

Appendix 2



Report to the Council of the London Borough of Hackney

by Simon Berkeley BA MA MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Date 14 March 2016

PLANNING AND COMPULSORY PURCHASE ACT 2004 (AS AMENDED)

SECTION 20

**REPORT ON THE EXAMINATION OF THE
HACKNEY SITE ALLOCATIONS LOCAL PLAN**

Document submitted for examination on 9 December 2013

Examination hearings held on 23 September 2014, and 13, 14 and 15 January 2015

File Ref: PINS/U5360/429/10

Appendix 2

Abbreviations Used in this Report

AA	Appropriate Assessment
AAP	Area Action Plan
CIL	Community Infrastructure Levy
DMLP	Development Management Local Plan
LDS	Local Development Scheme
MM	Main Modification
NPPF	National Planning Policy Framework
SA	Sustainability Appraisal
SALP	Site Allocations Local Plan
SCI	Statement of Community Involvement

Non-Technical Summary

This report concludes that the Hackney Site Allocations Local Plan provides an appropriate basis for the planning of the borough providing a number of main modifications are made to the plan. The Council has specifically requested that I recommend any main modifications necessary to enable the plan to be adopted.

With one exception, all of the main modifications to address this were proposed by the Council. Where necessary I have amended the detailed wording of main modifications and I have recommended their inclusion after considering the representations from other parties.

The Main Modifications can be summarised broadly as follows:

- Clarifying the expected sources of housing supply to enable effective monitoring;
- Altering slightly the plan period;
- Introducing a clear commitment to meeting the needs of Gypsies and Travellers through a Local Plan review;
- Clarifying the relationship between development plan documents;
- Defining terminology used in the plan;
- Unambiguously allocating land for development and specifying the land use each site is allocated for;
- Amending the boundaries of three sites;
- Removing from the plan the adopted Area Action Plan sites and sites where development has already commenced;
- Deleting from the plan the reproduction of Statutory Instruments;
- Clarifying where the plan supersedes other development plan policies; and
- Adding greater clarity to some site profiles.

Introduction

1. This report contains my assessment of the Hackney Site Allocations Local Plan (the SALP/the plan) in terms of Section 20(5) of the Planning & Compulsory Purchase Act 2004 (as amended). It considers first whether the plan's preparation has complied with the duty to co-operate, in recognition that there is no scope to remedy any failure in this regard. It then considers whether the plan is sound and whether it is compliant with the legal requirements. Paragraph 182 of the National Planning Policy Framework (the NPPF) makes clear that to be sound, a Local Plan should be positively prepared, justified, effective and consistent with national policy.
2. The starting point for the examination is the assumption that the local authority has submitted what it considers to be a sound plan. The basis for my examination is the submitted draft plan dated July 2013, which is the same as the document published for consultation between 8 July and 15 September 2013.
3. My report deals with the main modifications that are needed to make the plan sound and legally compliant and they are identified in bold in the report (**MM**). In accordance with section 20(7C) of the 2004 Act the Council requested that I should make any modifications needed to rectify matters that make the plan unsound/not legally compliant and thus incapable of being adopted. These main modifications are set out in the Appendix.
4. The Council submitted a schedule of modifications alongside the submission draft plan. Further modifications were put forward by the Council both during and after the hearings. A public consultation on a comprehensive schedule of the modifications advanced by the Council, along with the associated Sustainability Appraisal (SA), was held for a period of six weeks, from 11 May to 19 June 2015.
5. I have taken account of all the responses from every relevant consultation in coming to my conclusions in this report. Indeed, some have persuaded me to either reject the revision suggested by the Council or to amend detailed wording. None of the changes I have made to the modifications undermines the participatory processes and SA that has been undertaken.
6. A significant number of other changes have also been put forward by the Council. However, these comprise minor or consequential revisions and factual updates. Whilst generally helpful and to be welcomed, their inclusion in the plan is not essential for soundness. I have generally therefore not referred to them in this report or the Appendix, although for reasons of clarity I have made some exceptions to this approach.
7. A focussed hearing session was held on 23 September 2014 to explore the question of the level of new housing planned for in Hackney insofar as it concerns the SALP. I set out my preliminary conclusions in a letter to the Council dated 30 September 2014. I have been given no compelling reason to now reach a different view, and my final conclusions are set out under Issue 2 below.
8. When this plan was submitted, the London Plan 2011 was in force. However, on 10 March 2015, the Mayor published the new London Plan 2015. It became part of the development plan for London from this date.

Assessment of Duty to Co-operate

9. Section s20(5)(c) of the 2004 Act requires that I consider whether the Council complied with any duty imposed on it by section 33A of the 2004 Act in relation to the Plan's preparation – the Duty to Co-operate.
10. The Council has provided evidence about the ways in which it has engaged with the prescribed bodies including the Mayor of London, Transport for London and neighbouring Boroughs. This is set out in the Duty to Co-operate report, supplemented by the Consultation Report. Furthermore, no significant strategic issues in relation to the SALP have been raised by these organisations and none of them have made objections on the basis of a failure to co-operate. Overall, I am satisfied that the Council's engagement with the prescribed bodies has been adequately constructive, active and on-going and that the duty has therefore been met.

Assessment of Soundness

Main Issues

11. Taking account of all the representations, written evidence and discussions that took place at the examination hearings I have identified two main issues upon which the soundness of the plan depends.

Issue 1 – Whether the plan has been positively prepared and whether the approach taken justifies it when considered against the reasonable alternatives

Engagement and positive preparation

12. The Council's Consultation Report sets out details about the engagement processes that have been undertaken. It is clear to me that the statutory requirements have been met. That is to say, the Council has engaged with relevant bodies and the public at the prescribed stages and has done so in line with its Statement of Community Involvement (SCI). Indeed, in certain ways the Council's SCI commitments have been exceeded, particularly in relation to the length of some formal consultation periods.
13. A variety of engagement techniques have been used. The Council has placed leaflets in local libraries informing people about the plan. It has operated a 'LDF Hotline' whereby people were able to speak directly to a relevant planning officer on the telephone. Stalls have been erected at various locations around the borough at certain points where people were able to talk directly with planning officers on a one-to-one basis about the plan, the issues they consider most important, and to make comments. Workshops have been held with a range of organisations. All of this is positive.
14. I note the criticisms about the Council's engagement. It may be that more could have been made of some of the efforts. For example, it is possible that more of a 'planning for real' approach could have been taken in relation to the stalls, and perhaps with better record keeping people's comments and ideas could have been more transparently handled.
15. But more could always be done. Councils can only go so far and one must be realistic. On the evidence, I am satisfied that the Council has complied with the SCI and has done enough. In the context of realistic expectation, its

engagement has been sufficient to ensure that the plan can be fairly and reasonably described as positively prepared.

Assessment of options

16. It is clear that the assessment of options has considered a significant number of sites. The early scoping stage included a 'call for sites' exercise, and sites nominated were considered alongside others with planning permission. Designations were taken into account, such as Conservation Areas and those in the London Plan, as were the strategic objectives of the Core Strategy.
17. I note that a site size threshold has been applied. The Council says that the 0.15 hectare 'filter' used was arrived at through benchmarking. Generally speaking, in this densely developed urban borough and considering the quite significant number of sites involved, I consider this a reasonable approach to take. However, it was not appropriate in relation to identifying sites for Gypsies and Travellers. I discuss this further below.
18. Following this early 'sieving', the site selection methodology has, by and large, relied on the sustainability appraisal process. It is clear that this has been iterative in nature, and has properly informed the formulation of the plan. The Sustainability Appraisal (July 2013) (the SA) sets out 20 objectives, or indicators of sustainability. These cover a broad spectrum and, in my view, satisfactorily reflect the economic, social and environmental dimensions to sustainable development. A scoring system has been deployed relating to the degree to which the site contributes to the sustainability objectives.
19. All of this is wholly appropriate. I recognise that not all of the sites on the 'long list' of 263 have been considered in the SA. Rather, the SA considers the range of options remaining after early 'sieving'. That is a proportionate and satisfactory approach, and is consistent with the judgement in *Ashdown Forest*¹. The SA objectives are suitable and sufficiently comprehensive. Judgements have been made in the application of the scoring system. However, that should not be regarded as a weakness. Indeed, it is inevitable. Making professional judgements of this sort is an integral part of sustainability appraisal, as it is in many aspects of town and country planning.
20. Overall, I consider both the SA methodology and its execution to be sufficiently robust. This bolsters the degree of reliance that can be placed on its outputs. Consequently, the SA is a significant factor which underpins the justification for the sites proposed in the SALP.

Conclusion on Issue 1

21. I conclude that the plan has been positively prepared and that the approach taken justifies it when considered against the reasonable alternatives.

¹ *Ashdown Forest Economic Development Llp v Secretary of State for Communities and Local Government, Wealden District Council and South Downs National Park Authority (2014) EWHC 406 (Admin)*

Issue 2 – Whether the proposed land allocations are consistent with national policy, the London Plan and the Core Strategy, and are justified and deliverable

The starting point for the plan

22. As mentioned above, a focussed hearing session was held to explore the question of the level of new housing planned for in Hackney. There are two principal reasons why the level of new housing is at issue in this examination. The first is that the NPPF requires that Local Plans meet the full, objectively assessed needs for market and affordable housing in the housing market area. The SALP is a Local Plan. The second is that general conformity with the London Plan is a statutory requirement, and the London Plan 2015 sets a housing target for Hackney. It seems to me that these are distinctly separate matters. I discuss each in turn below.
23. The Council concedes that there is no objective assessment of housing need on which the soundness of the SALP can rely. Rather, it argues that paragraphs 47 and 182 of the NPPF should not apply to the SALP. The principles underpinning this contention stem from the judgements of Sales J in *Zurich*² and Lewis J in *Gladman*³.
24. *Zurich* concerned a Core Strategy prepared in the context of meeting Regional Plan requirements but examined after the publication of the NPPF. That in itself is clearly different to the present case. However, as in *Zurich*, the Council does not rely on the document being examined to comply with paragraph 47 of the NPPF. A revision of the adopted Core Strategy (2010) is intended to do that.
25. The Council considers itself to be "in a *Gladman* situation". *Gladman* concerned a development plan document allocating sites for residential development, amongst other things, in the context of a Core Strategy adopted in 2010, prior to the publication of the NPPF. The position in the present case is distinctly comparable to that. Indeed, given the degree of similarity, I consider a number of the findings of Lewis J to be directly relevant. His overall conclusion, given in paragraph 60, is that:

" ... an inspector assessing the soundness of a development plan document dealing with the allocation of sites for a quantity of housing which is needed is not required to consider whether an objective assessment of housing need would disclose a need for additional housing."

The housing proposed by the SALP is clearly needed to deliver the adopted Core Strategy and the London Plan.

26. Lewis J reaches this conclusion for a number of reasons which are also pertinent. With regard to statutory provisions, these are because:
 - a) Recognising that a development plan may be comprised of a number of different development plan documents, the statutory framework does not require that each of them must be based on a fresh objective assessment of housing need

² *Zurich Assurance SA v Winchester City Council* (2014) EWHC 758 (Admin)

³ *Gladman Development Ltd v Wokingham Borough Council* (2014) EWHC 2320 (Admin)

- b) Where there is an adopted Core Strategy, regard must be had to that in preparing a subsequent development plan document
 - c) There is nothing in the statutory framework to suggest that a development plan document cannot be adopted simply because another, earlier, development plan document such as the Core Strategy may need to be updated to include additional provision, for example additional housing
27. Considering the NPPF against the statutory framework, Lewis J gives the following reasons for his overall conclusion:
- a) Where a development plan document is intended to deal with the assessment of the need for housing it will need to have regard to paragraph 47 of the NPPF, and others, as a material consideration
 - b) Properly read, the NPPF does not require a development plan document dealing with the allocation of sites for an amount of necessary housing provision to also address the question of whether further housing provision will need to be made
 - c) Requiring a contrary approach would be likely to run counter to the aim of the NPPF of ensuring that development plan documents are in place to guide decisions on development - the process of adopting sites would have to stop, further work would have to be done and the scope of the plan being examined may have to be enlarged
 - d) Requiring compliance with paragraph 47 of the NPPF, and thus compelling the carrying out of a full assessment of housing need is not necessary because local authorities are already under a statutory duty to review matters which may be expected to affect the development of their area, such as housing need
28. I recognise that, on the face of it, the existence of the adopted London Plan represents a difference between the situation of the SALP and that in *Gladman*. But its role in relation to housing matters is closely comparable to Core Strategies or the strategic element of the Local Plan elsewhere. As the Inspector's report into the Further Alterations to the London Plan (FALP) puts it:
- "... it is the role of the spatial development strategy [the London Plan] to determine the overall level of need for London and to guide the distribution of new housing to meet that need ... Other than some fine tuning regarding local need relating to the size and type of property and tenure, there is no need, in my view, for each London Borough to duplicate the work done by the GLA and produce their own individual assessment of overall need ..."*
29. Consequently, the London Plan does not put the SALP in a materially different position to that in *Gladman*. It is just that, in this case, there are two tiers of strategic planning policy to which regard must be had, rather than one. That is not a point that affects the matters considered by Lewis J and, as such, does not diminish the relevance of his conclusions here. In relation to objectively assessed housing need and meeting the NPPF in this regard, the SALP remains in a position comparable to that in *Gladman*.
30. In the light of this, and all I have read and heard, I have reached the firm view

that the overall conclusion of Lewis J, and the reasons for it, apply equally in the present case. I consequently consider that the examination of the soundness of the SALP should not include considerations of objectively assessed housing need.

31. It is the Council's stated intention to review the Core Strategy, including in relation to housing need. In the light of the above excerpt from the FALP Inspector's report, that is a matter for the Council. I note the Council's suggested modification to the SALP explaining some of this. This is not necessary for the soundness of the SALP.
32. I turn now to the question of general conformity with the London Plan. When this plan was submitted, the London Plan 2011 was in force. However, alterations to it have since been made through the FALP, including to the housing targets for each London Borough. The FALP examination concluded with the publication of the Inspector's report in late 2014. On 10 March 2015 the Mayor published the new London Plan 2015, which incorporates the FALP alterations. It became part of the development plan for London from that date. Consequently, notwithstanding the Council's arguments, I consider that it is the London Plan 2015 against which general conformity must be judged.
33. I reach this view because the Planning and Compulsory Purchase Act 2004 (the Act) gives no leeway for plans formulated on an earlier iteration of the London Plan. The London Plan 2015 as modified by the FALP is now the spatial development strategy. I have not been made aware of any relevant case law to indicate that general conformity can be determined on the basis of superseded spatial development strategies, or that there is any room for flexibility in that respect.

The level and spatial distribution of development

34. The London Plan 2015 sets annual average housing supply monitoring targets for the period 2015 to 2025. For Hackney, the minimum target is 15,988 over that ten year period, and an annual monitoring target of 1,599 is also given. London Plan Policy 3.3 says that boroughs should seek to achieve and exceed these relevant minimum targets. Whether the SALP makes sufficient contribution to meeting this requirement is at the heart of this issue.
35. It is clear from Appendix 4 of the Council's letter dated 10 April 2014 that delivering the housing requirement of the London Plan 2015 will be something of a challenge. However, this issue is considered in detail in the Council's hearing statement. This sets out several points of particular note.
36. As submitted, the plan period given for the SALP was 2014 to 2029. The Council's hearing statement proposes to alter this to run from 2013 to 2028. Neither period has any particular association or relationship with the Core Strategy period, being 2010 to 2025. Aligning with this would result in the SALP covering less than 15 years, which would be at odds with the NPPF. The Council's modification (which is shown in a number of the main modifications in the appendix to this report) bases the plan's starting point around the time of its submission. The Council confirms that it is this period which is considered through the SA. In this context, setting the plan period as now proposed is satisfactory and is more soundly based than a plan start date of 2014, which has no particular significance and is less comprehensively supported by the evidence base.

37. A table in the Council's hearing statement identifies sources of housing delivery. The Council proposes to include a table showing this as Appendix A in the SALP itself (**MM76**). I concur that this is necessary to enable effective monitoring of the SALP. From this, it appears that the total yield from all sources is expected to be 22,441 dwellings. This is less than the relevant London Plan target relating to the 2013 to 2028 period, which the Council's hearing statement calculates to be 23,107. However, the shortfall involved here is not great, and I am mindful of the degree of latitude that should be given in relation to the question of judging general conformity⁴. In this context, I do not consider the supply deficit to be an issue of material significance.
38. I recognise that the Council's figures, given in **MM76**, rely on quite a significant level of windfall housing – 5,160 over the plan period. On the evidence given, I agree that it is appropriate to make a windfall allowance in the SALP. Sites have consistently become available. Given that Hackney is a highly urban borough close to the very centre of London, and considering the level of regeneration being undertaken, it seems likely to me that they will continue to do so. The Council says that the windfall level has been set to reflect the trend over the past eight years. Discounting the small number built on garden land, that is a satisfactory approach. Indeed, as the historic figures include a period of recession, it is reasonable to suppose that a greater windfall level may be forthcoming.
39. I note that **MM76** lists delivery from long-term empty homes returning to use. This raises the question of whether this source should be included – empty homes, though empty, are nonetheless dwellings which already exist. In any event, considering the relatively modest contribution involved, that is not a critical point in this case.
40. Overall, I consider that the level of housing being planned for in Hackney, as shown in the main modification advanced, generally conforms with the London Plan 2015 to an adequate degree. From the Greater London Authority's (GLA) letter to the Council of 11 December 2014, and the Statement of Common Ground, it is apparent that the GLA is content. As such, and in the context of the starting point for the plan, the contribution of the SALP is satisfactory in this regard.
41. Many of the site allocations are for a mix of uses, particularly for both residential and employment. Table 1 of the SALP provides site specific figures concerning the amount of floorspace anticipated for each use proposed for any given site. However, the site profiles (which I explain below) set no specific demands in this regard. This raises questions about the SALP's effectiveness, particularly its ability to deliver the housing required by the London Plan and the 407,000 square metres of employment floorspace expected by Policy 17 of the Core Strategy.
42. However, Table 1 of the SALP gives a clear indication of the number of units or levels of floorspace anticipated on each site. As a consequence, while not insistent, the SALP provides a clear steer for the formulation of development proposals. This approach introduces a significant degree of flexibility while ensuring that broad expectations are unambiguously set out. In the context of

⁴ As set out in the judgement in *Persimmon Homes (Thames Valley) Ltd v Stevenage BC* (2005) EWCA Civ 1365; (2006) 1 WLR 34

this borough and the significant level of development generally going on in it, that strikes me as a distinct advantage.

43. Similarly, the profiles do not specify the level or type of affordable housing to be delivered. But this is covered in Core Strategy Policy 20 and Policies DM21 and DM22 of the Development Management Local Plan (July 2015) (the DMLP). Including greater detail in the site profiles would undermine the generally flexible approach taken in the Core Strategy and DMLP, which provide for factors such as scheme viability to be taken into account on a case by case basis.
44. That being said, careful monitoring will be important to ensure that the targets for housing and employment are met. The points raised at the hearing about employment land, floorspace and what this means in terms of new jobs highlight this. Consequently, the monitoring arrangements should be embedded in the plan, as the Council effectively proposes (**MM78**). Paragraph 6.1 of the plan commits to a review if monitoring reveals this to be necessary. Given the flexible approach taken, that is particularly appropriate.
45. Turning to the question of spatial distribution, the SALP allocates land for development in four broad areas – the housing estate regeneration areas; in and around Shoreditch; Hackney Central and the surrounding area; and North Hackney. This, in my view, is an appropriate approach. It generally reflects the Core Strategy, which identifies the estate renewal areas as a focus for growth, along with Hackney Central, South Shoreditch and Manor House. Moreover, the proposed allocations reflect the Priority Employment Areas set out in the Core Strategy, and are consistent with the London Plan, especially in relation to the Central Activities Zone. In short, the spatial distribution of development brought forward through the SALP allocations conforms with the higher tiers of the development plan to a satisfactory degree.
46. Some concerns have been raised that the SALP allocates sites for residential development in employment areas. The anxiety, as I understand it, is that existing employment floorspace will be lost. That may be so. But the SALP must provide for both the new homes required through the London Plan and a net increase in employment floorspace in line with the Core Strategy. That this might be achieved through redevelopments involving a change in land use need not be a problem of any significance.
47. A number of points are made in relation to the capacity of schools. However, reflecting the stance of the Learning Trust, the Council says that there is not currently a need to provide additional school places. As I see it, as with all aspects of the Local Plan, it will remain incumbent upon the Council to monitor and review the position, and to consider again the necessity for allocations if needs are demonstrably not being met.

Deliverability

48. A willing landowner is critical to delivery. The Council verified at the hearing that all but a small number of the necessary landowners are confirmed as being willing to release the land for the uses proposed.
49. In addition, the costs of any development, including normal development costs and those arising from planning policies and obligations, should provide competitive returns to both a willing landowner and willing developer. Put

simply, developing the land for the proposed use should be a financially viable prospect.

50. A Local Plan Viability Assessment (March 2014) (the Study) has been produced for the Council by BNP Paribas. It is based on a residual valuation method and compares the residual value of a range of developments on sites throughout the borough to their benchmark land value, being their value in their current use plus a premium.
51. The Study assesses financial viability in relation to wholly residential, wholly commercial and mixed use schemes across the borough, including areas where the SALP proposes to allocate sites. It does this by modelling 15 sites, nine of which are actual sites allocated through the SALP. This introduces a degree of realism into this otherwise inevitably theoretical exercise, and is reassuring.
52. Like all 'high level' studies of this sort, a number of assumptions are made in relation to key factors influencing the residual value, including development values and costs, land prices, rents and yields and acceptable levels of return. Information from sources such as the RICS Building Costs Information Service and the Valuation Office Agency has been used. The costs of meeting policies in the Core Strategy and the DMLP have been taken into account, including those requiring affordable housing and affordable workspace. In addition, the costs of the Mayoral Community Infrastructure Levy (CIL) and the CIL levied by the Council have been included. All of this is appropriate.
53. Overall, I consider the Study to be adequately robust in terms of the evidence sources and methodology used. The judgements made appear reasonable and a suitably cautious approach has generally been taken.
54. The Study indicates that some schemes on some sites may not be viable given the assumptions made and values used. By and large, the issue appears to relate to the viability of commercial development. However, this is based on present costs and values, which could well alter throughout the plan period. In addition, the Study's conclusions apply equally well to both the SALP's proposed allocations and other alternative sites considered. In short, there is little in the Study to suggest that these viability problems are a consequence of the sites chosen for allocation.
55. Furthermore, I am mindful that the Study is, in effect, an analysis of the profit to be had from undertaking development. The delivery of business floorspace is not necessarily dependent on creating profit from the development itself. It is not uncommon for employment development to be delivered because the building concerned is required for a business purpose. This factor points to the possibility of a more positive outcome than the Study might suggest.
56. The Core Strategy requires the delivery of land for economic development. It is imperative for soundness that the SALP includes appropriate allocations. Notwithstanding the viability issues identified in the Study, from the evidence produced I am not convinced that there are other sites which, when considered on the same basis, are unquestionably more appropriate in viability terms.

Provision for Gypsies and Travellers

57. Paragraph 10 of the national Planning Policy for Traveller Sites (August 2015)

is clear that local planning authorities, in producing their development plan, should among other things:

- identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of sites against their locally set targets; and
 - identify a supply of specific developable sites, or broad locations for growth, for years 6 to 10 and, where possible, for years 11 to 15.
58. Core Strategy Policy 23 says that the Council will "*bring forward suitable sites to meet the local need for additional Gypsy and Traveller caravan pitches ...*". The local need is identified in the Core Strategy (based on the London GTAA 2008) as being a minimum of 13 and a maximum of 34 additional pitches by 2017. Para 7.68 says that this policy can only be delivered through the spatial planning system, primarily through the SALP. In short, the Core Strategy commits to allocating sites.
59. Moreover, Policy 3.8 of the London Plan 2015 is clear that boroughs should ensure that the accommodation requirements of Gypsies and Travellers (including travelling showpeople) are identified and addressed. It says that sites should be identified in line with national policy and in coordination with neighbouring boroughs and districts as appropriate.
60. The SALP includes no sites for Gypsy and Traveller accommodation. In this respect it fails to meet the expectations of national and local planning policy. I raised this as a concern early in the examination process. In response, the Council commissioned a new Gypsy and Traveller needs assessment and put forward modifications to the SALP. Initially, these indicated that following the completion of the updated needs assessment, the Council would prepare and adopt a Gypsy and Traveller Local Plan identifying deliverable sites to meet the identified need for the period 2017 to 2028. The Council's Local Development Scheme (LDS) was updated to reflect this.
61. However, very near the conclusion of the examination, the Council brought to my attention that it had both completed the updated needs assessment and had also commenced a full Local Plan review. It is now the Council's intention that the needs of Gypsies and Travellers will be met through the new Local Plan.
62. A number of participants have argued that the SALP should identify the sites needed. At the hearing session I heard passionate and heartfelt representations to this effect, and about the difficulties caused by the absence of sites needed by the Gypsy and Traveller community. It is clear that people have been waiting for pitches for many years, over a decade in some cases. I have a great deal of sympathy with the points made and those who made them.
63. This is an issue on which the Council is open to criticism. While I note the efforts made, more could, and should, have been done. For example, it is apparent that the 0.15 hectare 'filter' was applied to the search for Gypsy and Traveller sites. The Council should have been more flexible, and may need to be in taking matters forward.
64. However, there is no statutory impediment to addressing the needs of Gypsies

and Travellers in a development plan document separate to the SALP. The Planning and Compulsory Purchase Act 2004 requires local authorities to prepare a local development scheme which must set out the development plan documents to be prepared by the authority, and their subject matter. It also requires authorities to revise their local development scheme "*at such time as they consider appropriate*". As such, what documents are to be drawn up in any given area is a matter for the Council to decide.

65. National policy and guidance reflect this. Paragraph 153 of the NPPF says:

"Each local planning authority should produce a Local Plan for its area. This can be reviewed in whole or in part to respond flexibly to changing circumstances."

The Planning Practice Guidance makes clear that the Government's preferred approach is for each authority to prepare a single Local Plan for its area. Overall, the Council's intention to tackle the issue of meeting the needs of Gypsies and Travellers through the Local Plan review is consistent with the statutory provisions and national policy and guidance.

66. Moreover, it is highly likely that requiring the SALP to deal with Gypsy and Traveller provision would result in further delay to its adoption. Indeed, it is apparent that further work is needed to identify suitable sites. Given the Council's failed attempt in this regard, it is reasonable to suppose that this could be a difficult and time-consuming exercise. As such, the postponement of the SALP's progress would in all probability be quite considerable. That is a significant point. The SALP allocates sites for much needed housing and economic development. Holding up their adoption into the development plan would be unreasonable, particularly given the headway made by the Council since the examination hearings. Indeed, this recent progress bolsters confidence that the development plan will address this issue head-on, as it must, in due course.
67. With specific regard to this issue, the SALP as submitted does not meet the expectations of national policy, the Core Strategy or the London Plan. However, the Local Plan review which the Council has committed to through **MM1** should rectify matters, and should ensure that the development plan as a whole delivers the sites required for Gypsies and Travellers. Consequently, **MM1** is both necessary for the soundness of the SALP and is a justified and appropriate response. **MM2** deletes paragraphs rendered superfluous and is necessary as a consequence.

Drafting issues

68. The SALP does not contain any text which is referred to as a 'policy'. Rather, each site has a 'profile' setting out information about it. In my experience, this is not a common approach. That being said, I see no particular reason why this should cause any effectiveness problems.
69. A number of main modifications have been proposed by the Council which affect a number of sites. **MM3** seeks to clarify the relationship between the site profiles and policies in the Core Strategy and the DMLP. I agree that it is needed for effectiveness. For this reason **MM4**, which explains some of the land use terminology used in the SALP, is also necessary and, in my opinion, the definitions given are satisfactory.

70. As submitted, none of the site profiles includes text which specifically says that the site is allocated for development. It is ambiguous, and not effective. However, the Council has put forward a modification (**MM6**) which introduces the word 'allocation' to all of the profiles, and another (**MM7**) placing existing profile text under a new heading 'development principles and issues' rather than 'commentary'. I concur that this is necessary, and satisfactorily rectifies the uncertainty.
71. Moreover, the drafting of the profiles is not consistently clear about the specific use for which the site is proposed to be allocated. Each profile has a heading "*Possible allocation, subject to consultation and identified site issues and constraints*". Many talk of sites having 'potential' for one type of development or another. All of this is inadequate and renders the SALP ineffective. The Council has put forward numerous main modifications addressing each profile, introducing unequivocal text identifying the uses for which the land in question is allocated⁵. All of these are necessary for effectiveness. Moreover, from the evidence, all I have heard at the hearings and from my site visits, I concur that the uses identified are appropriate.
72. Appendix 2 of the SALP, as submitted, includes a table illustrating the Use Classes Order⁶ and changes of use permitted. The Council has proposed to amend this in the light of updates to the Order. But it is not necessary for the soundness of the SALP to reproduce national Statutory Instruments. They are subject to change, and this could cause the SALP to unintentionally mislead. To avoid this, it is necessary to delete this part of Appendix 2 (**MM75**).
73. A new appendix is proposed by the Council to show the Unitary Development Plan designations which will be superseded by sites in the SALP (**MM77**). That is necessary, in order to comply with the Regulations⁷.
74. As put forward by the Council, a number of the proposed modifications note that outline planning permission has been granted for the site in question, and indicate that "... *planning conditions or other measures may be imposed to ensure that the infrastructure is provided within subsequent reserved matters applications ...*". I have removed these paragraphs from the schedule of main modifications. Any conditions imposed on decisions concerning reserved matters applications must only address directly matters arising from the reserved matters application. As infrastructure is not among the matters capable of reservation for such an application, it is unlikely that conditions requiring infrastructure could be imposed at the reserved matters stage. In any event, the text proposed by the Council is not needed for soundness. Legitimate conditions can be imposed regardless of whether or not the development plan indicates that they will be. The latter point applies equally to any 'other measures', which I take to be a reference to legal agreements.

Site specific issues

75. The submitted plan includes a section concerning Area Action Plans (AAPs), and site profiles are given for four AAP areas. But these relate to sites within AAPs which have already been adopted. Consequently, they are not for consideration through this examination, and they have no place in this plan.

⁵ **MM8, MM10 to MM18 inclusive, MM20, MM21, MM23 to MM40 inclusive, MM44, MM45, MM50 to MM68 inclusive, MM70 and MM71**

⁶ The Town and Country Planning (Use Classes) Order 1987 (as amended)

⁷ The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)

The Council has proposed to delete this section of the SALP (**MM72**) and, in the circumstances, I agree that this is necessary.

76. Since the formulation and submission of the SALP, building works have commenced on a number of the proposed sites. Consequently, the Council has suggested deleting the site profiles for these sites from the plan (**MM42, MM43, MM46, MM47 and MM48**). I concur that this is the most appropriate approach.
77. In addition, the Council proposes to revise the boundaries of three sites. New maps to be included in the site profile of each have been put forward. In effect, the changes proposed here are alterations to the Policies Map. The Policies Map is not a development plan document. Rather, it is a geographical illustration or representation of the development plan's policies – in the case of the SALP, the site profiles. Its purpose, simply put, is to show one the precise boundaries to which the associated profile applies. The changes put forward by the Council to the Policies Map were made available for consultation alongside the proposed main modifications.
78. The revisions advanced remove from Site 6 areas that are not part of the housing regeneration programme, exclude from Site 99 the portion that has already been built on and add to Site 233 land to the south west of Gorsuch Place. I agree that these modifications are needed to ensure that the associated site profiles are justified and effective. It is on the basis of those changes that I recommend that the profiles in question are amended accordingly (**MM9, MM22 and MM49**).
79. I note that the Council has also proposed to add to the SALP a new map showing all of the SALP sites. Effectively, this is the Policies Map. While helpful and to be welcomed, it is not necessary for soundness to include the Policies Map within the SALP's covers.
80. As a result of the aforementioned changes to some sites and the deletion of others from the plan, the Council proposes to revise the indicative site capacity table at Appendix 1 of the SALP (**MM73 and MM74**). Though consequential, these modifications are necessary to ensure effective monitoring.
81. I note the points raised in relation to Site 124. However, the detailed proposal referred to and its acceptability or otherwise is not a matter for my consideration. As I understand it, the argument between the landowner and the Council relates to the balance between employment and other uses, particularly residential. But the site profile is not explicit in this regard. It is flexible, and leaves much to be decided through the planning application process. I regard that to be the most appropriate plan-making response.
82. Site 268 is presently a leisure centre. Arguments have been strongly put that it should remain so – I have been told that it effectively functions as a community hub, and is highly valued by the community as such. However, the proposed allocation is for "*leisure or leisure and residential mixed use*". Whilst I do not doubt that users enjoy the present free facilities, and that the replacement facilities will be different, these are not strong reasons to resist the allocation. Indeed, as the Council points out, the Council could redevelop the site for leisure without the SALP – the proposed allocation is not critical in that respect.

83. At the hearing, the Council said that the former Rose Lipman Library is a cherished building. As such, I agree that this should be reflected in the profile for Site 270. The Council has proposed to add text (**MM53**) indicating that the redevelopment of the site could provide for the retention and refurbishment of the building. While some might wish for stronger protection, this is not a Listed Building and the modification goes as far as one could reasonably expect. In this context, I regard it to be both necessary and adequately effective.
84. Sites 143 and 225 are, respectively, a bus depot and vehicle pound. They are adjacent to one other, and both are proposed for depot and employment uses (through **MM56** and **MM60**). Given this, and as Transport for London is the owner of site 143, I see no reason why the allocation should negatively affect bus services.
85. Presently in a number of different uses, Site 271 includes an Army Cadets facility. Such a community use should not be lost. As such, the modification put forward by the Council addressing this point (under **MM61**) is needed.

Conclusion on Issue 2

86. I conclude that the proposed land allocations are adequately consistent with national policy, the London Plan and the Core Strategy, are justified and deliverable. I also conclude that the absence of sites for Gypsy and Traveller accommodation should not lead SALP to be found unsound.

Assessment of Legal Compliance

87. My examination of the compliance of the plan with the legal requirements is summarised in the table below. I conclude that the plan meets them all.

LEGAL REQUIREMENTS	
Local Development Scheme (LDS)	The Site Allocations Local Plan is identified within the approved LDS of November 2014 which sets out an expected adoption date of April 2015. Although the plan's content is compliant with the LDS, some delays in its progress have occurred. I am satisfied that there is no fundamental conflict with the LDS.
Statement of Community Involvement (SCI) and relevant Regulations	The SCI was originally adopted in 2006. In January 2014 it was replaced by an updated document. Consultation has been compliant with the requirements within the SCI applicable at the time, including the consultation on the post-submission proposed 'main modification' changes (MM).
Sustainability Appraisal (SA)	SA has been carried out and is adequate.
Appropriate Assessment (AA)	The Habitats Regulations AA Screening Report (July 2013) sets out why AA is not necessary.
National Policy	The Site Allocations Local Plan complies with national policy except where indicated and modifications are recommended.
The London Plan	The Greater London Authority has confirmed that the plan is in general conformity with the London Plan.

2004 Act (as amended) and 2012 Regulations.	The Site Allocations Local Plan complies with the Act and the Regulations.
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Overall Conclusion and Recommendation

88. The plan has a number of deficiencies in relation to soundness and/or legal compliance for the reasons set out above which mean that I recommend non-adoption of it as submitted, in accordance with Section 20(7A) of the 2004 Act. These deficiencies have been explored in the main issues set out above.
89. The Council has requested that I recommend main modifications to make the plan sound and/or legally compliant and capable of adoption. I conclude that with the recommended main modifications set out in the Appendix the Hackney Site Allocations Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework.

Simon Berkeley

Inspector

This report is accompanied by the Appendix containing the Main Modifications

Appendix – Main Modifications

The modifications below are expressed either in the form of ~~strikethrough~~ for deletions and bold for additions of text, or by specifying the modification in words.

Please note: there are no main modifications with the reference MM5, MM19, MM41 or MM69.

Ref	Chapter / Site reference	Para No, Page No	Main modification
MM1		para 9.7 - 9.10 pp12	<p>Revised paragraphs 9.7 to 9.10 to read,</p> <p><u>“9.7 Criterion (i) of Policy 3.8 ‘Housing Choice’ of the London Plan (2011) determines that local authorities in co-ordination with neighbouring boroughs and districts are best placed to assess the needs of and make provision for the gypsies and travellers including travelling show people. The London Gypsy and Traveller Accommodation Needs Assessment identified that the Borough needs to provide between 13 and 34 additional pitches up to 2017, additional to the pitches/sites already accommodating such communities in the Borough. <u>The Council commissioned a Gypsy and Traveller Accommodation Needs Assessment to provide more detail on the level of need in the Borough since the last GLA study of 2008. This study was completed in July 2015, and was overseen by a Working Group comprising various departments in the Council, the Learning Trust, the London Gypsy Traveller Unit and representatives from the local community.</u>”</u></p> <p><u>9.8 The findings of the updated Gypsy and Traveller Needs Assessment will help inform the preparation and adoption of a Local Plan that will review, update and supersede existing Hackney Core Strategy Policy 23 on provision for Gypsies and Travellers. The Local Plan review will:</u></p> <ul style="list-style-type: none"> • <u>draw on needs identified in the 2015 study, and set pitch targets for Gypsies and Travellers that address the likely permanent and transient site accommodation needs of Gypsies and Travellers in the borough;</u> • <u>identify a supply of deliverable sites sufficient to provide five years’ worth of sites against locally set pitch targets for the period 2017 – 2028;</u> <p><u>The specific commitment to undertaking the Local Plan review and the timetable for it is set out in Hackney’s Local Development Scheme.</u></p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p><u>9.9The Council will continue to maintain an enabling role to accommodation provision including:</u></p> <ul style="list-style-type: none"> • <u>facilitating a positive approach in the application of the criteria of Core Strategy Policy 23 on the provision for gypsies and travellers on a case by case basis. The Council will resist the loss of existing sites and would promote the granting of permanent planning permission as it has done for the site at Bartrip Street as identified in the LLDC's Local Publication Version (August 2014). Should a planning application for a gypsy and traveller site come forward the Council will consider such an application against the relevant Core Strategy Policy 23 criteria which support the protection of existing and the delivery of new sites and pitches.</u> • <u>fostering a multi-agency approach to monitoring actual need in the borough and engendering a co-operative working relationship with other adjoining boroughs on how to move forward in meeting the accommodation needs of gypsies and travellers within the area.</u> • <u>and ensuring that the representative bodies, individuals and groups of the gypsies and travellers community are engaged in the preparation of relevant plans and strategies.</u> <p>9.9 In line with the above, the Council is seeking to identify and deliver further sites and pitches for gypsies and travellers in the Borough in addition to the 5 existing sites in the Borough containing 27 pitches (subject to the outcome of the updated Needs Assessment, and identification of pitch targets). The Council's achievement compares well to other adjacent boroughs on the provision of pitches on last count. For example, LB Islington has 0 pitches, LB Camden 5, LB Haringey 10, LB Barnet 0, LB Enfield 0, LB Tower Hamlets 19, LB Waltham Forest 17 and LB Newham 15. The Council recognises that national policy on traveller sites advises local authorities to identify a short term five year supply of sites and a further medium term five year supply for gypsies and travellers including travelling showpeople communities. This process is challenging, given Hackney's inner-city location and high density population, the lack of available land, the unwillingness of land-owners to nominate land, and given that the Borough already accommodates a relatively large number of pitches. However, the Council is committed to meeting the needs of travellers in the Borough, and will be seeking to identify such a supply to underpin a future specific Local Plan for this community's accommodation needs.</p> <p>Several sites were nominated for inclusion in the proposed SALP as having the potential to provide suitable accommodation for the Gypsy and Traveller community. These were not considered appropriate for allocation for various reasons (e.g. some sites are not deliverable or developable given current uses, the sites' environment, and their imminent development, and the size, location and capacity of the sites mean that they are not considered as strategic sites). Furthermore, no</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p>site was nominated as being appropriate for the needs of this community by landowners. Therefore, the document does not contain an allocation for this community. The Core Strategy does state that the Site Allocations Local Plan will in part deliver Policy 23 of that document, by identifying sites to meet the local need for additional sites for the gypsy and traveller community. The Core Strategy was produced before any detailed consideration had been given to how the production of the SALP would be managed. To be able to manage the production of this document effectively, certain criteria needed to be applied (see paragraphs 9.3 and 9.4 above) as is the norm for many London boroughs producing such documents. These nominations did not meet the criteria for short listing of sites for inclusion within the proposed SALP. — Publication Version.</p> <p>However, as above, the Council has an on-going process of seeking to identify and deliver further sites for this community in the Borough, in parallel and regardless of the site allocation process, and is seeking to identify 5 year supply of sites (please see paragraph 9.8 above). <u>In the meantime should a planning application for a gypsy and traveller site come forward the Council will consider such an application against the relevant policies, including the national planning policy for traveller sites and the Council's Core Strategy Policy 23, which supports the protection of existing and the delivery of new sites and pitches.</u></p>
MM2		Para 9.8, 9.9 and 9.10 pp12	Delete paragraphs 9.8, 9.9 and 9.10
MM3		para 9.13 and new paragraph 9.14 pp14	<p>Revise paragraph 9.13 in the Introduction section of the SALP to read,</p> <p><u>"In each of the individual site profiles specific considerations affecting the site such as on site heritage assets, Priority Employment Areas, Critical Drainage Areas etc have been identified. The identification of these considerations means that the relevant policies in the adopted Hackney Core Strategy (2010) and emerging Development Management Local Plan (2013) are applicable when determining the uses, in particular the balance between different uses for mixed use schemes in the site profiles, and when developing detailed proposals for the sites. In addition, there are generic adopted and emerging planning policies that will be applicable to most if not all of the sites. These include but are not limited to policies on housing mix (DM22), affordable housing including social/affordable rented and</u></p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p><u>intermediate housing (CS20 and DM21), loss of housing (DM20) affordable workspace (DM16), proposals on sites in Priority Employment Areas (PEAS) (DM17), community infrastructure levy and planning contributions (DM4), open space (CS26 and DM31) sustainability (CS29, DM37, DM38, DM39 and DM40). The SALP site policies provide a policy framework on land use and guidance on site development, but applications on sites will be assessed against other relevant LDF policies in addition.</u></p> <p>Delete the word `However` beginning the second sentence of paragraph 9.13 and replace it with the word `Furthermore` and making new paragraph 9.14 so as to read,</p> <p><u>“9.14 Furthermore, the scale of development means that there.....”</u></p> <p>Also amend the final sentence of new paragraph 9.14 to read,</p> <p><u>“If work to infrastructure is necessary, and developers have not identified how any necessary upgrade will be delivered, planning conditions or other provisions would be imposed to ensure the infrastructure is in place before the development can be implemented or occupied.”</u></p>
MM4		After para 9.14 pp14	<p>Insert a new paragraph 9.15,</p> <p><u>“9.15 For the purpose of the SALP land use allocations an explanation of the meaning of land use types is provided as follows:</u></p> <ul style="list-style-type: none"> • <u>Residential (conventional general needs housing);</u> <u>Employment use generally means Class B uses in particular B1 uses; and would also include activity of an industrial nature not falling within Class B1, B2 and B8 use;</u> • <u>Retail means uses falling within the `A` use Class;</u> • <u>Leisure use would include sports and recreation facilities, hotels and uses falling within use Class D2 `Assembly and leisure`;</u> • <u>Commercial generally means other non-residential and non-community uses, including retail (`A` class uses) and leisure (including hotels, recreation facilities, etc);</u> • <u>Community uses means health, education, community halls, libraries, cultural facilities, religious institutions, children and youth centres and other uses usually falling within use class `D1`, and includes emergency services.</u>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<u>9.16 There may be a degree of overlap between community and leisure uses especially where they serve a local catchment area. Mixed use generally means a variety of uses that can in most instances include residential use but in many cases the dominant preferred use specified in the profile is employment-led. Any residential or other non employment uses as part of an employment-led mixed use scheme must be secondary to the `primary` employment use, in that the majority of the floorspace should be for the primary employment use, and that such uses, particularly residential should not compromise the on-going operations of any adjacent businesses, and the amenity of potential occupiers of the residential component should not suffer from a poor level of amenity.”</u>
MM6	General	All sites profiles	In all the profiles replace the words “Possible allocation, subject to consultation and identified site issues and constraints,” with “ <u>Allocation</u> ”. In the profiles, against each `Allocation` revised land use allocations for the sites are suggested as below.
MM7	General	Various	Insert into all the profiles a new sub heading `Development Principles and Issues` below `Allocation` (see MM6 above). Delete sub heading `Commentary` in each Profile. Although in this Schedule of Modifications there is reference to the former `Commentary` section to help locate the proposed change.
MM8	ref 6 Colville Estate Hyde Road, N1 5PT	pp22	In the Profile under `Allocation` (see MM6 above) amend the beginning to read, <u>“Residential and supporting employment, retail, health-D1 and other community facilities.</u> <u>Development Principles and Issues</u> Redevelopment and refurbishment of the Estate to reprovide and increase the number of dwellings and additional supporting uses. including health and community facilities. A range of unit sizes and mix of tenure is appropriate for the regenerated Estate....”
MM9	ref 6	pp21	Modify the profile for site ref 6: Colville Estate by amending the geographic illustration of the profile on the Policies Map through the revision of the site boundary as shown on the modified plan in Annex C.

Ref	Chapter / Site reference	Para No, Page No	Main modification
	Colville Estate Hyde Road, N1 5PT		
MM10	ref 7 Kings Crescent, Green Lanes, N4 2XG	pp24	<p>In the Profile under `Allocation` amend the beginning to read, <u>“Residential and supporting uses including retail and community facilities.”</u></p> <p><u>Development Principles and Issues</u> Redevelopment and refurbishment of the Estate to reprovide and construct additional dwellings to include a mix of sizes and tenure, <u>and supporting uses.</u> Development to include supporting uses such as retail and community facilities.”</p> <p>Under the former `Commentary` section at the end of the 4th sentence insert, <u>“..., therefore a Sustainable Drainage System(s) and where appropriate a Flood Risk Assessment must be installed / produced.”</u></p> <p>In the Profile under `How the site was identified` section of the Profile insert, <u>“Another outline application (2013/1128) was approved in November 2013 for the renovation and extension of existing and the erection of new buildings ranging from 4-12 storeys comprising an overall floorspace of up to 45720sqm GIA with new and renovated buildings to comprise up to 44351sqm of residential accommodation (equating to a maximum of 765 new and replacement dwellings), 629 sqm retail, café/ restaurant; up to 500 sqm mixed use (use class A1/A3/D2) and up to 240sqm community centre (use class D1), car parking, landscaping, multi-use games area and associated energy centre.”</u></p> <p>In the Profile under the `Considerations` section, insert,</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p><u>“Clissold Park and Lordship Conservation Areas lie to the East of the Estate, while Stoke Newington Reservoirs, Filter Beds and New River Conservation Area to the North. Furthermore, Clissold Park is an English Heritage Registered Park and Garden.”</u></p>
MM11	Ref 9 Marian Court, Homerton High Street E9 6BT	pp26	<p>In the Profile under `Allocation` amend the beginning to,</p> <p><u>“Residential and supporting uses including retail, employment and community facilities.</u></p> <p><u>Development Principles and Issues</u> Redevelopment and refurbishment of the Estate to reprovide and construct additional dwellings to include a mix of sizes and tenure <u>and supporting uses.”</u></p> <p>In the Profile under the former `Commentary` section, 1st sentence amend to read, “Although currently a residential development, the site lies within the Homerton Priority Employment Area and an element of commercial <u>supporting uses</u> especially towards Homerton High Street would be appropriate <u>supported.”</u></p>
MM12	Ref 10 Bridge house, Homerton High Street E9 6JU	pp 28	<p>In the Profile under `Allocation` amend the beginning to,</p> <p><u>“Residential and supporting use including retail, employment and community facilities.</u></p> <p><u>Development Principles and Issues</u> The Council’s Housing.....”</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p>In the Profile under the former 'Commentary' section, 2nd sentence amend to read, "There is capacity within the Estate to intensify residential density to assist in meeting housing need, and the redevelopment will allow the opportunity to upgrade and improve the environment of the Estate, <u>including active frontages on Homerton High Street...</u>"</p> <p>Under the former 'Commentary' section at the end of the last sentence insert, <u>"... therefore a Sustainable Drainage System(s) and where appropriate a Flood Risk Assessment must be installed / produced."</u></p>
MM13	Ref 12 Tower Court, Clapton Common, E5 9AJ	pp30	<p>In the Profile under 'Allocation' insert at the beginning, <u>"Residential.</u></p> <p><u>Development Principles and Issues</u> Opportunity to be redeveloped for to maximise the site for residential use. purposes, including the specific housing needs of the local community. The site fronts onto Clapton Common, which forms a significant part of the Conservation Area and there is an opportunity....."</p> <p>In the Profile under the 'Consideration' section insert, <u>" Clapton Common Conservation Area abuts the southern boundary of the site"</u></p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
MM14	ref 15 King Edwards's Road, E9 7SL	pp32	<p>In the Profile under 'Allocation' insert at the beginning,</p> <p>"Residential.</p> <p><u>Development Principles and Issues</u> Opportunity <u>Redevelopment</u> for a mixed tenure residential...."</p> <p>In the Profile under the 'How the site was identified' section replace the 2nd sentence with,</p> <p><u>"A planning application (2013/2159) was approved in November 2013 for the erection of buildings up to four storeys comprising of 32 residential units (17 private and 15 social rented)."</u></p>
MM15	ref 16 St Leonard's Court	pp34	<p>In the Profile under 'Allocation' amend the beginning to read,</p> <p><u>"Residential.</u></p> <p><u>Development Principles and Issues</u> Opportunity for redevelopment for residential use. The site lies within"</p> <p>In the Profile under the former 'Commentary' section, amend the beginning to read,</p> <p>There is potential for joint development with the adjacent site at 15-21 New North Road (ref 159). The Council's Housing Renewal <u>Estate Regeneration</u> team are developing proposals for the regeneration of the Estate.</p>
MM16	ref 283 Nightingale Estate, Downs Road, E5 8LB	pp36	<p>In the Profile under 'Allocation' amend the beginning to read,</p> <p><u>"Residential and supporting uses including commercial retail and community facilities.</u></p> <p><u>Development Principles and Issues</u></p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p>Regeneration has started on the Estate as a whole and several phases are complete, which comprises of new builds and refurbishment of residential and new commercial retail units. However, there are still significant phases to be implemented accounting for around 2 hectares which needs masterplanning for residential-led mixed use <u>including enhancement of open space, including community facilities and enhancement of existing open space. This process is scheduled to commence in 2012.</u>"</p>
MM17	<p>ref 286</p> <p>Woodberry Down, Seven Sisters Road, N4 1DH</p>	pp38	<p>In the Profile under `Allocation` insert at the beginning,</p> <p><u>"Residential and supporting uses including retail, business employment, education, health, children and youth centres, cultural other community and leisure facilities.</u></p> <p><u>Development Principles and Issues</u></p> <p>This is a major regeneration scheme,..... Construction and development has started on several sites, including a new school, it is estimated that the final phase will not be completed until <u>2027 2033</u>. As planning"</p> <p>Under the `Allocation` section, after the 4th sentence insert,</p> <p><u>"Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development.</u></p> <p>In the Profile under the `How the site was identified` section, amend the last sentence to read,</p> <p><u>"Further full planning permissions are in place for development. Phases 1 and 2 of the regeneration programme have been completed, and an outline planning permission (2013/3223) was approved in August 2014 relating to phases 3 to 8 of the regeneration for the demolition of existing buildings and structures at Woodberry Down Estate to provide up to 275,604sqm floorspace GEA (excluding car parking); comprising up to 3,242 residential units and a maximum of 10,921sqm non-residential floorspace within Classes A1 (Retail), A2 (Financial Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), B1 (Offices), D1(Non Residential Institutions), and D2 use and Energy Centres; along with provision of new open space and public realm and associated car and cycle parking. The gross number of residential units resulting from the regeneration will be approximately 5500 units. "</u></p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p>In the Profile under the `Consideration` section insert, <u>“Stoke Newington Reservoir, Filter Beds and New River Conservation Area (encloses the northern, southern, eastern boundary of the Estate).”</u></p>
MM18	ref 27 213-215, New North Road, N1 6SU	pp41	<p>In the Profile under `Allocation` amend the beginning to read, <u>“Employment or employment-led mixed use.</u></p> <p><u>Development Principles and Issues</u> If the extant planning permission is not implemented, redevelopment for employment, or employment-led mixed use which could include re-provision of the Royal Mail delivery office is appropriate. The site has had planning permissions for both an commercial—employment use only, and a mixed use (employment and residential) scheme. Given the site’s location within the Wenlock Priority Employment Area, employment floorspace, <u>including any operational requirement of Royal Mail must be the primary use.....”</u></p> <p>In the Profile under the `Allocation` section, at the end insert, <u>“Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development.”</u></p>
MM20	ref 84 337 Kingsland Road and Adjacent Car Park E8 4DA	pp43	<p>In the Profile under `Allocation` amend the beginning to read, <u>“Residential and /or leisure use (hotel).</u></p> <p><u>Development Principles and Issues</u> If the extant planning permission is not implemented, the site is appropriate for mixed use including residential and /or hotel. The site lies within the Kingsland Conservation Area, the locally listed former Metropolitan Hospital, Kingsland Road abuts the northern boundary of the site, and the listing includes a building within the site itself. Furthermore,.....”</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p>In the Profile under the former `Commentary' section, amend beginning to read,</p> <p><u>As an underused site, hotel and ancillary other secondary uses are appropriate are in accordance with the planning permission, but there is an opportunity....</u></p>
MM21	ref 95 12 – 20 Paul Street, EC2A 4JH	pp45	<p>In the Profile under `Allocation' amend the beginning to read,</p> <p><u>“Employment or employment-led mixed use, including ancillary residential use.</u></p> <p><u>Development Principles and Issues</u> If the extant planning permission is not implemented, an employment, or employment-led mixed use development including residential may be appropriate for the site. Given its location within the Central Activities Zone and Shoreditch Priority Employment Area, a development should essentially be for <u>employment use commercial use, including offices.</u> If a.....”</p> <p>In the Profile under the former `Commentary' section, 2nd sentence replace the words “may be” with “is”.</p> <p>At the end of the 5th sentence insert,</p> <p><u>“Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development.”</u></p>
MM22	ref 99 102 – 110 Clifton Street EC2A 4HT	pp46	<p>Modify the profile for site ref 99: 102 – 110 Clifton Street by amending the geographic illustration of the profile on the Policies Map through the revision of the site boundary as shown on the modified plan in Annex C.</p>
MM23	ref 99	pp47	<p>In the Profile under `Allocation' amend the beginning to read,</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
	102 -110 Clifton Street EC2A 4HT		<p>“Employment, or employment-led mixed use, and including an element of ancillary residential use, may be appropriate for the site.</p> <p><u>Development Principles and Issues</u> Given the site’s location...”</p> <p>Amend the 2nd sentence to read, “It is also within the South Shoreditch Conservation Area. Redevelopment offers an opportunity to <u>must</u> establish active....”</p>
MM24	ref 100 64-80 Clifton Street and 4-8 Holywell Row	pp49	<p>In the Profile under ‘Allocation’ amend the beginning to read,</p> <p>“Employment or employment-led mixed use, including an ancillary element of residential use., would be appropriate for the site.</p> <p><u>Development Principles and Issues</u> Given the site’s location...”</p> <p>In the Profile under the former ‘Commentary’ section, 3rd sentence replace the words “may be” with “is”.</p>
MM25	ref 101 Holywell Lane at the Junction of King John Ct and Great Eastern St, EC2A 3NT	pp51	<p>In the Profile under ‘Allocation’ amend the beginning to read,</p> <p>“<u>Employment (office)</u>, or <u>employment</u>-led mixed use, <u>including with ancillary residential use.</u> would be appropriate for the site.”</p> <p><u>Development Principles and Issues</u> Given the site’s location within the Central Activities Zone and Shoreditch Priority Employment Area, any redevelopment should lead to an increase in office <u>employment</u> floorspace.”</p> <p>Amend the 3rd sentence to read,</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p>"With the exception of the north west corner, the <u>site</u> offers an opportunity to <u>should</u> create active frontage on <u>the other</u> three sides."</p> <p>In the Profile under the former `Commentary' section, delete the second sentence, "There is scope for redevelopment, particularly for offices."</p>
MM26	ref 103 35-45 Great Eastern Street EC2A 3ER	pp53	<p>In the Profile under `Allocation' amend the beginning to read,</p> <p>"Employment, or <u>office employment</u> -led mixed use, is appropriate for the site.</p> <p><u>Development Principles and Issues</u> Given the site's location....."</p>
MM27	ref 107 Telephone Exchange, Shoreditch High Street E2 7DJ	pp55	<p>In the Profile under `Allocation' amend the beginning to read,</p> <p>"<u>Employment (office), or employment (office)-led mixed use, including with ancillary residential use.</u></p> <p><u>Development Principles and Issues</u> Employment, or employment-led mixed use, in particular office floorspace which should take account of any telecom requirements on the site. The site lies <u>Given the site's location</u> within the Central Activities Zone and Shoreditch Priority Employment Area, <u>redevelopment should be for employment or employment-led redevelopment use. It is in</u>"</p> <p>In the Profile under the former `Commentary' section, 3rd sentence amend to read, "Any redevelopment should establish active frontages on both Shoreditch High Street and Boundary Street, <u>and take account of any telecom requirements on the site. The general....</u>"</p>
MM28	ref 108	pp57	<p>In the Profile under `Allocation' amend the beginning to read,</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
	Bishopsgate Goodsyards, Shoreditch High Street, E1 6JU		<p><u>“Employment (office) led mixed use with ancillary and supporting uses including residential, retail and public open space.”</u></p> <p><u>Development Principles and Issues</u> The London Borough of Hackney’s section of the identified area is approximately 1.25 hectares. In terms of appropriate uses in Hackney’s section of the site office led mixed use including residential, retail and public open space may be appropriate on the site. The site lies within.....”</p> <p>In the Profile under the former ‘Commentary’ section, amend to read,</p> <p>“The site is a major development opportunity, and should be developed in cooperation with the London Borough of Tower Hamlets and in accordance with <u>have regards to the planning guidance for the site Bishopsgate Goods Yard Interim Planning Guidance 2010</u>. The site Interim Planning Guidance covers an area of approximately 4.5 hectares across the London Boroughs of Hackney and Tower Hamlets. In terms of land uses the objectives of the <u>Guidance for Hackney</u> are an appropriate form of new <u>employment or employment-led development comprising employment</u>, housing (in particular affordable and family housing), employment, shops leisure, culture, health, community facilities and open spaces. Appropriate Temporary uses should accord with the <u>Guidance</u>.”</p> <p>In the Profile under ‘How the site was identified’ section, amend to read,</p> <p>The site is identified in the South Shoreditch SPD, and the <u>planning guidance for the site. Bishopsgate Goods Yard Interim Planning Guidance 2010</u>. The site straddles the borough boundary between Tower Hamlets and Hackney. For Hackney’s section of the site, office <u>employment-led development is considered appropriate required. An outline application (2014/2425) was submitted in 2014 – decision pending - for a comprehensive mixed use redevelopment of the whole site. For that part of the site within Hackney, the proposed development comprises the following mix of uses:</u></p> <ul style="list-style-type: none"> <u>- Up to 64,193 m² (GIA) of Residential use (Class C3);</u> <u>- Up to 32,873 m² (GIA) of Business Use (Class B1);</u> <u>- Up to 3,359 m² (GIA) of Retail Use (Class A1, A2, A3);</u> <u>- Up to 2,474 m² (GIA) of Retail Use (Class A1, A2, A3, A5);</u> <u>- Up to 6,605 m² (GIA) of ancillary plant space.</u>

Ref	Chapter / Site reference	Para No, Page No	Main modification
MM29	ref 115 EDF Energy Substation, 10 Appold Street EC2N 2BN	pp59	In the Profile under `Allocation' amend the beginning to read, <u>“Employment, or employment-led mixed use, including with ancillary residential use.</u> <u>Development Principles and Issues</u> Employment, or employment-led mixed use which could incorporate any operational requirements by the power supplier. Given the site's location within the Central Activities Zone and the Shoreditch Priority Employment Area the majority of the proposed floorspace should be for employment use <u>and must incorporate any operational requirements by the power supplier.</u> Taller buildings may be
MM30	ref 121 Telephone House, 110 Tabernacle Street EC2A 4LE	pp61	In the Profile under `Allocation' amend the beginning to read, “Employment, or employment-led mixed use, with an increase in office floorspace. would be appropriate for the site. <u>Development Principles and Issues</u> Employment, or employment-led mixed use, including increase in office floorspace would be appropriate for the site. Given the site's location within the Central Activities Zone and the Shoreditch Priority Employment Area the majority of the proposed floorspace should be for offices <u>employment use.</u> The northern end.....”
MM31	ref 124 Land Bounded by Sun Street, Crown Place EC2A	pp63	In the Profile under `Allocation' amend the beginning to read, “Employment, or employment-led mixed use including office with supporting retail and hotel uses, with and ancillary leisure, community and residential as secondary uses. as part of a mixed use scheme. <u>Development Principles and Issues</u> If the extant planning permission is not implemented, employment, or employment-led mixed use including office, retail and hotel uses would be appropriate on this site. <u>The site has planning permission for an office-led mixed use scheme including hotel and retail. If the extant planning permission is not implemented, leisure, community and residential will be acceptable provided that they are ancillary secondary to the office employment use which must form the majority of the floorspace in any mixed use scheme.</u> The site lies within the”

Ref	Chapter / Site reference	Para No, Page No	Main modification
MM32	ref 125 Land bounded by Curtain Road. Worship street and Scrutton St EC2A 3BF	pp65	In the Profile under `Allocation' amend the beginning to read, <p>“Employment-led mixed use incorporating office, light industrial, <u>with supporting</u> retail, leisure and residential <u>uses.</u> would be appropriate on this block.</p> <p><u>Development Principles and Issues</u> Given the site’s location within the Central Activities Zone and the Shoreditch Priority Employment Area the majority of the proposed floorspace should be for employment use. However, given the complexity of this site, given and the presence of a number.....”</p>
MM33	ref 126 225 City Road, EC1V 1LP	pp67	In the Profile under `Allocation' amend the beginning to read, <p>“<u>Employment, or employment-led mixed use, with supporting</u> incorporating commercial (office and retail) and residential use.</p> <p><u>Development Principles and Issues</u> An employment, or mixed use development incorporating commercial (office and retail) and residential uses. Retail use must satisfy the requirements set out in the Council’s Development Management Local Plan. Given the site.....”</p> <p>After sentence beginning `Given the site’s location...’ insert a new sentence , <u>“An element of Retail or other active frontage uses fronting on to City Road and Shepherdess Walk will be acceptable provided such a use satisfies the requirements set out in the Council’s Development Management Local Plan. Development offers an opportunity to should</u> reinstates....”</p>
MM34	ref 127 Crown House, 145 City Road, and 37 East Road, EC1V 1LP	pp69	In the Profile under `Allocation' amend the beginning to read, <p>“<u>Employment or employment-led mixed use, including</u> commercial retail and residential uses.</p> <p><u>Development Principles and Issues</u></p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p>If the extant planning permission is not implemented, mixed use development including residential use and commercial use are appropriate on the site. The site has extant planning permission, however, if the permission is not implemented given the site's location ,....."</p> <p>Amend the 4th sentence to read,</p> <p>"However, there is an opportunity for significant uplift in overall floorspace and providing there is an increase in the quality and quantum of existing commercial employment floorspace a higher proportion of non commercial employment floorspace may be acceptable."</p> <p>In the Profile under "How the site was identified' section, amend 3rd sentence to read</p> <p>" Planning permission (ref 2012/3259) was granted <u>in December 2013</u> for the demolition....."</p>
MM35	ref 128 Land bounded by Curtain Road / EC2A 3LP	pp71	<p>In the Profile under 'Allocation' amend the beginning to read,</p> <p>"Employment-led comprehensive redevelopment, involving a range of commercial uses and with ancillary supporting retail, community, leisure and residential use.</p> <p><u>Development Principles and Issues</u> This site has potential for an employment-led comprehensive redevelopment. There is potential for a range of commercial uses and residential use. Given the site's location within the Central Activities Zone and the Shoreditch Priority..."</p> <p>Amend 2nd sentence to read,</p> <p>"However, there is an opportunity for significant uplift in overall floorspace and providing there is an increase in the quality and quantum of commercial employment floorspace a higher proportion of non commercial employment floorspace may be acceptable."</p> <p>In the 2nd paragraph after the 2nd sentence insert,</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p><u>“Any proposals fronting Great Eastern Street should take account of the 4-6 storey scale which characterise the corner of Great Eastern Street and Shoreditch High Street.”</u></p> <p>In the Profile under the former ‘Commentary’ section, after the 3rd sentence insert,</p> <p><u>“Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development.”</u></p>
MM36	ref 129 London College of Fashion, 100 - 102 Curtain Road, EC2A 3AE	pp73	<p>In the Profile under ‘Allocation’ amend the beginning to read,</p> <p><u>“Education and other uses including residential if such use can be accommodated and is ancillary secondary to the education function.”</u></p> <p><u>Development Principles and Issues</u> Potential to enable the expansion of the education and ancillary uses, potentially including residential. Alternatively, there is potential to expand and consolidate the education function of the site by accommodating teaching activities that currently occur on the Mare Street location (ref 133). If mixed use is proposed, a Any scheme needs to take into account..... “</p>
MM37	ref 130 Site at Junction of Shoreditch High Street, E1 6PG	pp75	<p>In the Profile under ‘Allocation’ amend the beginning to read,</p> <p><u>“Employment, or employment-led mixed use.”</u></p> <p><u>Development Principles and Issues</u> Given the site’s location within.....”</p> <p>In the Profile under the ‘Possible allocation’ section, add to the end of the 3rd sentence, <u>“...and other adjacent heritage assets. The site abuts...”</u></p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
MM38	ref 137 84-90 Great Eastern Street EC2A 3DA	pp77	<p>In the Profile under `Allocation` amend the beginning to read,</p> <p><u>“Hotel, employment, or employment-led mixed use, with ancillary including hotel, cultural facilities leisure and residential uses.</u></p> <p><u>Development Principles and Issues</u> If the extant planning permission is not implemented, employment, or employment-led mixed use including hotel, other cultural facilities and residential will be acceptable on this site. given the site.....”</p>
MM39	ref 138 Site bounded by Clere St and Tabernacle St EC2A 4EA	pp79	<p>In the Profile under `Allocation` amend the beginning to read,</p> <p>“An Employment, or employment-led mixed use, development including office and ancillary including residential use. is appropriate.</p> <p><u>Development Principles and Issues</u> Given the site’s location...”</p>
MM40	ref 139 Site of 5-13 (9consec.) Holywell Lane and EC2A 3PQ	pp81	<p>In the Profile under `Allocation` amend the beginning to read,</p> <p><u>“Employment-led mixed use including hotel and retail.</u></p> <p><u>Development Principles and Issues</u> The site is appropriate for an employment-led mixed use scheme including hotel given it’s location. Given the site’s location....“</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			In the Profile under the 'How was the site identified' section, amend the 2 nd sentence to read, “A planning application (ref 2012/3792) has been submitted, decision pending A planning <u>The Council in July 2013 resolved to grant consent for p</u> Planning application (ref 2012/3792), and accompanying listed building and conservation area applications were approved in August 2014.”
MM42	ref 159 15-21 New North Road, N1 6JA	pp82	Delete the site profile/allocation from the plan.
MM43	ref 160 Site bounded by Brunswick Place, N1 6DX	pp84	Delete the site profile/allocation from the plan.
MM44	ref 204 10-50 Willow Street , EC2A 4BH	pp87	In the Profile under 'Allocation' amend the beginning to read, <u>“Employment, or employment-led mixed use.</u> <u>Development Principles and Issues</u> If the extant planning permission is not implemented, employment, or employment-led mixed use is appropriate on this site- <u>given the</u> site lies within the Central Activities Zone and Shoreditch Priority.....” In the Profile under the “How the site was identified” section, 2 nd sentence replace 'May' with 'October'.

Ref	Chapter / Site reference	Para No, Page No	Main modification
MM45	ref 206 Wakefield House, Chart Street, N1 6DD	pp89	In the Profile under `Allocation` amend the beginning to read, <u>“Employment, or employment-led mixed use.</u> <u>Development Principles and Issues</u> The site is appropriate for employment, or employment-led mixed use g Given the site’s location within the Central Activities Zone and the Wenlock Priority Employment.....” In the former `Commentary` section amend to read, “Some existing uses including education may need to be re-provided. Old Street station is approximately 200m from the site.”
MM46	ref 207 22 Micawber Street, N1 7EQ	pp90	Delete the site profile/allocation from the plan.
MM47	ref 208 1-3 Wenlock Rd, The Brewery Ind Est N1 7SL	pp92	Delete the site profile/allocation from the plan.
MM48	ref 209 (Unit A-F) 18-42 Wharf Road London N1 7TB	pp94	Delete the site profile/allocation from the plan.
MM49	ref 233	pp96	Modify the profile for site ref 233: 113 – 137 Hackney Road by amending the geographic illustration of the profile on the Policies Map through the revision of the site boundary as shown on the modified plan in Annex C.

Ref	Chapter / Site reference	Para No, Page No	Main modification
	113-137 Hackney Road E2 8ET		
MM50	ref 233 113-137 Hackney Road E2 8ET	pp97	<p>In the Profile under `Allocation` amend the beginning to read,</p> <p><u>“Employment, or employment led mixed use, and including an element of commercial use (retail) and ancillary retail and residential uses.</u></p> <p><u>Development Principles and Issues</u> The site is appropriate for predominately employment / commercial use taking into account that the site lies within the Shoreditch Priority Employment Area. Given the site’s location within the Shoreditch Priority Employment Area, the site should be predominately for employment or commercial use. There may be is some scope.....”</p> <p>In the Profile under the former `Commentary` section, amend 1st sentence to read,</p> <p>“The site is mainly in commercial employment use within a PEA, so any redevelopment should be mainly for commercial employment use, although.....”</p>
MM51	ref 244 1-14 Long Street, EC2 8HN	pp99	<p>In the Profile under `Allocation` amend the beginning to read,</p> <p><u>“Mixed use including residential use.</u></p> <p><u>Development Principles and Issues</u> If the extant planning permission is not implemented, there is potential for an employment led mixed use which needs to take into account that the site lies within the Shoreditch Priority Employment Area. Given the circumstances of the site, a significant uplift in the quantum and quality of the employment floorspace compared to the existing provision will be required. therefore the majority of the proposed should be for employment use. Any residential use must be appropriate to the PEA, and with regard</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p>to the adjacent railway viaduct. The majority of the sites lies within the Hackney Road Conservation Area, which must be a consideration in any proposal.”</p> <p>In the Profile under the former `Commentary` section, amend the last sentence to read, “The general guidance in terms of residential density for the site is 650-1100hr/ha, although any development must be mainly for commercial <u>employment</u> use and appropriate to the PEA and in regard to the adjacent railway. The site lies within a CPZ and Hoxton station is approximately 500m from the site.”</p> <p>In the Profile under the `How the site was identified` section, amend the 2nd sentence to read, “A planning application (ref 2012/2013) was approved <u>in August 2013</u> for a new part 4 ……….”</p>
MM52	ref 268 Britannia Leisure Centre, Hyde Road, N1 5JU	pp101	<p>In the Profile under `Allocation` amend the beginning to read, <u>“Leisure or leisure and residential mixed use.</u></p> <p><u>Development Principles and Issues</u> There is potential to redevelop the site through mixed use redevelopment including leisure. The replacement of the <u>existing</u> leisure facilities....”</p> <p>Amend the third sentence to read : There is an opportunity for some residential development, including affordable housing with a possible taller…….</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p>Under the former `Possible allocation' section, at the end insert, <u>“Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development.”</u></p> <p>In the Profile under the former `Commentary' section, 1st sentence, amend to read, “<u>The site is relatively large and the building could make better use of the site. Some intensification and the introduction of residential use is considered appropriate, with supported, alongside</u> reprovided and improved leisure facilities.”</p>
MM53	ref 270 Former Rose Lipman Library, Downham Road N1 5 TH	pp103	<p>In the Profile under `Allocation' amend the beginning to read, <u>“Mixed use including residential, an element of and supporting retail, and community facilities.</u></p> <p><u>Development Principles and Issues</u> There is potential for a mixed use scheme including the re-provision of the community centre, and including retail and residential. The former Rose Lipman Library Community Centre is part of a housing estate, and it used to house the Archive Library before it was relocated to the new Dalston Library. †Therefore the re-provision of community facilities for the local area is appropriate required on this site, which may be achieved through the retention and refurbishment of the former Rose Lipman Library as part of a wider development. Any retail....”</p> <p>In the Profile under the former `Commentary' section, after the 6th sentence insert, <u>“Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development.</u> The Archive Library has been relocated to the new Dalston Library, thus an opportunity for alternative uses and potential development has arisen as part of a wider development. Any residential.....”</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			Under the `Consideration` section amend PTAL level to `3/4`
MM54	ref 133 London College of 182 Mare Street, E8 3RF	pp106	<p>In the Profile under `Allocation` amend the beginning to read,</p> <p><u>“Education and / or redevelopment for mixed use including education other community, retail, leisure commercial and residential uses.</u></p> <p><u>Development Principles and Issues</u> Redevelopment / refurbishment and expansion of existing education use. Alternatively, partial redevelopment and refurbishment for mixed used including commercial and residential. Any redevelopment of this site must be in association with the College’s plans for it’s Curtain Road site (ref 129) and other education sites in the London area. The site.....”</p> <p>In the Profile under the former `Commentary` section, amend the 1st sentence to read, “There is an opportunity potential to redevelop at the rear and to the south of the site., in association with the relocation of the education function onto other sites belonging to the College including the Curtain Road location (ref 129). If residential...”</p>
MM55	ref 134 Hackney Police station, 2 Lower Clapton Road, E5 0PA	pp108	<p>In the Profile under `Allocation` amend beginning to read,</p> <p>“Mixed use commercial, community and ancillary residential use. <u>Community use or mixed use comprising employment, community, retail and residential.</u></p> <p><u>Development Principles and Issues</u> Potential for a scheme involving commercial community and some residential development. The site is in the Hackney Central District Town Centre, and abuts the Hackney Central Area Action Plan area. Employment, community or retail at ground floor level is required on the Lower Clapton Road frontage. Proposals must have....”</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p>In the Profile under the former `Commentary` section, 2nd sentence amend to read,</p> <p>“The listed building should be retained and refurbished, however, it is a deep site and there is potential for sympathetic and low density development, while retaining a police / <u>community</u> facility and incorporating commercial <u>possibly employment and retail uses</u>, particularly to the Lower Clapton Road frontage. Any residential use.....”</p> <p>At the end of the section insert,</p> <p><u>“..., therefore a Sustainable Drainage System(s) and where appropriate a Flood Risk Assessment must be installed / produced.”</u></p> <p>In the Profile under the `How the site was identified` section, insert at the end,</p> <p><u>“In 2014 there was pre-application discussion regarding a community use on the site.”</u></p>
MM56	ref 143 Ash Grove Bus, Andrew Road E8 4RH	pp110	<p>In the Profile under `Allocation.” insert at the beginning,</p> <p><u>“Depot and for employment uses.</u></p> <p><u>Development Principles and Issues</u> The existing Transport.....”</p> <p>In the 2nd sentence replace “The Land for Transport Functions SPG” with “the Land for Industry and Transport SPG 2012 and subsequent amendments to the SPG.”</p> <p>In the Profile under the former `Possible allocation` section, at the end insert,</p> <p><u>“Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development.”</u></p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
MM57	ref 166 Land bounded by Warburton Rd, E8 3RH	pp112	<p>In the Profile under `Allocation' amend the beginning to read, <u>“Employment-led mixed use, with ancillary including residential and retail uses.</u></p> <p><u>Development Principles and Issues</u> Redevelopment of site to provide predominately commercial use, with ancillary residential and retail, the latter preferably along the Mare Street frontage. The site also has retail /commercial and other active frontages onto Warburton Road, Bayford Street and Sidworth Street. Development proposals are.....”</p> <p>Amend the 4th sentence to read, “However, there are opportunities for significant uplift in overall floorspace and providing there is an increase in the quality and quantum of commercial<u>employment</u> floorspace a higher proportion of non commercial <u>employment</u> floorspace may be acceptable on individual sites or on the allocation as a whole.”</p> <p>In the Profile under the former `Commentary' section, 4th sentence amend to read, “The surrounding area includes a couple of locally listed buildings on either side of the site on the Mare Street frontage, and larger commercial <u>employment / retail</u> units on other sides of the site. These range in height from around 15-22m. The site is <u>largely</u> a commercial-employment site in a PEA.....”</p> <p>In the Profile under the `How the site was identified' section amend, Site A to include reference to the planning approval in June 2013 Site B to include reference to the planning approval in June 2014 Site C to include reference to planning application 2013 / 2640 which was approved in December 2014. Site D to include reference to planning application 2013/0643.</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
MM58	ref 190 Arches 189 - 222 Morning Lane, E9 6JU	pp114	<p>In the Profile under `Allocation' amend the beginning to read,</p> <p><u>“Commercial uses including r Retail and employment.</u></p> <p><u>Development Principles and Issues</u> A range of commercial uses which upgrade and improve the arches may be acceptable. There may be opportunities <u>is potential</u> for new build.....”</p> <p>Under the former `Commentary' section, 1st sentence amend to read, “A range of commercial <u>employment and retail</u> uses to improve and upgrade the arches would generally be <u>is appropriate</u>. The site contains land fronting Mare Street, and there may be an opportunity <u>is potential</u> for new development in front of some of the arches. Any retail.....”</p> <p>At the end of the section insert,</p> <p><u>“..., therefore a Sustainable Drainage System(s) and where appropriate a Flood Risk Assessment must be installed / produced.”</u></p>
MM59	ref 223 27-37 Well Street, E9 7QX	pp116	<p>In the Profile under `Allocation' amend the beginning to read,</p> <p><u>“Mixed use retail and residential.</u></p> <p><u>Development Principles and Issues</u> There is potential for intensification and introduction of other uses on the site, which could include some residential use, mainly towards the Well Street frontage and air space above the store, up to 3-4 storeys. The quantum of</p> <p>In the Profile under the former `Commentary' section, 1st sentence amend to read, “There is an opportunity <u>potential</u> to use <u>utilise</u> the air space above the store and within the car park....”</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			At the end of the section insert, <u>“Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development.”</u>
MM60	ref 225 Works, Andrew Road E8 4RL	pp118	In the Profile under `Allocation` amend the beginning to read, <u>“Employment and/or depot use.</u> <u>Development Principles and Issues</u> Potential for refurbishment or new build for employment use which needs to take into account that The site lies within the Mare Street Priority Employment Area, <u>and is appropriate for employment use. The Regents Canal...</u> ”
MM61	ref 271 164-170 Mare Street, E8 3RH	pp120	In the Profile under `Allocation` amend the beginning to read, <u>“Employment or employment-led mixed use, including community uses.</u> <u>Development Principles and Issues</u> There is an opportunity <u>potential</u> to intensify the use of the site, and heights should follow the prevailing context of 3-4 storeys. The site lies within Mare Street Priority Employment Area and so any redevelopment should be for employment, or employment-led <u>with provision for the Army Cadets or another community use.</u> The existing buildings do not....”
MM62	ref 135 Wilmer Business Park, Wilmer Place N16 0LH	pp123	In the Profile under `Allocation` amend the beginning to read, <u>“Retail, employment, and supporting community and leisure uses,</u> and other town centre uses including residential use and public car park. <u>Development Principles and Issues</u> There is potential for employment-led mixed development on this site. The extant planning permission is for retail and residential, if the permission is not implemented, <u>given</u> the site lies within Stoke Newington High Street District Centre, therefore retail uses, employment and other town-centre uses

Ref	Chapter / Site reference	Para No, Page No	Main modification
			including some residential, leisure, community use, open space and public car park is <u>are</u> appropriate. <u>Specifically, there should be active retail frontage at ground floor level on the Stoke Newington High Street frontage. It is also...."</u>
MM63	ref 136 Anvil House, 8-32 Matthias Road, N16 8NU	pp125	In the Profile under `Allocation' amend the beginning to read, <u>"Mixed use including office employment, retail and residential uses.</u> <u>Development Principles and Issues</u> Redevelopment of site to accommodate mixed use including residential and commercial office and retail. Any proposal must..." In the Profile under the former `Commentary' section, 1 st sentence amend to read: "Commercial use including r <u>Retail and/or employment use</u> fronting onto Matthias Road at ground floor level would be appropriate <u>is a requirement of any scheme.</u> Any significant...."
MM64	ref 251 Arriva / Stamford Hill, (Bus) Garage Rookwood Road N16 6SS	pp127	In the Profile under `Allocation' amend the beginning to read, "Mixed use including family housing and / or education and community uses. Education, other community use and residential use <u>Development Principles and Issues</u> There is potential for a mixed use scheme including family housing to meet local needs and / or education and community use. The operational requirements of Transport for London / Arriva need to be taken into consideration if this site is redeveloped. TfL's requirements will be informed by The Land for Transport Functions SPG Land for Industry and Transport SPG 2012 and subsequent amendments. There is potential..."

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p>Amend 5th sentence and insert new sentence,</p> <p><u>“Although not listed, the possibility of part retention and conversion of the existing early 20th Century garage building may be appropriate must be explored. Provision for education purposes should be a primary consideration for any future use of this site. Any proposal should...”</u></p> <p>In the Profile under the former `Commentary` section, 2nd sentence amend to read,</p> <p><u>“The site could be used for mixed-use, including residential taking account of local need and community uses.”</u></p>
MM65	ref 256 Tram Depot., 38 – 40 Upper Clapton Road E5 8BQ	pp129	<p>In the Profile under `Allocation` amend the beginning to read,</p> <p><u>“Employment or employment-led mixed use, including light industrial and ancillary residential use.</u></p> <p><u>Development Principles and Issues</u> If the extant planning permission is not implemented, employment, or employment-led mixed use including light industrial and some residential is appropriate. <u>The site has extant planning permission, if it is not implemented, given the site...”</u></p> <p>In the Profile under former “Commentary” delete the first sentence,</p> <p>“The site has a recent history of planning consents.”</p> <p>In the Profile under the `How the site was identified` section, insert at the end:</p> <p><u>“In 2014 there were discussions regarding possible amendments to the approved scheme.”</u></p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
MM66	ref 272 41-45 Stamford Hill. N16 5SR	pp131	<p>In the Profile under `Allocation` amend the beginning to read,</p> <p><u>“Mixed use for town centre uses including retail, employment and residential office and light industrial use.”</u></p> <p><u>Development Principles and Issues</u> The site has an extensive high street frontage and there is potential for a more intensive employed-led use redevelopment. It lies within Stoke Newington District Centre, so <u>active retail frontage at ground level on Stamford Hill, with employment and residential above or on less prominent frontages is preferred. suitable town centre uses would be appropriate, and.</u> There is an opportunity to introduce a building frontage closer to Stamford Hill.....”</p> <p>In the Profile under the former `Commentary` section, amend the 1st sentence to read, “There is an opportunity <u>potential</u> to intensify and diversify the range of uses....”</p> <p>At the end of the section insert, <u>“..., therefore a Sustainable Drainage System(s) and where appropriate a Flood Risk Assessment must be installed / produced.”</u></p>
MM67	ref 273 92-94 Stamford Hill, N16 0QX	pp133	<p>In the Profile under `Allocation` insert at the beginning,</p> <p><u>“Mixed use town centre uses including retail, office employment and residential uses.”</u></p> <p><u>Development Principles and Issues</u> Given the site's location within the northern edge of Stoke Newington District Centre, appropriate town centre uses a mix of retail, employment, leisure, community and residential is appropriate. <u>Any development must have including active ground level uses are appropriate.</u> Any proposal... “</p>
MM68	Ref 279	pp135	<p>In the Profile under `Allocation` insert at the beginning,</p> <p><u>“Education and residential use.”</u></p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
	71 -73 Lordship Road, N16 0QX		<p><u>Development Principles and Issues</u> There is potential <u>a requirement on this site</u> to bring the locally listed 73 Lordship Lane (St Mary's Lodge) back into community (education) use, and <u>opportunity to</u> utilise the land to the rear.....No. 73 is situated in Lordship Park Conservation Area, and any proposed new buildings need to pay particular attention to the setting and view of St Mary's Lodge. which should be restored."</p> <p>In the Profile under the former `Commentary' section, 2nd sentence insert,</p> <p>"Mary's Lodge has been in a state of disrepair for some time, and the refurbishment and re-use of the building <u>is crucial to the realisation of together with the development on the remainder of the site, adjacent site would be appropriate.</u> Any redevelopment needs to take into consideration the fact that the site falls within an identified area at risk from surface water flooding, <u>therefore a Sustainable Drainage System(s) and where appropriate a Flood Risk Assessment must be installed / produced. Planning conditions or other measures may be imposed to ensure that the infrastructure is provided and completed before occupation of the new development.</u> There is a covenant on 73 Lordship Lane which means it should be used for education or community purposes. However, residential may be appropriate, if an <u>as part of a mixed use scheme including</u> educational and/or community use is <u>supported. provided.</u> The site lies within"</p>
MM70	ref 281 Telephone Exchange, Upper Clapton Road, E5 9JZ	pp137	<p>In the Profile under `Allocation' amend the beginning to read,</p> <p><u>"Mixed use including residential use.</u></p> <p><u>Development Principles and Issues</u> The site has potential for intensification and change of use to include an element of residential use. There is no...."</p>

Ref	Chapter / Site reference	Para No, Page No	Main modification
			<p>In the Profile under the former `Commentary` section, at the end insert, <u>“...therefore a Sustainable Drainage System(s) and where appropriate a Flood Risk Assessment must be installed / produced.”</u></p>
MM71	ref 285 151 Stamford Hill N16 5LG	pp139	<p>In the Profile under `Allocation` amend the beginning to read, <u>“Mixed use including retail and residential uses.</u></p> <p><u>Development Principles and Issues</u> There is potential to intensify use on the site. The site lies within Stamford Hill Local Shopping Centre, thus mixed use <u>with active retail frontage at ground floor level is a requirement of any development on this site.</u> including residential and retail would be acceptable in principle. As general guidance,.....”</p> <p>Under the former `Commentary` section amend to read, “There is an opportunity <u>potential to intensify use on the site and</u> to develop above 151 Stamford Hill and utilise the land adjacent to it. The nearest station to the site is Stamford Hill approximately 600m away.”</p>
MM72	Ref 260	pp141	Delete from the plan the section entitled Area Action Plans and the sites allocated through it.

Ref	Chapter / Site reference	Para No, Page No	Main modification																														
MM73	Appendix 1	pp149	Insert Revised Appendix 1 Indicative Capacity Schedule for each site, reflecting the amendments to Sites Ref 99 and 273, and the deletion of sites Ref 159, 160, 207, 208, 209, 260, 261, 262 and 263, as shown in Annex A below.																														
MM74	Appendix 1	Pp157	Amend and revise Table 2 as a result of the revised Indicative Capacity Schedule. <table border="1" data-bbox="748 627 1599 1043"> <thead> <tr> <th></th> <th>Floorspace (gross)</th> <th>Floorspace (Net)</th> <th>Units (gross)</th> <th>Units (net)</th> </tr> </thead> <tbody> <tr> <td>Residential</td> <td></td> <td></td> <td>19430 13764</td> <td>9055</td> </tr> <tr> <td>Employment (Sqm)</td> <td>635887 553031</td> <td>390650</td> <td></td> <td></td> </tr> <tr> <td>Retail (Sqm)</td> <td>98163 34110</td> <td>22576</td> <td></td> <td></td> </tr> <tr> <td>Community (Sqm)</td> <td>96616 54482</td> <td>38688</td> <td></td> <td></td> </tr> <tr> <td>Leisure (Sqm)</td> <td>73672 64714</td> <td>56502</td> <td></td> <td></td> </tr> </tbody> </table>		Floorspace (gross)	Floorspace (Net)	Units (gross)	Units (net)	Residential			19430 13764	9055	Employment (Sqm)	635887 553031	390650			Retail (Sqm)	98163 34110	22576			Community (Sqm)	96616 54482	38688			Leisure (Sqm)	73672 64714	56502		
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MM75	Appendix 2	pp161	Delete from Appendix 2 the table and text relating to the Use Classes Order and the text relating to permitted development rights.																														

MM76	New Appendix 2A	After Appendix 1	<p>Insert new Appendix 2A</p> <p>Total net anticipated housing delivery during the SALP plan period (2029) <u>Housing 2013-2028 (15 years)</u></p> <p>The following table sets out the anticipated net new housing delivery during the SALP plan period from anticipated sources. to seek to meet future revised London Plan targets, and objectively assessed housing need (which will be established as soon as the Council has completed a new Strategic Housing Needs Assessment). This table will be updated periodically to reflect other emerging anticipated housing sources as they become more definitive (such as through further AAPs identified in the Council's LDS). In addition, 734 residential units are expected to be delivered (by 2033) through the Woodberry Down estate regeneration programme shortly after the SALP plan period (2014-2029).</p> <table border="1" data-bbox="750 592 1883 1220"> <thead> <tr> <th data-bbox="750 592 1122 624">Housing Source</th> <th data-bbox="1122 592 1883 624">Anticipated Net Housing Delivery</th> </tr> </thead> <tbody> <tr> <td data-bbox="750 624 1122 687">SALP (including estate renewal) (excluding AAPs)</td> <td data-bbox="1122 624 1883 687">9667-9055</td> </tr> <tr> <td data-bbox="750 687 1122 778">Adopted AAPs referenced in SALP (not including Hackney wick)</td> <td data-bbox="1122 687 1883 778">4854-3285</td> </tr> <tr> <td data-bbox="750 778 1122 906">Emerging AAPs as per adopted LDS Nov 2014 (Stamford Hill and Shoreditch)</td> <td data-bbox="1122 778 1883 906">At least 2000</td> </tr> <tr> <td data-bbox="750 906 1122 938">Planning Permissions</td> <td data-bbox="1122 906 1883 938">3468-4068</td> </tr> <tr> <td data-bbox="750 938 1122 970">Windfall</td> <td data-bbox="1122 938 1883 970">5590-5160</td> </tr> <tr> <td data-bbox="750 970 1122 1034">Long-term empty homes returning to use</td> <td data-bbox="1122 970 1883 1034">847</td> </tr> <tr> <td data-bbox="750 1034 1122 1098">Other estate renewal projects not in the SALP</td> <td data-bbox="1122 1034 1883 1098">26</td> </tr> <tr> <td data-bbox="750 1098 1122 1161">Total from confirmed sources</td> <td data-bbox="1122 1098 1883 1161">24,449 22,453 22,441</td> </tr> <tr> <td data-bbox="750 1161 1122 1220">Total including emerging AAPs</td> <td data-bbox="1122 1161 1883 1220">At least 24,453 22,441</td> </tr> </tbody> </table> <p>Please note this figure is based on initial evidence for the Stamford Hill and Shoreditch AAPs, which is considered to be minimum based on initial evidence provided to support the AAPs development.</p>	Housing Source	Anticipated Net Housing Delivery	SALP (including estate renewal) (excluding AAPs)	9667-9055	Adopted AAPs referenced in SALP (not including Hackney wick)	4854-3285	Emerging AAPs as per adopted LDS Nov 2014 (Stamford Hill and Shoreditch)	At least 2000	Planning Permissions	3468-4068	Windfall	5590-5160	Long-term empty homes returning to use	847	Other estate renewal projects not in the SALP	26	Total from confirmed sources	24,449 22,453 22,441	Total including emerging AAPs	At least 24,453 22,441
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Ref	Chapter / Site reference	Para No, Page No	Main modification
MM77	New Appendix		Insert new Appendix showing the allocations in the SALP which supersede adopted UDP designations, as shown in Annex B below.
MM78		Para 6.1	<p>Revised paragraph 6.1,</p> <p>6.1 The delivery of the sites and effectiveness of site policies taken forward to submission to the Planning Inspectorate following consultation will be monitored through the Council's Authority Monitoring Report. <u>Updates on the status of sites and progress made in site delivery will be recorded annually in the Authority Monitoring Report. This is required to enable an understanding of the extent to which the Site Allocations Local Plan delivers what is intended over the lifetime of the plan. The adopted document will be reviewed and amended if changes are necessary following monitoring, and any factual updates to the site profiles will be picked up in this process.</u></p> <p>6.2 <u>Indicators to monitor the impact of the site policies on various groups will be recorded in the Authority Monitoring Report to assist in understanding whether the needs of different communities in Hackney are being met and how this can be improved.</u></p> <p>6.3 <u>With the majority of sites, phasing, responsibility/delivery, capacity and funding are all indicative and will need to be worked on in detail as the plan progresses. The Council will proactively engage, work with and assist developers and landowners to bring forward the delivery of the sites and also regularly assess supporting infrastructure requirements.</u></p>

Annex A

Table 1

Revised Indicative Capacity for each Site (~~submitted in Response to Inspector's Correspondence of 18th March 2014 and LBH's response dated 10th April 2014 Appendix 5 Commercial Delivery~~)

SALP Ref	Name	Site Area	Refurbishment/New Build	Commercial Employment (Sqm)		Retail (Sqm)		Community (Sqm)		Leisure (Sqm)		Residential (Units)	
				Gross (Capacity)	Net	Gross (Capacity)	Net	Gross (Capacity)	Net	Gross (Capacity)	Net	Gross (Capacity)	Net
Estate Renewal Programme													
6	Colville Estate, Hyde Road, N1 5PT	4.21	New Build	700	700	0	-350	300	100	0	0	884	466
7	Kings Crescent, Green Lanes	4.51	Refurb and New Build	0	0	574	304	205	44	230	230	765	490
9	Marian Court, Homerton High Street, E9 6BT	0.78	New Build	0	0	0	0	56	0	0	0	116	-19
10	Bridge House, Homerton High Street, E9 6JL	0.36	New Build	0	0	104	104	0	0	0	0	78	78
12	Tower Court, Clapton Common, E5 9AJ	0.7	New Build	0	0	0	0	0	0	0	0	129	62
15	King Edwards Road, E9 7SL	0.26	New Build	0	0	0	0	0	0	0	0	32	32
16	St Leonard's Court and adjacent land, N1 6JA	0.55	New Build	0	0	0	0	0	0	0	0	72	8
283	Nightingale Estate, Downs Road, E5 8LB	8.54	Refurb and New Build		0		0		0		0	1500	600

286	Woodberry Down, Seven Sisters Road, N4 1DH	30.64	New Build	3080	3080	5390	4420	20020	17712	10010	10010	5557	3544
Sites within the Shoreditch Area													
27	213-215 New North Road, N1 6SU	0.27	New Build	3257	2888	0	0	0	0	0	0	88	88
84	337 Kingsland Road, E8 4DA	0.24	New Build	647	420	323	323	0	-211	9806	9806	0	0
95	12-20 Paul Street, EC2A 4JH	0.4	New Build	15637	12850	191	191	3242	229	0	0	0	0
99	110 Clifton Street, EC2A 4HT	0.26	New Build	3170 4179	2658 3667	250	250	0	0	0	0	31 40	31 40
100	64-80 Clifton Street and 4-8 Holywell Row, EC2A 4HB	0.17	Refurb and New Build	3491	-2758	250	250	0	0	0	0	34	34
101	Holywell Lane, at Junction of King John Court and Great Eastern Street, EC2A 3NT	0.35	New Build	13362	4212	0	0	0	0	0	0	122	122
103	35-45 Great Eastern Street, EC2A 3ER	0.11	New Build	5472	5088		0	0	0	0	0	50	50
107	Telephone Exchange, Shoreditch High Street, E2 7DJ	0.22	New Build	7000	-630	275	275	1000	1000	0	0	76	76
108	Bishopsgate Goodsyards, Shoreditch High Street, E1 6JU	1.25	New Build	119233	119233	4050	4050	5875	5875	5875	5875	462	462
115	EDF Energy Substation Site, 10 Appold Street, EC2N 2BN	0.5	New Build	24194	24194	0	0	0	0	0	0	221	221

121	Telephone House, 110 Tabernacle Street, EC2A 4LE	0.38	New Build	14255	2383	250	250	0	0	0	0	132	132
124	Land bounded by Crown Place, Wilson Street, Earl Street, EC2A 2AL	0.37	Refurb and New Build	50545	40607	4021	3188	2872	2872	0	0	0	0
125	Land bounded by Curtain Road, Worship Street & Scrutton Street, EC2A 1LP	1.7	Refurb and New Build	47318	10254	2000	825	500	500	750	750	432	432
126	225 City Road, EC1V 1LP	0.37	New Build	11585	11585	250	250	0	0	0	0	108	108
127	Crown House, 145 City Road and 37 East Road, EC1V 1LP	0.33	New Build	11336	531	116	116	0	116	116	302	302	
128	Land bound by Curtain Road, Hewett Street, Hearn Street & Plough Yard, EC2A 3LP	0.72	New Build	32358	21513	327	293	0	0	0	0	385	373
129	London College of Fashion, 100-102 Curtain Road, EC2A 3AE	0.17	New Build	0	-772	0	0	9000	9000	360	360	0	0
130	Site at Junction of Shoreditch High Street and Commercial Street, E1 6PG	0.37	New Build	5945	5204	750	396	0	-492	0	0	61	50
137	84-90 Great Eastern Street, EC2A 3DA	0.21	New Build	560	57	0	-564	0	-1423	3440	3440	103	103

138	Site bound by Clere Street and Tabernacle Street, EC2A 4EA	0.18	New Build	6658	6658	0	0	0	0	0	0	61	61
139	5-13 Holywell Lane and Former Depot, EC2A 3PQ	0.3	New Build	10162	10162	1654	1422	0	0	0	0	8	2
159	15-21 New North Road, N1 6JA	0.24	New Build	985	-2088	0	0	0	0	0	0	61	61
160	Site bounded by Corsham Street and Brunswick Place, N1 6DX	0.43	New Build	10948	4420	0	0	7550	7550	378	378	0	0
204	10-50 Willow Street, EC2A 4BH	0.19	New Build	3715	507	0	0	0	0	4541	4541	0	0
206	Wakefield House, Chart Street, N1 6DD	0.31	New Build	7000	-3100	0	0	1000	1000	3760	3760	107	107
207	22 Micawber Street, N1 7EQ	0.31	New Build	2544	-5939	0	0	0	0	0	0	108	108
208	1-3 Wenlock Road & The Brewery Industrial Estate, N1 7SL	0.22	New Build	1910	0	0	0	0	0	0	0	104	104
209	Unit A-F, 18-42 Wharf Road, N1 7TB	0.68	New Build	7021	-498	0	0	0	0	0	0	327	327
233	113-137 Hackney Road, E2 8ET	0.58	New Build	18476	16824	300	300	0	0	0	0	172	172
244	1-13 Long Street, E2 8HN	0.54	Refurb and New Build	8795	8677	0	0	0	0	0	0	73	38
268	Britannia Leisure, Hyde Road, N1 5JU	1.07	New Build	5105	5105	0	0	0	0	24926	16714	176	176
270	Former Rose Lipman Library and	0.76	New Build	5136	4368	1014	1014	608	-1817	0	0	245	226

	Environs, Downham Road, N1 5TH												
Hackney Central and Environs													
133	London College of Fashion, 182 Mare Street	0.49	New Build	5622	5622	0	0	5000	3679	0	0	218	218
134	Hackney Police Station, 2 Lower Clapton Station	0.17	Refurb and New Build	100	100	0	0	579	-2715	0	0	37	37
143	Ash Grove Bus Garage and Adjacent land on Andrew Road	2.38	New Build	61982	60125	0	-931	0	0	0	0	0	0
166	Land Bound by Mare St, Warburton Rd, and Bayford St	0.52	New Build	5487	22	247	-579	431	431	0	0	115	115
190	Arches 189-222 Morning Lane	1.06	Refurb and New Build	1732	-1732	1732	1732	0	0	0	0	0	0
223	27-37 Well Street	0.4	New Build	3599	3599	3600	2373	0	0	0	0	66	66
225	Works Andrews Road/ Sheep Lane	0.49	New Build	12643	10551	100	100	0	0	0	0	0	0
271	164-170 Mare Street	0.12	New Build	447	-5	250	250	500	-132	400	400	15	15
Sites in North Hackney													
135	Wilmer Business Park, Wilmer Place, Stoke Newington, N16 0LH	0.5	New Build	1864	-1465	2112	1525	166	166	0	0	54	47
136	Anvil House, 8-32 Matthias Road, Stoke Newington, N16 8NU	0.21	New Build	664	-2701	136	-1275	0	0	0	0	85	85

251	ARRIVA/Stamford Hill (Bus) Garage, Rookwood Road, N16 6SS	0.73	New Build	4771	-1632	0	0	1000	1000	0	0	210	210
256	Tram Depot, 38-40 Upper Clapton Road, E5 8BQ	0.59	Refurb and New Build	1830	-1942	37	37	0	0	0	0	85	75
272	41-45 Stamford Hill, N16 5SR	0.34	New Build	5985	3680	500	500	500	500	500	500	68	65
273	92-94 Stamford Hill, N16 8XS	0.34	New Build	507 384	507 384	307 416	-1144 1035	0	0	0	0	80 83	80 83
279	71-73 Lordship Road, N16 0QX	0.24	Refurb and New Build	0	0	0	0	1628	1370	0	0	52	52
281	Telephone Exchange, Upper Clapton Road, E5 9JZ	0.17	New Build	3064	1549	0	0	0	0	0	0	28	28
285	151 Stamford Hill, N16 5LG	0.34	New Build	4542	1874	3000	2681	0	0	0	0	69	69
Area Action Plans													
260	Dalston AAP	19.64	Refurb and New Build	15880	9375	32797	15032	27303	25033	-	0	1768	1747
261	Hackney Central AAP	35.68	Refurb and New Build	14268	8425	24708	16757	1000	545	-	0	1221	1169
262	Hackney Wick AAP	69.48	Refurb and New Build	27746	9632	4630	4565	6281	5402	-	0	1586	1566
263	Manor House AAP	8.67	Refurb and New Build	2400	-2000	3541	2031	-	0	8580	8580	479	369
Totals				635887	411131	98163	59338	96616	77218	73672	65460	19430	15252
				553031	390650	34110	22576	54482	38688	64714	56502	13764	9055

Annex B
Table 2

LONDON BOROUGH OF HACKNEY – EXAMINATION OF SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT LOCAL PLANS

ALLOCATIONS IN SALP WHICH SUPERSEDE ADOPTED UDP DESIGNATIONS

1.1 The Table below shows the 1995 UDP sites designations which have been superseded by the SALP allocations. Those other UDP sites designated which have not been listed in the table have either been superseded by the Core Strategy, the AAPs and the DMLP or have been implemented and therefore deleted.

<u>No</u>	<u>Designation Number on 1995 UDP Proposals Map</u>	<u>Address</u>	<u>UDP Designation</u>	<u>Change to SALP Number & SALP Map</u>	<u>Address</u>	<u>SALP Page No</u>	<u>SALP Replacement Policy/Proposal</u>
1	74	Nightingale Estate	Comprehensive Estate Initiative.	283	Nightingale Estate, Downs Road, E5 8LB.	35	Residential and supporting uses including commercial and community facilities.
2	92	Ash Grove Bus Garage	Suitable for B1, B2 and B8 development	143	Ash Grove Bus Depot, Andrews, Road E8 4RH	109	Depot and / or employment uses.
3	130	Site of 5 – 13 (consec) Holywell Lane and former transport repair depot,	Safeguarded for Class B1, B2 development.	139	Site of 5 – 13 (consec) Holywell Lane and EC2A 3PQ	80.	Employment led mixed use including hotel and retail.

		King John Court					
4	133	Site bounded by Clere Street, Tabernacle Street, Leonard Street, Paul Street and Clere Place.	Safeguarded for Class B1, B2 development.	138	Site bounded by Tabernacle Street EC2A 4EA.	78	Employment or mixed use development including office and residential uses.
5	134	Site of former St. Matthews Hospital, Shepherdess Walk.	Suitable for Class B1 development.	126	225 City Road, EC1V 1LP.	66	Employment or mixed use development incorporating commercial (office and retail) and residential uses.
6	136	276 -286 Old Street, 84 – 90 Great Eastern Street	Suitable for mixed development including class B1, A1, A2, A3, Leisure development.	137	84 – 90 Great Eastern Street, EC2A 4EA.	76	Employment, or employment-led mixed use including hotel, cultural facilities and residential use.
7	138	Former Bishopsgate Goods Yard (Western Part)	Suitable for major office development including provision for extension of East London Line across site	108	Bishopsgate, Shoreditch High Street, E1 6JU.	56	Employment (office) led mixed use, and supporting uses, including residential, retail and public open space.
8	141	167 Commercial Street and 21 – 32 Shoreditch High Street.	Suitable for major office development.	130	Site at Junction of Shoreditch High Street, E1 6PG.	74	Employment, or employment-led mixed use

Annex C

Map 2 Modifications to Site Boundaries

Site 6 **Colville Estate, Hyde Road N1 5PT**

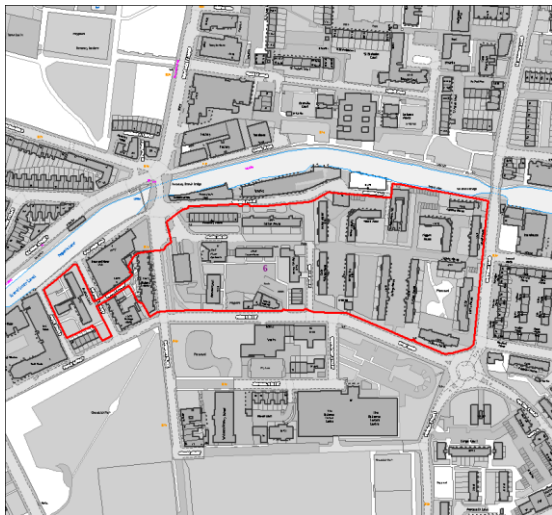
Site 99 **110 Clifton Street EC2A 4JH**

Site233 **113-137 Hackney Road E2 8ET**

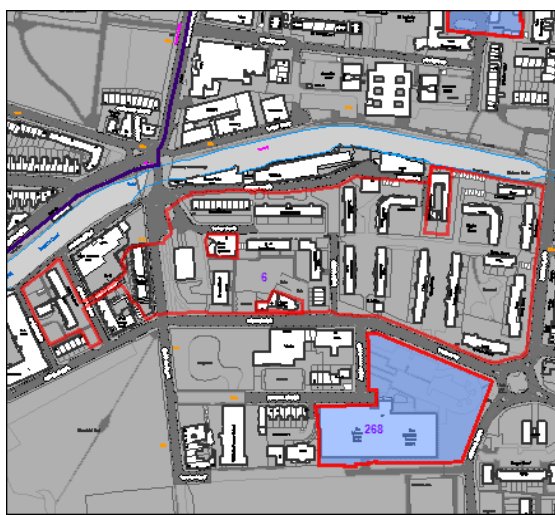
Site 6 **Colville Estate, Hyde Road N1 5PT**

Highlight the three sites within the estate outside the Housing Estate Regeneration Programme.

Publication Version 2013



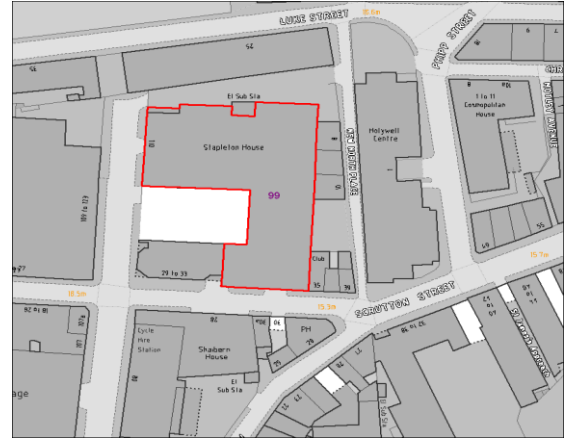
As modified



Site 99 110 Clifton Street EC2A 4JH

Exclude 102-108 Clifton Street from the site allocation.

Publication Version 2013



As modified

Site 233 113-137 Hackney Road E2 8ET

New site boundary in accordance with representation ref 27.1 at regulation 18 (July 2012). Publication SALP July 2013 showed the wrong site boundary.

Publication Version 2013



As modified



