

Response ID	Organisation	Section	Paragraph	Comment	Change Sought	LBH Response	LBH Proposed Change
1.0	TfL			Positive with no changes required		No edits required	
2.1	EA	Appendix TA6 Materials	Contaminated Land	Generally supportive	Addition of references to EA further guidance including Managing and Reducing Land Contamination.	Noted	Links to the EA website have been included.
2.2			Air Quality	Additional guidance required	Add paragraph setting out requirement for waste facilities to be enclosed. Add reference to guidance produced by GLA: Sustainable Design and Construction SPG and control of dust and emissions during	Noted	Paragraph added highlighting the need to design waste facilities taking into account the potential risks of from air quality issues. Link to the GLA's detailed guidance added.
2.3		Appendix TA7 Water and Drainage	Flooding	Generally supportive, however should address fluvial flood risk	Essential to highlight new EA climate change flood allowances to be published in Nov. 2015 include link to EA website and guidance on flooding assessments.	Noted	Wording added to highlight the new guidance available and link provided.
2.4		Appendix TA8 Biodiversity, Landscaping and Urban Greening	Biodiversity	Essential to highlight the importance to protect bio. Along waterways	Inclusion of guidance.	Noted	Wording highlighting the importance of the waterways to protect and improve biodiversity. Link included for further guidance.

3.1	Canal River Trust	General		Information needed in regards to safeguarding waterways	Water quality- green roof runoff, Over shadowing, Wind Microclimate, Lighting and Bats. Provide info on the opportunity to use canals for heating and cooling.	Noted	Wording on Living roof discharge, shading and lighting added. Opportunity to use the canals as a heat sink/supply included within TA4.
4.1	City of London	Part 1		Sustainability Statements	Tables TA1.4 only shows energy targets not BREEAM targets.	Noted	Breeam reference amended.
4.2		Appendix TA4	Low and Zero carbon Technology	Connection to existing heat networks	Update to include wording that existing networks may be located in adjoining boroughs.	Noted	Wording amended to include reference to ensure connection opportunities are investigated in other boroughs.
5.1	GLA	Section 1	Energy Standards	Revise tone and Language: there have been no legislative changes.	Hackney should continue to reference the GLA energy and CO2 targets (Policy 5.2) for major development.	Noted	Wording amended to include that the amendments have not been enacted, and inclusion of the requirement for major residential development to continue to achieve the GLA's energy and carbon targets. SPG referenced.
5.2					Include reference to GLA CHP guidance document.	Noted	Reference included within Technical Appendix 4: Low and Zero Carbon Technologies.
5.3			Air Quality	Additional Info	Reference GLA's air quality guidance and Control of Dust and Emissions SPG.	Noted	Reference included.
5.4			Urban Greening	Generally supportive	Include guidance on over heating and methods to combat the issue.	Noted	Wording and guidance included.

5.5			Water	Additional Info	Refer to GLA Housing Standards transitional statement and note water efficiency target should be conditioned as optional.	Noted	Wording amended.
5.6		Appendix TA10	Monitoring	Generally supportive			
5.7		Appendix TA 4	Exemptions		Wording edited to remove reference to the Governments Allowable Solutions Scheme.	Noted	Wording removed.
6.1	Historic England	Section 1		Highlight need to discuss with conservation team before planning works	Include reference to Historic England guidance.	Noted	Wording added to include the importance of discussing with the Council any works proposed to a listed building at the earliest opportunity, including website link.
6.2		Appendix TA5		Reference to working in Conservation areas	Adapt to include working on listed buildings.	Noted	Paragraph amended to include importance of listed buildings.
6.3				Reference to slim line double glazing	Improve guidance on window upgrades as well as/instead of glazing.	Noted	Wording included to investigate the opportunity to retain and refurbish existing windows, and also investigate the use of traditional building materials when carrying out refurb on Listed and historic buildings.
7.1	Natural England	Green Infrastructure		Include ref to NE guidance to improve Infrastructure and retrofit infrastructure in urban environments		Noted	Amended to contain current guidance and wording.

7.2		Biodiversity		SPD should encourage opportunities to incorporate features that are beneficial to wildlife into proposals for development	Particularly in regards to birds and bats.	Noted	Measures highlighted and included.
7.3		Landscape Enhancement		Encourage planting and management of trees/succession planting		Noted	Paragraph added to cover these points.
7.4		Lighting		Highlight the impact of lighting	Provide measures to reduce the impact.	Noted	Wording included.
7.5		Strategic Environmental Assessment/ Habitats Regulations Assessment		Hackney needs to assess the requirement to carry out a SEA/HRA assessment on the SPD	Assessment required.	Noted	The Sustainable Design and Construction SPD is not required to have an SEA undertaken as it is not a Local Plan, rather the document gives further guidance in support of Local Plan policies which themselves have been
8.1	Sustainable Hackney			Generally supportive with a number of suggested changes			
8.2		How to use this SPD			Add 'reduce resource use and waste' to bullet point list.	Agreed	Bullet point included.
8.3		Development types		In a previous version of the document 'Student Accommodation' was included as a development type. There are specific issues with this development type. Why is this no longer listed as a separate development	Add Student Accommodation as specific development type.	Noted	The Council no longer encourages further development of Student Accommodation in the borough and therefore this typology is no longer covered in the SPD.

8.4				Theatres, Leisure Centres and Hospitals are specified as not listed due to the limited demand for this type of development. However these developments have specific requirements and demnads that should be addressed.	Add examples of best practice.	With the limited demand for these types of development the Council feels it appropriate to provide specific advice to applicants through the pre application process for these types of	No change to be made.
8.5			Sustainable Design Measures	Supportive, with the inclusion of further wording. Highlights that every opportunity to reduce energy consumption should be taken.	Include: Fabric first; durability and build quality, Transport; facilitate pedestrian desire lines. Urban Greening; food growing and composting, Rainwater Capture; gravity fed systems, BMS; ensure system is user friendly, Permeable Landscaping; include the word porous.	Noted	Relevant wording included.
8.6			Estate Regeneration		Highlight 'maximise energy efficiency'.	Noted	Amended.
8.7			Community Facilities		Include 'maximise energy and water efficiency'.	Noted	Amended.
8.8			Retail/Restaurants		Highlight energy efficiency and heat recovery from ventilation in kitchens.	Noted	Amended.

8.9			Hotels		Highlight energy efficiency.	Noted	Amended.
8.10			Light Industrial	Agree that safeguarding employment space/industrial processes is essential to the local economy	Highlight energy efficiency.	Noted	Amended.
8.11			Office Space		Add bicycle parking.	Noted	Amended.
8.12			Residential and mixed use		Add water efficiency and tenants' handbook.	Noted	Amended.
8.13			Schools	Schools are ideal for PV as production and usage coincide	Highlight low carbon technologies.	Noted	Amended.
8.14			Conversion and Refurb		Highlight water and energy efficiency and provision of SUDS.	Noted	Amended.
8.15		Interventions	Introduction		Improved fabric efficiency reduces the requirement for technology and therefore reduces costs.	Noted	Wording amended to include: However in the first instance the improvement of fabric efficiency should take priority before the installation of technologies is considered.
8.16			Building Management Systems	Issues with BMS's being too complicated	Refer to the need to install simple systems and provide training.	Noted	Wording amended to include: BMS should be simple and user friendly and training provided to the end user to ensure the system can be managed correctly.
8.17			Ecology, Biodiversity	This section needs strengthening	Include reference to the BAP, safeguarding green spaces, and improved provision of trees.	Noted	Wording amended to refer users to Appendix TA 8 Biodiversity, Landscaping and Urban Greening.

8.18			Minimum Standards		Include requirement for Excellent rating for residential development.	A building assessment is no longer required for residential developments.	No change to be made.
8.19			Windows	It is important we move from incremental measures and make a step change in energy efficiency.	Add wording on the advantage of triple glazing.	Noted	Wording amended
8.20		General comment		The Council should have a preference for Passiv Haus development to create a paradigm shift in energy standards.		Noted	Passiv Haus is very costly (compared to current energy efficient design) to implement. Persuing this type of development would significantly impact on the viability of residential development in the borough.