for new development or changes to existing development that need planning permission.

Future Shoreditch AAP consultation

Over the last eight years we have consulted on the Area Action Plan with residents, businesses and different organisations. We have now used the feedback we have received (summarised in the Consultation Report) and updated evidence on office, retail and leisure and the public realm to create a final version of the AAP which will be published and examined.

In November 2025 the Council approved the Future Shoreditch AAP for consultation.

You can share your views on the AAP online by visiting: bit.ly/shoreditchAAP or complete a paper questionnaire at a Hackney library.

All written submissions received whether on the forms, emails or letters will be submitted to the Planning Inspector for examination along with the AAP as soon as possible after the close of consultation.

FUTURE SHOREDITCH AAP TIMELINE



WE ARE HERE

Under planning law, only individuals or organisations who have commented on the Regulation 19 version of the AAP by the consultation deadline are allowed to participate at the examination. Comments on earlier drafts of the Plan do not allow you to participate and are not provided to the Planning Inspector.

The independent examination

The Future Shoreditch AAP will be examined. Examinations are led by Independent Planning inspectors, appointed by the government.

The process for the examination is set out on the government website:

bit.ly/LPexamprocess

The Planning Inspectorate has produced a useful video, explaining the process more simply, which you can watch by visiting the link below:

bit.ly/LocalPlanVideo

It is the Planning Inspector, and not the Council, that decides how the examination will be run. This includes who can participate in the independent examination. However, the meetings led by the Inspector known as hearings are held in public so anyone can attend and watch. In addition, all correspondence from the Inspector is published.

As explained in the video, the role of the examination is to assess the extent to which the AAP is 'sound' as measured by the tests which are set out in the National Planning Policy Framework, 2024, which can be found through the link below:

National Planning Policy Framework

bit.ly/NPPF2024

The tests are to make sure that the AAP is:

- **Positively prepared** – providing a strategy which, as a minimum, seeks to meet the area's objectively assessed needs; and is informed by agreements with other authorities, so that unmet need from neighbouring areas is accommodated where it is practical to do so and is consistent with achieving sustainable development;
- **Justified** – an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence;
- **Effective** – deliverable over the plan period, and based on effective joint working on cross-boundary strategic matters that have been dealt with rather than deferred, as evidenced by the statement of common ground; and
- **Consistent with national policy** – enabling the delivery of sustainable development in accordance with the policies in the National Planning Policy Framework and other statements of national planning policy, where relevant.

Because we are in London, the London Plan is part of the development plan, and there is an additional requirement for Local Plans to be in general conformity with the London Plan:

bit.ly/London-Plan-2021

Details about the independent examination, including how you can attend or participate, will be published on the Council's website when available. The information can be found here:

hackney.gov.uk/future-shoreditch

An independent programme officer will be appointed to help the Planning Inspector manage the examination process and web pages. The programme officer will be able to help you navigate the process too.

The timeline for finalising the AAP

In Council meetings in November 2025 the Future Shoreditch AAP was approved for consultation. The consultation period will run from **26 January to 11.59pm on 9 March 2026**.

We will submit documents to the Planning Inspector in May 2026. The key dates right up to adoption are shown below. The date of the independent examination will depend on the Planning Inspectors.

Milestones	Dates
Cabinet and Council consideration of the Future Shoreditch AAP Proposed Submission version (Regulation 19)	November 2025
Consultation on the Future Shoreditch AAP Proposed Submission version (Regulation 19)	January–March 2026
Submission of the AAP to Government for examination	May 2026
Examination of the AAP and potential consultation on proposed modifications required for soundness	Summer 2026
Adoption of the AAP	Winter 2026

More information

Please visit:

hackney.gov.uk/future-shoreditch
if you would like more information.

You can also contact:

The Strategic Planning Team if you need further information:

Email: futureshoreditch@hackney.gov.uk
Phone: 020 8356 8062

Share your views:

Please visit consultation.hackney.gov.uk or bit.ly/shoreditchAAP

Or complete a paper questionnaire at a Hackney library.



Attend a drop-in session:

29 January, 5–8pm:
Autograph, 1 Rivington Place, EC2A 3BA

3 February, 2–5pm:
National Centre for Circus Arts, Coronet Street, N1 6HD, access through Wicket Gate

9 February, 5–8pm:
Hackney Opportunity Hub,
139 Bowling Green Walk, N1 6ET

16 February, 2–5pm:
Shoreditch Library, 80 Hoxton Street, N1 6LP

Register to attend an online drop-in session:

bit.ly/shoreditch-aap-online or email
futureshoreditch@hackney.gov.uk

2 February, 6.30–8pm
10 February, 6.30–8pm

Find out more:

futureshoreditch@hackney.gov.uk
020 8356 8062



Accessibility Statement

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We will consider your request and get back to you in the next five working days.