

London Borough of Hackney
Authority Monitoring Report 2017/18

**Strategic Policy
The Planning Service
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Executive Summary

The AMR provides monitoring information on spatial planning-related activity for the financial year of 2017/18 to inform and monitor policy development and performance. It highlights the extent to which the policies set out in adopted policy documents (the Core Strategy 2010, the Development Management Local Plan 2015, the Site Allocations Local Plan 2016, and adopted area action plans) have achieved their objectives, using quantitative indicators. The findings of the monitoring report have informed new policies in the Local Plan 2033 (LP33), see: <https://www.hackney.gov.uk/LP33>. LP33 will replace existing adopted policy and the future programme for the preparation of policy documents, set out in the Council's Local Development Scheme (LDS).

This AMR reports on the monitoring year covering from 1st April 2017 to 31st March 2018. Data on planning applications recorded up to 31st August 2018 is included in any future pipeline projections. The document begins with a brief summary of topic areas before providing in-depth analysis on a range of areas, making use of both qualitative and quantitative data.

The AMR provides analysis of the effectiveness of policy and of the changing environment it is being applied to in the borough. It does this primarily by reviewing the results of developments which have completed, and planning applications permitted over the last monitoring year. The AMR also reports on the collection and spend of the community infrastructure levy (CIL) and S106 obligations in accordance with government regulations.

Housing

Key Points: Housing Delivery was on target.

- Housing policy has been effective at delivering the homes needed by the Borough, with 7,165 new homes delivered or 101% of its target between FY2013 and FY2017. This housing supply is made up of conventional self-contained homes which form the majority, as well as long-term empty homes returning to use and non-conventional homes such as student halls. Of the conventional supply on sites delivering ten or more units, 42% of homes were in affordable tenures.
- New housing has been delivered across the borough but growth is focussed in the north of the borough, Shoreditch, in and around Dalston and Hackney Central.
- Dwellings in the period have been delivered over a broad range of sizes, broadly in line with policy requirements, with 23% of dwellings being 3 or more beds. There were marginally more 1-beds (40%) overall than 2-bed properties (37%).
- Small sites (less than ten units) delivered 482 housing units in FY2017, 43% of the net housing in the entire borough.
- Housing in Hackney has become more unaffordable for much of the last decade. However, FY2017 saw properties becoming slightly more affordable with the average cost of homes 15 times average income compared to a ratio 17:1 in FY2016.
- Of the housing supply in Hackney, the non-conventional supply gave 1,138 units in the last five years. FY2015 was a peak year with 1,030 non-conventional units built. This high amount of non-conventional supply is not meeting the most acute housing

needs of Hackney residents. On the most recent evidence, the Council would need to deliver 60% of new housing as socially rented to meet the needs of the borough.

LP33 Response: To address issues around housing affordability for residents, the Proposed Submission Local Plan 2033 continues to require 50% affordable housing subject to viability and sets out new policies including a policy to secure affordable housing on small sites of less than 10 units. The LP33 policy response to the high level of non-conventional housing supply is to prioritise C3 housing over other types of C use class.

Employment

Key Points: There are large amounts of new employment floorspace in the pipeline and high levels of growth in new businesses within the borough.

- Hackney has approved planning applications that if implemented would provide a significant amount of new employment floorspace: a total of around 192,953sqm net new space, mainly B1 (offices) class. This would largely come forward within the borough's Priority Employment Areas, with Shoreditch topping the list with permissions that would provide a net gain of 124,498 sqm of new B1 floorspace in this area.
- Between 2012-17 Hackney gained an additional 9,355 active enterprises, or a growth of 66% over the period, double the Inner London average (32%), creating increasing demand for floorspace.
- Hackney's average rental value achieved for offices between 2014 and 2016 was £40.65 per sqft. This represents an 89% increase on the average rental values achieved between 2009 and 2011.
- To address the increasing level of unaffordability for businesses in the Borough, the Council introduced an Affordable Workspace policy in the Development Management Local Plan. Since 2013, the planning service has secured 8,603.5 sqm of affordable workspace through S106 agreements.
- There were 603 new hotel and hostel rooms completed between FY2013 and FY2017. There is a pipeline of 1,352 hotel and hostel bedrooms are mostly in the south of the borough.
- Overall, Priority Employment Areas (PEAs) saw a large gain of 10,029sqm of B1a floorspace and a loss of 11,819 sqm of B1C floorspace, 2,925 sqm of B2 floorspace, and 9,705 sqm of B8 floorspace over FY2013-FY2017. Taken in view of the broader picture of employment losses, policies have been effective - unprotected areas in the rest of the borough recording a loss of 38,174sqm of B1-B8 floorspace.

LP33 Response: To respond to these issues, the Proposed Submission Local Plan 2033 sets out an approach to direct new employment development and better protect against the loss of industrial floorspace in the future. This has been further strengthened by a new Article 4 Directions protecting employment uses adopted in May 2018.

Retail and Town Centres

Key Points: Hackney has seen growth in retail and there is a strong pipeline and high occupancy rates in all town and local centres in Hackney.

- Overall there has been an increase of 5,987sqm of retail (A1) space across the borough over the last 5 years.
- The pipeline for town centres going forward is positive with a overall growth in A1, A2 and A3 floorspace of 1,437sqm. Dalston, Hackney's major town centre, is expected to gain an additional 1,137 sqm of A1 floorspace, Hackney Central to gain 338 sqm and Stamford Hill 103 sqm.
- Despite changes to permitted development rights in Hackney, there have been net gains in of A1 floorspace (retail) over FY2013-FY2017 in Hackney Central (183 sqm), Dalston (752sqm) and outside Main Town Centres (4,925 sqm), although Stoke Newington High Street has faced a loss of 2,121 sqm, due primarily to a change of condition to a permission granted in 2013 (2015/3811). Local Centres have seen a small overall loss of 524sqm over the same time period, although this varies by centre with a gain of 300sqm in Upper Clapton Road and a loss of 509sqm in Hoxton Street.
- Over the reporting year, A3 floorspace has come forward in Hackney Central (151sqm) (and Dalston (287 sqm) while over the same period 1,879sqm of A3 has come forward outside of the main town centres. This is seen most notably in the Shoreditch PEA (1,250) and Central Activities Zone, Homerton PEA and Wenlock PEA.
- Over the last five years there has been a net loss in the town centres of A4 (drinking establishments) floorspace, with only Hackney and Lower Clapton Road seeing a gain, of 41sqm and 20sqm respectively. Across the borough, there has been a loss of 1,449sqm, with only a third (508sqm) lost in the designated town centres.

LP33 Response: To respond to these issues, the Proposed Submission Local Plan 2033 sets out a strategy to protect retail in town centres. Retail growth will be focussed in the two major centres of Dalston and Hackney Central (Hackney Central upgraded from a district centre) Additionally, Stamford Hill is proposed to be redesignated as a district centre and Green Lanes, Hackney Downs, Oldhill Street and Dunsmere Road are all proposed to be designated as local centres. LP33 identifies the need for a retail designation in Shoreditch linked to its role as part of the Central Activities Zone (CAZ). The extent of the CAZ retail frontages will be determined through Future Shoreditch Area Action Plan. Article 4 directions have also been used to remove permitted development rights to protect retail.

Communities, Culture, Education & Health

Key Points: Planning continues to secure funding through the Community Infrastructure levy and Section 106 agreements.

- In 2017/18, the Council received a total of £3.6 million in Section 106 payments and signed agreements worth a total of £7 million.
- Hackney's CIL, adopted in April 2015, received a total of £9.8 million in 2017/18 in CIL contributions.
- The borough also collected £3.9 million for the Mayoral CIL in 2017/18.

Transport

Key Points: Public transport use in the Borough has increased significantly over the last year.

- There were a total of 52.7 million entries/exits at stations in Hackney in 2017, an increase of 8% in a year from last year's figure of 48.8 million.

- Old Street recording year on growth of about 45%
- Clapton showing year on growth of over 10%
- Stamford Hill and Stoke Newington showing year on growth around 15%
- Walking levels in Hackney have been increasing; 39% of people in Hackney use walking as their main mode of transport over a seven day period, compared to the Greater London average of 32%.
- Planning policies have facilitated the delivery of car free development throughout the Borough. In 2017/2018, 93% of completed developments were car free - this compares to 87% in the previous reporting years.
- The Council is supportive of proposals for the Crossrail 2 rail project linking North East and South West London, with a new station at Dalston and has stressed the importance of an interchange there. The Council is also supportive of a new station at Hackney Central on an eastern branch and has made representations to Transport for London on all these issues.

LP33 Response: The new Local Plan 2033 has considered transport and development as part of the growth strategy and through the Place Policies section. Further exploration of connectivity and growth linked to Crossrail 2 has will be undertaken through a Dalston masterplan SPD.

Open Spaces, Environment and Climate Change

Key points: Hackney, already the greenest inner London Borough has gained 0.433 hectares of open spaces from schemes completed in FY2017/18.

- Hackney has green spaces totalling 396 hectares of open space, ranging from large areas of Metropolitan Open Land at the Lee Valley Regional Park, which accounts for almost 40% of the borough's open space, to pockets of grass by the side of roads.
- Out of 58 parks and open spaces, 25 have been awarded Green Flag status (as of 2017/18).
- Overall there has been a net gain of 1.056ha (including 0.433ha in FY2017) of usable open space in Hackney in the last five years.
- Planning obligations have been used to deliver the following improvements to open spaces:
 - Stonebridge Gardens refurbished
 - Haggerston Play Park Area
 - Street trees, Salcombe Road
 - London Fields Outdoor Gym
 - Clissold Park Improvements
 - Clapton Square Improvements
 - Stonebridge Garden Park Improvements
- An additional two parks gained green flags between 2017/18 for a total of 25.

Heritage and Design

Key Points: Comparison of the 2017 Heritage at Risk Register with the 2016 Register for Hackney shows a reduction in the number of listed buildings at risk in the Borough by 2 sites (6%), from 31 to 29 sites.

- Currently, there are 29 buildings still at risk in the borough on the Heritage at Risk register. Three conservation areas remain at risk (Dalston Lane West, Sun Street and Mare Street). It is hoped that once a large development project known Dalston Lane Terrace is complete, Dalston Lane West can be removed from the list.

- The Hackney design awards are held biannually, the latest contest was opened in October 2018. 42 project nominations were received and from this a short list of 15 was determined. The winner will be announced in February 2019. The overall People's Choice winner will be announced at the same awards ceremony.
- A total of 10 tall buildings have been built since 2013. In FY2017, 2 tall buildings were completed of 10 and 15 storeys. 18 tall buildings of 10 storeys or greater are in the pipeline.
- The Heritage at Risk Register is operated by Historic England and, as the name suggests identifies historic buildings, structures and areas at risk of neglect, decay and unlawful works. Comparison of the 2017 Heritage at Risk Register with the 2016 Register for Hackney shows a reduction in the number of listed buildings at risk in the borough by 2 sites, or around 6%, from 31 to 29 sites. This overall figure hides the churn in the register: more than 2 sites were removed, but then others were added. There is a trend for churches to be added, relating to available grant schemes.
- The Hackney design awards are held biannually, the latest contest was opened in October 2018. 42 project nominations were received and from this a short list of 15 was determined. The winner will be announced in February 2019. The overall People's Choice winner will be announced at the same awards ceremony.
- A total of 10 tall buildings have been built since 2013. In FY2017, 2 tall buildings were completed of 10 and 15 storeys. 18 tall buildings of 10 storeys or greater are in the pipeline.
- 9 of the 10 buildings completed were in schemes containing residential units, indicating that tall buildings are primarily supported by high residential values. The remaining tall building was a hotel (non-residential with bedrooms).

LP33 Response: The Proposed Submission Local Plan 2033, informed by a borough-wide characterisation study, sets out an approach to ensure that heritage assets can be protected by delivering good growth.

Planning Performance

Key Points: Key targets in planning performance were met in FY2017. There has been a large number of planning applications processed and planning performance agreements made providing adequate revenue to support continued excellent performance.

- In 2017/18, 100% of Major Planning Applications were determined in accordance with agreed timescales, beating a target of 70%. A total of 37 major applications were processed.
- 79% of minor applications were determined within 8 weeks, beating the 75% target.
- 85% of other applications were processed within their 8 week deadline, beating the 80% target.
- 71% of appeals to planning decisions were dismissed, above target.
- 54% of Planning Applications were validated within 5 days. This was below target (80%) given ICT and Print Room issues, although performance has recovered in 2018. It should also be noted that validation performance has had no impact on the very good performance for overall timescales of decision making.
- In FY2017, planning searches processed in 10 working days were significantly affected by the changeover of ICT systems, impacting negatively on results. Going forward, the ICT system that has been implemented will secure more stable performance.

- Building control held a market share for certification of 32% in FY2017, considerably higher than a single Approved Inspector.
- 89% of building control applications were processed within 3 days in FY2017, above the target.
- The number of site inspections undertaken within 1 day of request, was again over target at 89%.

Local Development Scheme

Key points: The Council has performed well against the existing LDS programme and is now moving to the next phase of policy making to support LP33

The Proposed Submission LP33 is scheduled to be submitted to the Government for examination in January 2019. A review of the Local Development Scheme identified that in addition to updating the programme, there is a the need for SPDs to support the new areas of change identified in LP33 and to provide implementation guidance for new policy areas.

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1. Introduction

- 1.1. Hackney's Planning Service seeks to deliver the Council's spatial objectives through development and implementation of planning policy via the development management process. This report evaluates and demonstrates the effectiveness of planning policy and decision-making, and to identify areas where objectives are not being met and where local plans and policies, or the internal development management process needs to be reviewed. It also aims to set out any clear challenges and opportunities for the new Local Plan, 'LP33'. LP33 is the new borough wide Local Plan. It is the strategic planning document which directs and guide development in the borough up to 2033. See: <https://www.hackney.gov.uk/LP33>.
- 1.2. This year is Hackney's fifteenth Authority Monitoring Report (AMR) (formerly known as Annual Monitoring Report) since requirements were introduced through Section 35 of the Planning and Compulsory Purchase Act 2004. Section 113 of the Localism Act 2011 amends section 35 in respect of the requirements to prepare Monitoring Reports.
- 1.3. The new requirements for the AMR, set out in The Town and Country Planning (Local Planning) (England) Regulations 2012 (hereby known as "The Regulations"), give local authorities more freedom to choose what to monitor in relation to the current local plan and to focus on local priorities and goals. The AMR monitors the performance of Local Development Documents and draws conclusions about their effectiveness.
- 1.4. This AMR covers the period from 1st April 2017 to 31st March 2018 reporting on the performance of planning policy across key topic areas, and progress of the Local Development Scheme (LDS), the Core Strategy and Area Action Plans (AAPs), as well as neighbourhood planning, the Council's 'Duty to Co-operate', the Community Infrastructure Levy and other issues pertinent to measuring the effectiveness of Hackney's Planning Service.
- 1.5. The AMR monitors Key Performance indicators (KPIs) for planning policy, performance in plan-making and compliance with the Duty to Cooperate.
- 1.6. The report also provides a report on Hackney's Community Infrastructure Levy and S106.
- 1.7. Data sources for the AMR come from a range of Local and National Indicators. All data on developments in the borough is sourced from the London Development Database (LDD). The report has been informed by information received from a range of council teams.

1.8. The report is structured into the following sections:

Executive Summary

- Chapter 1: Introduction
- Chapter 2: Hackney in Context

Planning Policy Update

- Chapter 3: Planning Policy Updates
- Chapter 4: Neighbourhood Planning & Duty to Cooperate.

Topic Areas

- Chapter 5: Housing
- Chapter 6: Employment
- Chapter 7: Retail and Town Centres
- Chapter 8: Communities Culture, Education and Health
- Chapter 9: Transport
- Chapter 10: Open Space
- Chapter 11: Design and Heritage

Planning Performance

- Chapter 12: Planning Performance Report

2. Hackney in Context

- 2.1. Hackney's Corporate Policy Team annually update a profile of the London Borough of Hackney and the people living and working here. Some of the key facts and figures for Hackney from the 2018 Profile are summarised below:

Location

- 2.2. Hackney is one of 14 inner London boroughs, situated in East London.
- 2.3. London, together with its immediate hinterland of south east England, contributes over a third of UK GDP. Over the last decade, Hackney's proximity to the multinational financial institutions and their wealth has started to make a difference in the Borough.
- 2.4. Hackney occupies a pivotal location to the north east of the City of London. As shown in Map 1 below, Hackney shares boundaries with Islington, Newham, LLDC, Haringey, Waltham Forest, Tower Hamlets and the City of London.

Population

- 2.5. Hackney's population was around 279,120 in mid - 2018 according to the recent official estimates. This is an increase of 13% in seven years following 20% growth in the population between the 2001 and 2011 Censuses. Growth has been driven by an increase in the young adult population, in particular the 25-29 age group, through high levels of net international migration to the Borough. By contrast, those aged over 55 make up less than a fifth (14%) of the population, making Hackney a relatively young borough.
- 2.6. Hackney is a culturally diverse area, with significant 'Other White', Black and Turkish Communities, as well the largest Charedi Jewish Community in Europe focused in the North East of the Borough. 9/10 residents say groups get on well with each other.
- 2.7. Hackney has a significant immigrant population, with the most recent groups made up of Australian, US and Western European Immigrants.
- 2.8. In 2011, 14.5% of Hackney residents said they were disabled or had a long-term limiting illness.
- 2.9. Hackney's population is growing very rapidly, and is expected to reach 321,000 by 2033, a forecast increase of over 15% in 15 years. Between 2018 and 2033, the age mix is anticipated to shift towards a slightly older community (10,568 more over-65s than in 2018) and with a notably smaller increase in the school age population (2,383 more 0-15 years olds than in 2018)

Health and Wellbeing

- 2.10. Life expectancy has once again increased for men and women, and is now 78.9 years for men and 82.8 years for women. However, life expectancy for men and women in Hackney remains below the London average of 79.6 and 83.8 years respectively.

Deprivation

- 2.11. Hackney was the eleventh most deprived local authority overall in England in the 2015 Index of Multiple Deprivation, whilst in 2010 it was ranked second. In 2015, 17% of its Lower Super Output Areas were in the top ten percent most deprived, compared with 42% in 2010.
- 2.12. Hackney has become significantly less deprived compared with other local authorities in relation to income, employment, housing and services, living/environment and deprivation affecting children compared with 2010, but relatively more deprived in relation to crime.

Education

- 2.13. There was a great improvement in secondary education, at GCSE level, the proportion of Hackney students achieving the English Baccalaureate (A* - C grade passes in English, Mathematics, at least two sciences, a modern language and a humanity subject) was 44% in 2017, compared with 47% in London and 39% in England.

Economy

- 2.14. The number of firms in Hackney increased by 61% from 2010. The number of people claiming out of work benefits fell by 10,600 between 2000 and 2016, despite the rapid growth in the working-age population.

Housing

- 2.15. The proportion of households who rent from a private landlord has more than doubled in the past 10 years. Nearly a third of all households are now private renters; almost 45% of all households in Hackney rent from a social landlord. Those in social housing tend to have higher unemployment and lower average incomes than people living in other tenures.

Environment and Transport

- 2.16. Hackney is the third most densely populated borough in London, but it is also one of the 'greenest' with falling levels of car ownership. Nitrogen dioxide levels can be high, especially around main roads and the borough has several air quality action plans in place.

Crime and Community Safety

- 2.17. Crime fell by over a third between 2003 and 2015 (over 13,000 fewer victims of crime), however crime levels increased by 6% in 2015/16, and 12.5% in 2016/17. Crime in Hackney is now higher than in other inner-London boroughs with similar social and economic characteristics.

Growth and Change

- 2.18. There is significant growth in The North West of the borough around Manor House, the area along the upgraded North London Line from Dalston to Hackney Wick and along the recently improved East London Line from Dalston to Shoreditch. These areas are expected to experience the greatest growth in housing, commerce and infrastructure in the coming years. If Crossrail is delivered this will further increase the likelihood of growth in the medium to long term.

3. Planning Policy

- 3.1. Hackney continually works to keep its policy current by conducting research and developing new policy for the borough, as well as incorporating and applying changes to National and London-level planning policy.

Local Development Scheme (2016-2019)

- 3.2. The Local Development Scheme (LDS) (2016- 2019) outlines planning policy documents' content and the programme for preparing or reviewing them. It helps ensure effective spatial planning of the borough. A new LDS (2019-22) will be prepared to reflect the findings of the Council's monitoring work and ensure the effective implementation of the new Local Plan 2033.

Core Strategy

- 3.3. The Core Strategy sets out the broad strategy for the sustainable growth of Hackney. The Core Strategy and Proposals Map were adopted November 2010. The strategy was the key document in developing the Development Management Plan and Site Allocations Local Plan, detailed below.

Hackney Development Management Local Plan (DMLP)

- 3.4. The Development Management Local Plan (DMLP) is a Borough-wide planning policy document containing a range of policies which expand on the Core Strategy, used to help determine planning applications. DMLP policies need to be considered in parallel with other Local Plan documents, the Core Strategy and detailed area-based AAP policies, and the emerging Site Allocations Local Plan. The DMLP, including an updated policies map, was adopted in July 2015.

Hackney Site Allocations Local Plan

- 3.5. The SALP identifies key strategic development sites in the Borough, and provides site specific policy as well as allocating a particular use for those sites. Allocating sites is part of a strategic approach to guiding and managing development and growth in the Borough. This provides site specific policy on a number of key strategic sites in the Borough on which change and development is expected, to assist in the delivery of the priorities for the Borough (such as housing and employment uses) by safeguarding and allocating uses for these sites. The document sets out land use allocations and other policies where appropriate for key sites in the Borough that are not already covered by Area Action Plans. It also quantifies the amount of housing and other types of land use it could bring forward to help meet the Borough's needs. The SALP was adopted in July 2016.

Local Plan 2033 (LP33)

- 3.6. The Local Plan 2033 will replace the Core Strategy, Development Management Local Plan and Site Allocations Local Plan as well as the AAPs for Hackney Central (2012), Dalston (2013) and Manor House (2013) and will become the Council's key strategic planning document.
- 3.7. LP33 sets out a growth strategy for the borough up to 2033. It will incorporate core strategic policies which set out the overall planning strategy, and detailed development management policies which guide development within the borough. The vision, delivery strategy and policies of the Local Plan will provide an integrated and coordinated approach to planning within the borough.
- 3.8. The production of the new Local Plan has been informed by several rounds of public consultation, together with evidence gathering and sustainability appraisal of policy options. Early consultation on a Direction of Travel document and Sustainability Assessment Scoping report was undertaken in November 2016. A suite of evidence base documents have been produced and published alongside a draft Plan which was subject to Regulation 18 consultation between October and December 2017. Consultation on the Proposed Submission version is currently underway until 7 January 2019 with Examination in Public anticipated for Spring / Summer 2019. Final adoption of the Local Plan is programmed for later in 2019.
- 3.9. The Plan is consistent with national policy and in general conformity with the London Plan.

The North London Waste Plan (NLWP)

- 3.10. The North London Waste Plan is being jointly prepared by seven north London boroughs: Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest. The plan will identify a range of suitable sites for the management of all north London's waste up to 2032 and include policies and guidelines for determining planning applications for waste developments. When adopted, the Plan will form part of the suite of documents that make up the Local Plan/Development Plan for each of the North London boroughs. The Proposed Submission Version NLWP was approved by Cabinet and Council in October 2018. Following approval from the other NLWP boroughs, the Plan will be consulted upon in early 2019.

Area Action Plans (AAPs)

- 3.11. Hackney has three adopted area action plans, which set out specific strategies and policies for their areas. The AAPs cover Dalston, Hackney Central and Manor House, and allocate sites for development. These AAPs will eventually be replaced by the emerging Local Plan (LP33).

Stamford Hill

- 3.12. Stamford Hill is a vibrant neighbourhood where there are evident development and growth pressures that require management through area-based planning policies. Stamford Hill has a distinctive local character with a large Orthodox Jewish Community whose population is growing and creating a demand for large family homes, schools and social infrastructure.
- 3.13. A governance structure for the area action plan has been established and includes a Cross Party Members Steering Group and a Community Panel made up of Ward Councillors and Community leaders to advise on the consultation process. The project has carried out extensive local consultation in Stamford Hill and was awarded the Royal Town Planning Institutes National award for Excellence in Plan making practice in 2017/2018.
- 3.14. In January 2017 the Council consulted on 'Towards a Stamford Hill Plan. The Community panel and the Cross Party Members group have met several times during the past year to flesh out issues for the forthcoming plan. The next stage of consultation on a draft Plan will be undertaken in 2019 followed by adoption in 2020.

Future Shoreditch

- 3.15. The Area Action Plan will provide a comprehensive planning framework for Shoreditch to manage development pressures and balance objectives of maintaining the historic character and identity of the area whilst encouraging and facilitating development that contributes to the economic growth of the Borough and the role of Shoreditch in accommodating the expansion of the city in the City Fringe Area.
- 3.16. Future Shoreditch: A launch consultation was carried out in March to May 2017 along with further stakeholder engagement in July. Consultation on the Future Shoreditch Issues and Options document was undertaken in January to February 2018. The results of this consultation have informed the preparation of a draft Plan, scheduled for consultation in early 2019. Future Shoreditch is anticipated to be adopted in 2020.

Implementation of Hackney's CIL

- 3.17. The Council's CIL charging schedule was adopted following an examination by an independent planning inspector, and was implemented from April 2015. The CIL sets out a floorspace based charge on new floorspace in developments of over 100sqm, with charges varying for different uses in different areas (for example, £190/sqm on new residential in zone A).
- 3.18. Planning Contributions SPD (S106) sets out the Council's policy for securing Planning Contributions from new developments that require planning permission. The SPD details the Council's approach in securing Planning Contributions and how it will be implemented alongside the CIL. It also provides clarity to developers, development management officers,

stakeholders and local residents regarding the basis on which Planning Contributions will be sought. Moving forward, CIL will be used more frequently but S106 negotiations can still be used for site specific mitigation or local infrastructure provision that is not covered by CIL. The Planning Contributions SPD was adopted in November 2015.

Sustainable Design and Construction SPD

- 3.19. Sustainable Design and Construction SPD provides planning guidance on how sustainable design and construction can be achieved. The Sustainable Design and Construction SPD was adopted in July 2016.

Hackney Central and Surrounds Supplementary Planning Document

- 3.20. The Hackney Central and Surrounds SPD seeks to deliver the objectives and aspirations set out in the Hackney Central Area Action Plan (AAP). The AAP, which was adopted in 2012, sets out a strategy for coordinated development and design in Hackney Central, to ensure that any changes reflect local aspirations for the future of the area.
- 3.21. The masterplan builds on this framework and sets out how these objectives and aspirations can be delivered in today's context and identifies a series of improvements including the refurbishment and/or redevelopment of key sites together with public realm enhancements. The delivery of these objectives and aspirations will help facilitate socioeconomic growth, environmental improvements and significant regeneration in and around Hackney Central and beyond.
- 3.22. Hackney Central and Surrounds Masterplan was adopted on 19 June 2017.

Neighbourhood Planning

- 3.23. Neighbourhood Plans can be produced by designated Neighbourhood Forums for designated Neighbourhood Areas. There are 5 Neighbourhood Forums and designated Neighbourhood areas in Hackney. The most recent was in the summer of 2018 when the Finsbury Park and Stroud Green Neighbourhood Forum submitted an application for a neighbourhood area and forum. Neighbourhood Plans need to be in conformity with the Council's Local Plan policies, and regional and national planning policies. A more detailed update on Neighbourhood Planning is provided in section 4 of this report.

Article 4 Directions

- 3.24. Article 4 Directions: The Council has made a series of non-immediate Article 4 Directions (A4D) to withdraw specific permitted development (PD) rights in allocated areas, as follows:
- Office use to residential use (in all Priority Employment Areas not already exempt,
 - Hackney Central Area Action Plan (AAP) , and Hackney Central and Stoke Newington District Town Centres) - made on 20th July 2015 and in effect

since 15th September 2016. The Exemption area expires in May 2019 so an Article 4 Direction was made in March 2018 to remove the PD rights for change of use from office to residential, due to come into effect in March 2019 in advance of the end of the Exemption.

- Flexible town centre uses (in all of the Borough's Major and District Town Centres and in the local shopping centres) - made on 20th July 2015 and in effect since 15 September 2016. An additional Article 4 Direction was made in January 2018 to remove the PD right for flexible changes of use in the additional town centre areas proposed in LP33, due to come into effect in January 2019.
- Retail to residential use (in all of the Borough's Major and District Town Centres and in the local shopping centres) - made on 20th July 2015 and in effect since 15 September 2016. An additional Article 4 Direction was made in January 2018 to remove the PD right for change of use from retail to residential in the additional town centre areas proposed in LP33, due to come into effect in January 2019.
- Light industrial to residential use (borough-wide) – made on 1 May 2017 and came into effect on 14 May 2018
- Storage and distribution to residential use (borough-wide) – made on 1 May 2017 and came into effect on 14 May 2018
- Launderettes to residential (applies to all launderettes in the borough which are outside of Conservation Areas) - made on 1 May 2017 and came into effect on 14 May 2018
- Chesham Arms - An immediate Article 4 Direction for The Chesham Arms Public House, 15 Mehetabel Road took effect on 6th March 2015 removing permitted development rights for any change of use.

4. Neighbourhood Planning & Duty to Cooperate

Neighbourhood Planning

- 4.1. Neighbourhood planning was introduced by the Localism Act 2011. The Government also introduced guidance on submitting Neighbourhood Area and Forum applications in the Neighbourhood Planning (General) Regulations, in 2012 and 2016. Through the Localism Act, local communities have the power to influence the future of the places they live by preparing Neighbourhood Plans. Neighbourhood Plans are led and prepared by the community. The Council has a statutory role to provide advice and support to those producing a plan
- 4.2. Neighbourhood planning allows communities to influence the development and growth of their local area through the production of a Neighbourhood Development Plan, a Neighbourhood Development Order, or a Community Right to Build Order. Neighbourhood Planning is taken forward by Neighbourhood Forums that apply to the Council to designate a 'Neighbourhood Area' for which to focus their proposals.
- 4.3. As Neighbourhood Plans become formal planning documents with significant weight in decisions on planning applications, they have to be prepared following a statutory process, broadly similar to that for the Council's own plans.
- 4.4. Before a Neighbourhood Plan can be considered a Neighbourhood Forum needs to be formed and a Neighbourhood Area needs to be agreed. The Neighbourhood Forum will set the boundaries for the neighbourhood area, and this must be agreed by the Council. There can be only one Neighbourhood Forum for each area.
- 4.5. For a Neighbourhood Plan to be accepted it must comply with local and national planning policy. Neighbourhood Plans can provide detail on how the Council's borough-wide planning policies should be applied in a local area, to reflect the aspirations of the community and local circumstances. Neighbourhood Plans have to be in line with the overall strategic approach in Hackney's existing adopted plans and national policy.
- 4.6. In January 2015 the Government introduced a number of amendments to the Neighbourhood Regulations. The Neighbourhood Planning (General) (Amendment) Regulations 2015 became effective from February 2015. The Government introduced new time limits for local authorities to determine Neighbourhood Planning applications. A local

planning authority must determine an application for the designation of a neighbourhood area within 13 weeks. Where an application area straddles a borough boundary and falls within the administrative area of two or more local planning authorities, the prescribed period is 20 weeks.

- 4.7. Changes were also made to the time allowed for representation and to the list of documents that a qualifying body must submit to a local planning authority with a proposal for a neighbourhood plan. The minimum period that a local planning authority must allow for representations was reduced from six weeks to four weeks.
- 4.8. Additionally, Neighbourhood Forums are now required to submit either an environmental report prepared in accordance with the Environmental Assessment of Plans and Programmes Regulations 2004, or a statement of reasons why an environmental assessment is not required.

Hackney's designated Neighbourhood Areas and Forums

- 4.9. The Council has so far designated five neighbourhood areas and two forums. These are as follow:
 - Central Stamford Hill Neighbourhood Area - designated July 2013
 - Chatsworth Road Neighbourhood Area and Forum - designated July 2013
 - Queen Elizabeth Lordship Neighbourhood Area - designated January 2015
 - East Shoreditch Neighbourhood Area - designated February 2015
 - Finsbury Park and Stroud Green Neighbourhood Area - designated September 2018

Chatsworth Road Forum

- 4.10. The Chatsworth Road Forum was the first group in Hackney to implement the legislation and their applications to designate a Neighbourhood Area and Neighbourhood Forum were approved by the Council in July 2013.



Figure 4.1: Designated Chatsworth Road Neighbourhood Area

- 4.11. The Chatsworth Road Neighbourhood area is a mainly residential area bounded by the River Lea to the east, Lea Bridge Road to the north, Lower Clapton Road to the west and Homerton High Street to the south. The Neighbourhood area focuses on Chatsworth Road, the local neighbourhood's high street which runs through its centre. Most of the area is within 10 minutes walking distance of the Chatsworth road local shopping centre. The Chatsworth Road Neighbourhood Forum are currently working on a draft Plan.

Central Stamford Hill Neighbourhood Area

- 4.12. The Council designated the Central Stamford Hill Neighbourhood Area in July 2013. Following the Council's refusal of a total of 4 separate Stamford Hill area and forum applications. Hackney Cabinet refused the forum applications on the grounds of their negative impact on community cohesion in Stamford Hill. Given the pressure for growth in this part of the Borough and the need to build local consensus on planning issues, Cabinet resolved that the Council should lead on developing an Area Action Plan (AAP) which would work with both groups and set out a shared vision for the future in the Stamford Hill area.
- 4.13. A Cross Party Project Steering group involving local Ward Members from all three political parties has been set up to steer the AAP and is working well. This has been followed by a Community Panel which includes community representatives and local people who live or work in Stamford Hill. The main purpose of the Community Panel is to ensure that a range of local views are taken into account in the policies developed in the AAP. The group includes representatives of both Stamford hill Neighbourhood Forum groups, key community groups, faith groups and Ward Councillors. The work with the Community

Panel won the London Planning Award, for the Best Community Led Regeneration Project in 2016.

- 4.14. Towards a Stamford Hill Plan was published in December 2016 following an 18 month programme of community workshops, questionnaires and drop-ins in which Hackney collected a substantial body of evidence, consulting on the issues and challenges to be addressed in the plan and suggestions on how to tackle them. Hackney won the 2018 RTPI Award for Excellence in Plan Making Practice for this work.

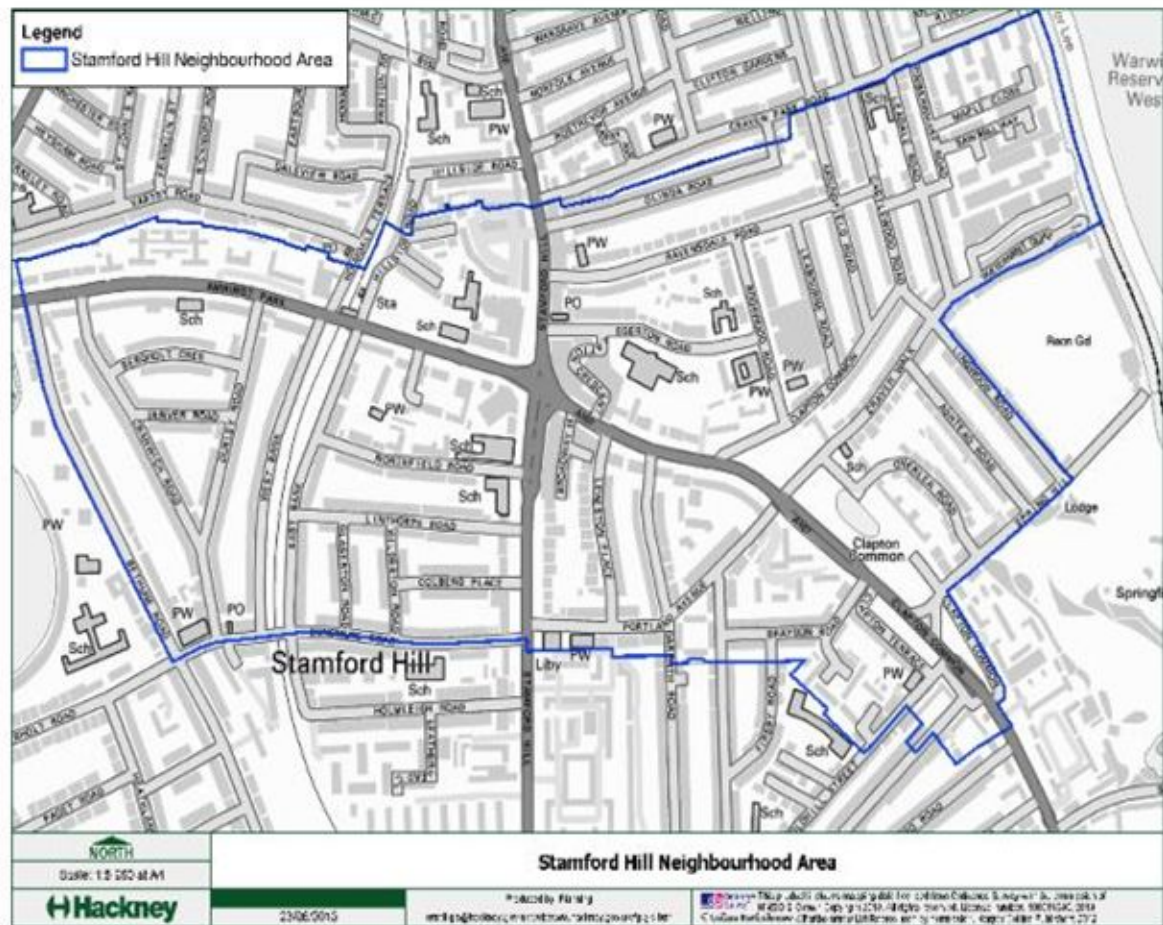


Figure 4.2: Designated Stamford Hill Neighbourhood Area

Queen Elizabeth/ Lordship Neighbourhood Area

- 4.15. In January 2015, the Council designated a Neighbourhood area in Clissold Ward. The Queen Elizabeth Lordship Neighbourhood Forum group made an application for a small Neighbourhood Area, comprising a series of residential streets in the North east corner of Clissold Park. The group are still in the process of developing their neighbourhood forum and have decided not to proceed with a forum application for the time being. This application was for a neighbourhood area only and covers a small area comprising about 5 streets bounded by Lordship

Road and Clissold Park. Some of the area is already within a Conservation Area and the main focus of the group is on improving local design and amenity. The Neighbourhood Area was approved with no amendments at the January 2015 Cabinet.

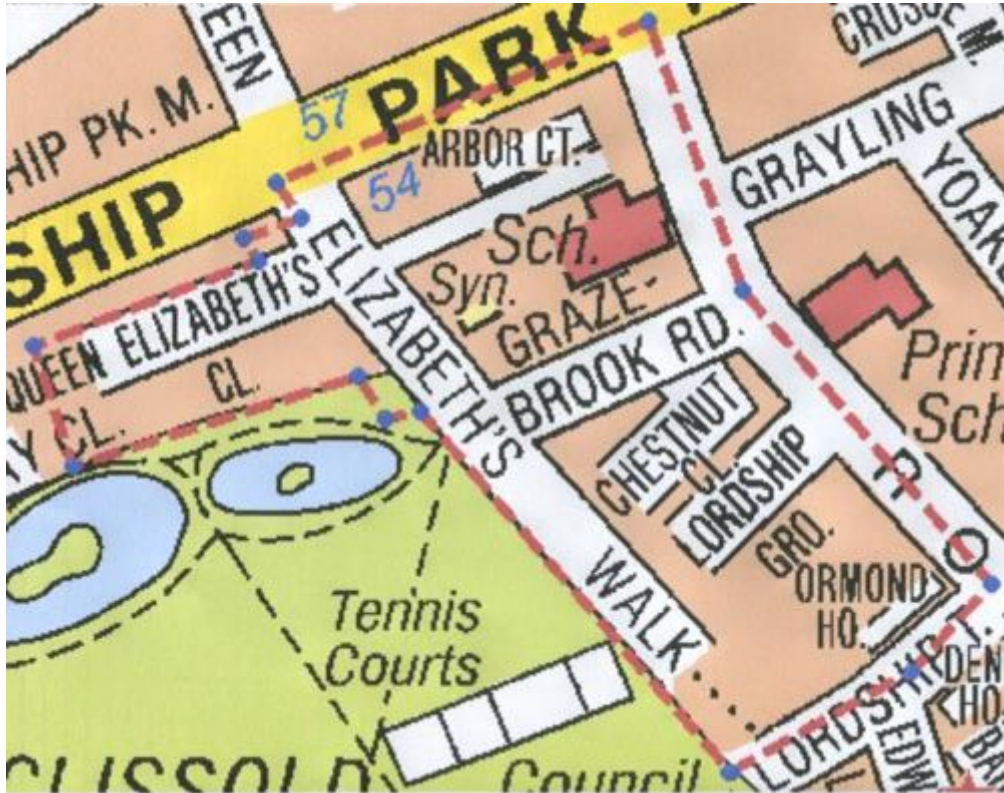


Figure 4.3: Queen Elizabeth/Lordship Park Neighbourhood Area

East Shoreditch Neighbourhood Area and Forum applications

- 4.16. The East Shoreditch Neighbourhood Forum submitted a Cross Borough Tower Hamlets /Hackney application for a neighbourhood area and forum, which was considered by Hackney Cabinet in February 2015. The submitted area was focused on the Boundary Estate, but also included the east side of Shoreditch High Street including key business locations. Tower Hamlets Cabinet approved both the area and forum applications for the part of the proposed area within their borough boundary.
- 4.17. Hackney Cabinet redrew the boundary and designated a smaller neighbourhood area boundary centred on the Hackney section of Calvert Avenue and St Leonards Church. The accompanying application for an East Shoreditch Neighbourhood Forum was refused on the grounds that the associated boundary had been altered and no longer reflected the makeup of the Neighbourhood area. It was also considered that the proposed forum was primarily drawn from the residential areas located within the Tower Hamlets boundary, which under represented the business interests in Hackney. The cabinet

report also included a resolution for the planning team to start work on a Shoreditch Area Action Plan (see update on Future Shoreditch – Area Action Plan).

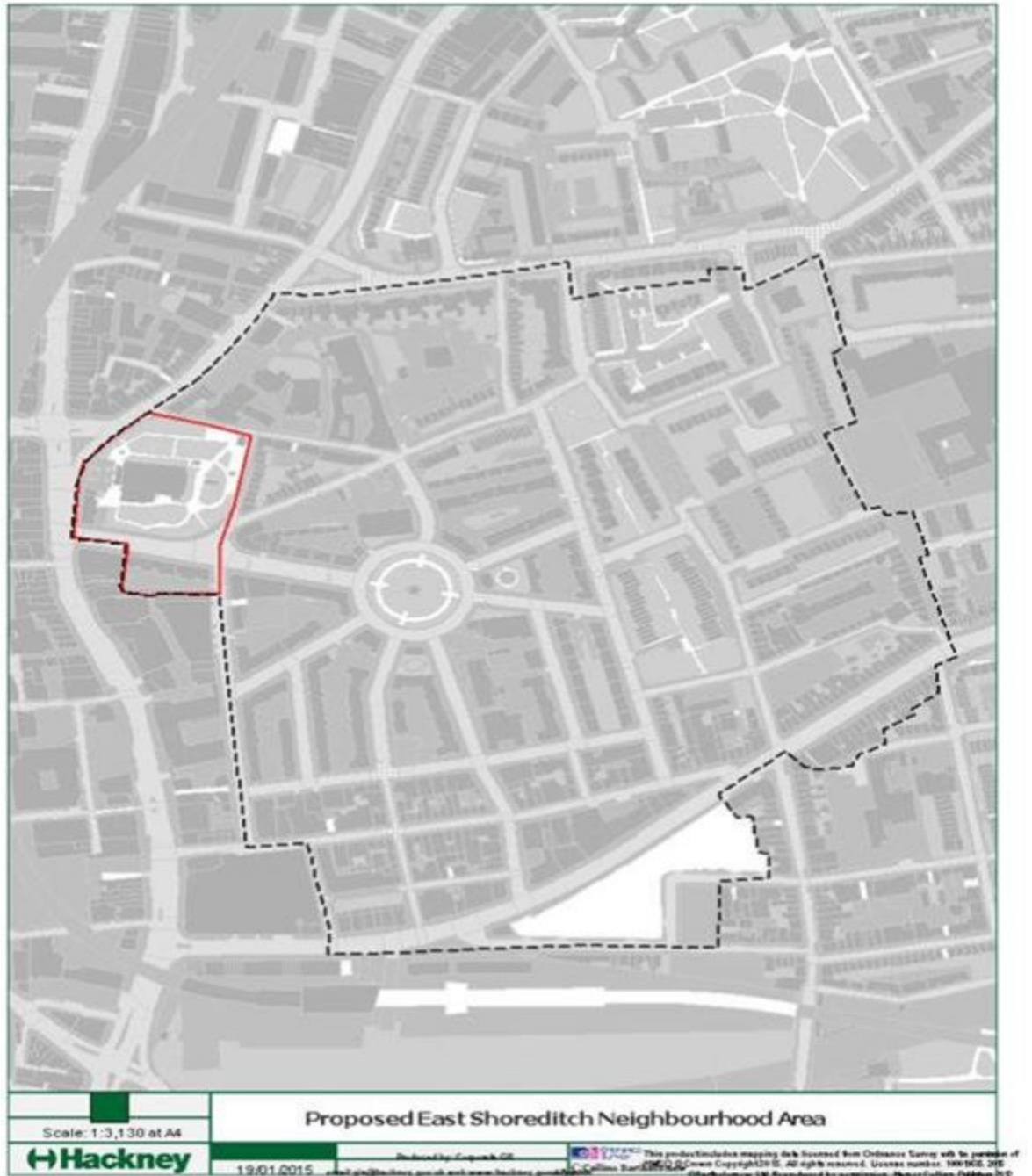


Figure 4.4: East Shoreditch Neighbourhood Area (area outlined in red)

Finsbury Park and Stroud Green Neighbourhood Forum and Area

- 4.18. The Finsbury Park and Stroud Green Neighbourhood Forum submitted an application for a neighbourhood area and forum in the summer of 2018. The area straddles the borough boundaries of Islington, Hackney and Haringey,

making it a tri-borough application. Officers from all three councils worked closely to coordinate the processing of the two applications, including public consultation, and to synchronise the formal decision making processes in the three boroughs. Each of the three local authorities can make a decision only in respect of their part of the Neighbourhood Area. All three boroughs approved the applications in September 2018 with a minor change. Haringey altered the boundary of the area and resolved to remove Finsbury Park (the open space) from the designation.

4.19. Only a small section of the neighbourhood area is within Hackney. The area within Hackney mainly comprises residential streets bounded by Blackstock Road and a small section of Seven Sisters Road. The area follows the Brownswood Ward boundary, but excludes the adjacent Stoke Newington Filter beds Conservation Area and Kings Crescent estate.

4.20. The area contains the following Local Plan designations:

- Finsbury Park District Centre The corner of Blackstock Road and a small section of Seven Sisters Road is designated as a District Town Centre in Hackney's adopted Core Strategy, DMLP Development Management Local plan and new Local Plan LP33

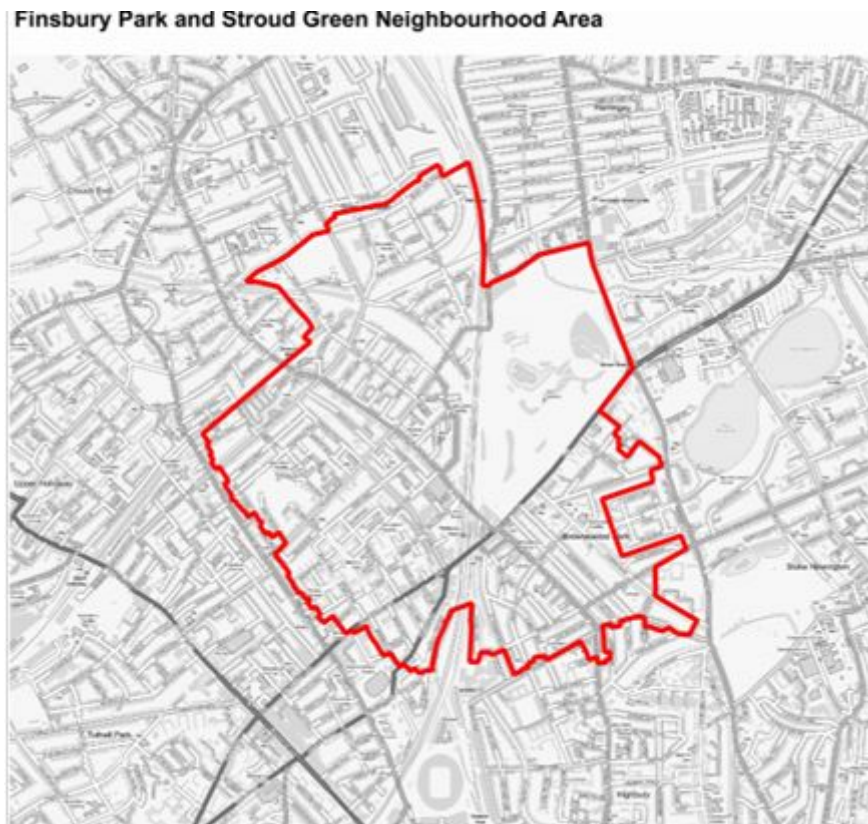


Figure 4.5: Finsbury Park and Stroud Green Neighbourhood Area

4.21. The Finsbury Park Town Centre is an area in need of significant regeneration and improvement. The area has a number of strong attributes, including the nearby asset of a large open space (the Grade II listed Finsbury Park), excellent and improving transport links, a vibrant entrepreneurial local

community and an attractive although degraded built heritage. However, the area faces a number of challenges. Finsbury Park is one of the most deprived areas in the country, and the layout and functioning of the area is severely constrained by transport infrastructure which creates a disjointed and unattractive area lacking a real centre or heart.

- 4.22. Islington, Haringey and Hackney Councils share a long standing ambition to improve the area. The three boroughs have worked closely together since 2012 when Islington, Haringey and Hackney Councils signed the Finsbury Park Accord a tri-borough agreement. The aim of the agreement was to establish the terms of cross-borough delivery of strategic policy, planning and public services in the Finsbury Park area.
- 4.23. The Planning focus of the Accord was the creation of a cross-borough spatial strategy in the form of a Supplementary Planning Document (SPD). A tri-borough SPD for the Finsbury Park Town Centre was jointly prepared by the three local authorities and was adopted by all three boroughs during 2013/2014. The Finsbury Park Town Centre SPD area falls largely within Islington, but includes parts of Haringey and Hackney. The Hackney area includes the eastern side of Blackstock Road and part of Seven Sisters Road just beyond the junction with Wilberforce Road.
- 4.24. This Finsbury Park and Stroud Green Neighbourhood Forum evolved from a group of local residents and workers who met at the Finsbury Park Regeneration Conference in 2015. A working group was formed following the conference and has been gathering support for a Neighbourhood Plan for the area. The Forum have now started work on their Neighbourhood Plan.

Duty to Cooperate

- 4.25. Section 110 of the Localism Act (2011) introduces the duty to co-operate in relation to the planning of sustainable development (as a new section 33A in the Planning and Compulsory Purchase Act 2004). In effect, for Hackney Council, this means that in preparing its Local Plans, the Council must cooperate with:
- Neighbouring local planning authorities and county councils;
 - Other local planning authorities and county councils where sustainable development or use of land would have a significant impact on at least two local planning areas or on a planning matter that falls within the remit of a county council, or on other strategic issues such as infrastructure which may have an impact; and
 - The “prescribed bodies” and “specific and general consultation bodies” which are considered to be of most relevance to the preparation of the development plan for Hackney.
- 4.26. The Act also requires the local planning authority to:
- Engage constructively, actively and on an ongoing basis with these authorities and bodies to develop strategic policies;
 - Set out planning policies to address issues which arise from the process of meeting the Duty; and

- Consider joint approaches to plan making.

Organisation	Nature of Cooperation
<p>All prescribed, specific and general bodies</p>	<p>Consulted on Hackney A Place for Everyone Local Plan 2033. Early engagement in the direction for the Local Plan review including a `Call for Sites`.</p> <p>Notification to interested parties about the Local Plan.</p> <p>Met with Historic England in early 2017 about the Archaeological Priority Areas review that they are undertaking, and Hackney's Local Plan review. Met with Historic England on 6.12.18.</p> <p>Met with the Environment Agency on 10 September 2018 regarding the Strategic Flood Risk Assessment, and water resources, efficiency and possible impact of growth.</p> <p>Met with Thames Water on the 9 October 2018, regarding the growth aspirations in the plan, infrastructure capacity and surface water.</p> <p>Met with the London Fire Brigade 22nd August 2018 regarding three sites in Hackney and the Fire Brigade's future requirements in the Asset Management Plan</p>
<p>London Boroughs</p>	<p>Attended the Association of London Borough Planning Officers (ALBPO; regular one-to-one meetings with the London borough of Islington, City of London, Tower Hamlets, Waltham Forest, LLDC, GLA and others.</p> <p>Tower Hamlets Meetings between officers on 25th September 2017, 21st November 2017, 1st November 2018 focused on:</p> <ul style="list-style-type: none"> • Respective Local Plan reviews. • Housing. • Approaches to taller buildings including Hackney's emerging Characterisation study. • Bishopsgate Goodsyards include a Statement of Common Grounds for Tower Hamlets' Local Plan. • Emerging Shoreditch AAP and neighbourhood planning. <p>Representation to Tower Hamlet Local Plan Regulation 19 consultation in October 2017.</p> <p>Waltham Forest Meetings on 5th May 2017, 11th November 2017 and 13th December 2018 . Meetings focussed on the:</p>

- Respective Local Plan reviews
- Lee Bridge, Leyton and Clapton areas, which form part of the Lea Valley Eastside vision. Common interest in the proposals and longer plans for the Lea Bridge Roundabout (Hackney), and potential for the the expansion of the Lee Valley Ice Centre, Waterworks site and former Thames Depot site (Waltham Forest).
- Employment and the Upper Lee Valley productive valley works.
- Article 4 directions.
- Self builds, the approach taken by both boroughs, monitoring processes, fees.

Representation submitted to Waltham Forest Leyton and Lea Bridge (Lea Valley Eastside) consultation in January 2017.

City of London

Officers from two boroughs met on the 14th December 16;20th September 2017 and in December 2018, focussed on the:

- Respective Local Plan reviews.
- The Liverpool Street and Shoreditch areas where the two boroughs meet.

Representation submitted to the City of London Local Plan Issues and Options in January 2017.

Haringey

Haringey meetings on 12th December 2016, 26th April 2018 and December 2018. Meetings focused:

- Respective Local Plan reviews, in particular approach to warehouse living.
- Cross boundary issues such as town centre designations Stamford Hill / South Tottenham, Imperial Wharf, social infrastructure, decentralised.
- Finsbury Park neighborhood area
- Upper Lee Valley OAPF
- London Plan and housing targets.

Islington

Islington meetings 15th December 2016, 18th January 2018 and 17 October 2018. Meetings focused:

- Respective on Local Plan review, evidence work.
- Article 4 in relation to the Permitted Development Rights.
- Hackney's Characterisation Study.
- Taller Buildings
- Shoreditch AAP and the approach to office and employment led schemes in the plan, and the Old Street Roundabout.
- Dalston which borders the two boroughs, heritage, building heights, public realm/open spaces
- Emerging issues such as AirBNB, custom build, and self-build register.

	<p>Newham</p> <p>Newham meeting 31st May, 17 and 24 January 2018. Meeting focussed on the:</p> <ul style="list-style-type: none"> ● respective Local Plan reviews, ● the evidence base in particular housing need and capacity evidence, and Newham's Gypsy and Traveller DPD. ● Housing and growth around the role / classification , taller buildings ● There is limited cross boundary issues between the two boroughs. <p>Meetings are continuing.</p>
<p>North London Waste Plan</p>	<p>The NLWP was consulted on between July and September 2015, and the seven boroughs are still considering the proposed Crossrail 2 scheme potential implications for existing and proposed waste sites.</p> <p>The Proposed Submission NLWP was approved for consultation purposes by Hackney Cabinet and Council in October 2018. It was the first of the seven Boroughs to be approved by their Cabinet and /or Council. All seven boroughs must approve the Plan for consultation to take place.</p> <p>Regular meetings are held at officer and member level with the other six north London Boroughs.</p>
<p>London Legacy Development Corporation</p>	<p>Cooperation on strategic matters relating to the Hackney Wick area. Regular meetings held with LLDC, Waltham Forest, Newham, Tower Hamlets, GLA, TfL, Lea Valley Regional Park</p>
<p>GLA</p>	<p>The Council have had regular meetings with officers from the GLA regarding the Local Plan, and attended events relating to the London Plan including their evidence base on town centres and industrial Land.</p> <p>Representations made to the London Plan ` A City for All Londoners' December 2016 and the New London Plan.</p> <p>The Council made representation to the Draft Affordable Housing SPG February 2016.</p> <p>Worked with the GLA on the 2017 Strategic Housing Land Availability Assessment (SHLAA) analysing potential housing sites.</p> <p>Working with the GLA and neighbouring boroughs on the Upper Lea Valley OAPF.</p> <p>Participation in the evidence and modelling work for the Upper Lee Valley Transport study as part of the OAPF.</p>

Table 4.1: Duty to co-operate actions in 2017/18

5. Housing

- 5.1. Housing forms a central element of the Council's planning policies, with the principle aim of ensuring that the housing needs and aspirations of Hackney's current and future residents are met in a way that is sustainable.
- 5.2. The borough faces extremely high demands for housing, with the most recent Market Assessment Addendum indicating the need to build 1,758 new homes each year to meet the needs of a growing population. Planning policies aim to achieve this target, while ensuring that new homes are of the correct size, tenure and above all quality to meet the needs of residents. Hackney has been required by the London Plan to meet and exceed a housing target, set from 2015 at 1599/annum. Looking forward, the draft London Plan requires Hackney to meet and exceed a housing target, based on land availability, from 2019 set at 1,330/annum.

Net additional dwellings over the last 5 years (FY2013-17)

- 5.3. As a raw measure of policy effectiveness, total housing delivery over the last 5 years has totalled 7,165 units, an average of 1,433/Year. FY2015 saw the strongest delivery within the five years. FY2017 saw a stronger performance than the previous financial reporting year.

Tenure	FY2013	FY2014	FY2015	FY2016	FY2017	Total
Affordable Rent		196	45	63	36	340
Intermediate	107	221	107	147	134	716
Market	642	1084	1207	925	856	4714
Social Rented	128	-185	94	20	97	154
Empty homes returning to use	117	-41	36	-9		103
Non-conventional supply	-6	43	1030	6	65	1138
Total	988	1318	2519	1152	1188	7165
London Plan Target	1160	1160	1599	1599	1599	7117

Table 5.1: Housing Delivery in Hackney FY2013-FY2017

- 5.4. Housing delivery for the current reporting year at 1,188 (FY2017) demonstrates that we are delivering against the current ten year London Plan target of 13,300 units. Over the last five years, the borough delivered approximately 101% of its target, with delivery exceeding the target for the period. This represents a significant boost to housing numbers within the borough and indicates that planning policy has enabled new dwellings to come forward.
- 5.5. In line with the London Plan, Hackney seeks the maximum reasonable amount of affordable provision in developments, with policy current set at a target 50% affordable housing on conventional developments over 10 units through policy DM21 of the DMLP and 20 of the Core Strategy. As non-conventional developments are not covered, they have been set aside when calculating the proportion of affordable vs. market units delivered.
- 5.6. As a proportion of conventional developments:
- 21% or 1,210 units were affordable over the last 5 years. Of this:
 - 13%, or 154 units were for social rented
 - 59%, or 716 units were intermediate
 - 28%, or 340 units were Affordable Rent

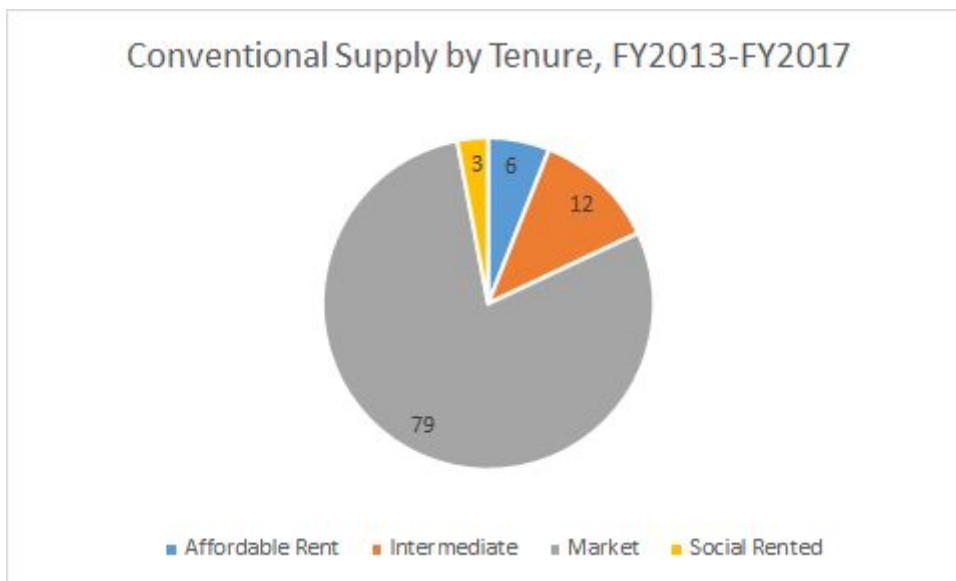


Figure 5.1: Conventional Supply in Hackney by Type FY2013-FY2017

- 5.7. Looking at FY2017, the total housing units was 1,123 units.
- 24% was affordable. Of this,
 - 13.5%, or 36 units were affordable rent
 - 50%, or 134 units were intermediate
 - 36.5%, or 97 units were social rented
- 5.8. 50% of the affordable element was delivered as socially rented and affordable rent versus 50% as Intermediate.
- 5.9. In FY2017, affordable housing made up 42% of the overall housing supply within development schemes of over 10 units.

- 5.10. It should be noted that long-term empty homes have in the past delivered a large amount of Hackney housing back to use (977 in the period FY2012-2016). However, due to changes to funding supporting this initiative in Hackney, this housing stream will not be included in housing delivery targets or delivery going forward.
- 5.11. Non-self-contained housing refers to student housing, hostels, houses in multiple occupation and housing for older people and accounts for almost 15% of Hackney's delivery for 1138 net additional units over the period. Delivery of these units typically involves large losses and gains (as buildings either fall to other uses or new ones are constructed). LP33 has adopted a new policy approach which prioritises the conventional C3 housing supply over other forms of C Use Class types.

Delivery by Ward

- 5.12. Core Strategy Policy 1 sets out that new developments should be focused in growth areas, primarily the Town Centres, South Shoreditch and the railway corridors of the North and East London Lines.
- 5.13. Table 5.2 shows that there is a significant divergence in housing delivery between wards, with clear growth areas around the north of the borough and Shoreditch. There was also significant housing delivery in and around the town centres of Dalston and Hackney Central.

Place Policy Area		
Dalston	Dalston	614
	Stoke Newington Central	101
	Clissold	92
Hackney Central	Hackney Central	421
	Hackney Downs	122
	Queensbridge	192
Stamford Hill	Lordship	80
	Cazenove	122
	Springfield	50

Hackney Wick	Hackney Wick	72
	Victoria	131
Clapton and Lea Bridge	Leabridge	223
	King's Park	16
Shoreditch and Hoxton	De Beauvoir	171
	Hoxton	1149
	Haggerston	633
Manor House	New River	437
	Brownswood	947
Homerton	Chatham	351

Table 5.2: Net dwellings delivered by LP33 Place Policy Areas and Ward FY2013-FY2017

5.14. These figures indicate that new housing growth is coming forward broadly in line with the aims of the Core Strategy.

Small Sites

5.15. Within FY2017 almost half of the new housing came from sites of 9 units and less.

Completed Financial Year (Resi)	Total Units	Small sites <10 proposed units	Small sites % <10 units
FY2013	994	422	42%
FY2014	1275	297	23%
FY2015	1489	445	30%
FY2016	1146	418	36%
FY2017	1123	482	43%
			Average 34%

Table 5.3: Delivery of housing from sites under 10 units FY2013-FY2017

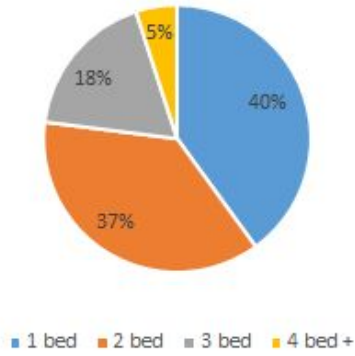
5.16. The pipeline for housing units indicates that 41% of planning permissions that have been granted are for sites of 9 units or fewer. Responding to the evidence that small sites provide a lot of housing in Hackney, LP33 has

established a change to the affordable housing contributions that can be sought from developments to include sites of under 9 units.

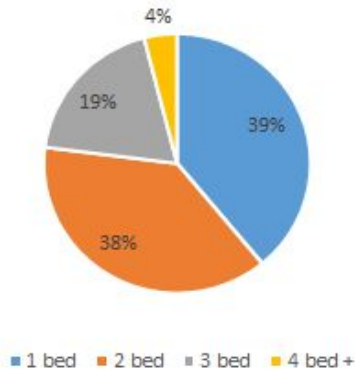
Housing Quality – Size and Density of New Conventional Development

- 5.17. Along with the provision of new units to meet the needs of the borough, Hackney places a particular focus on the quality of developments by requiring they contribute to reducing overcrowding and meet a range of sizes to suit the needs of the borough, and that they contain appropriate levels of space both within and overall in new developments.
- 5.18. The key element of this is the provision of a balance of smaller and larger units to fit a range of housing needs, with a specific focus on 3-bed houses established under Core Strategy 19 and extended by Policy DM22 to require specific amounts of 3 bed or greater with a descending amount of 2 bed and 1 bed units.
- 5.19. As Fig 5.2 demonstrates the last 5 years has delivered this, with an overall proportion of slightly more 1 beds than 2 beds units and a almost a quarter of all housing being 3 or more beds (23% in total).

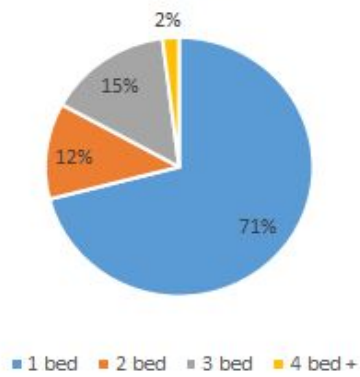
Number of Bedrooms, All New Developments
FY2013-FY2017



Number of Bedrooms, Market Tenure FY2013-
FY2017



Number of Bedrooms, Affordable Rent FY2013-
FY2017



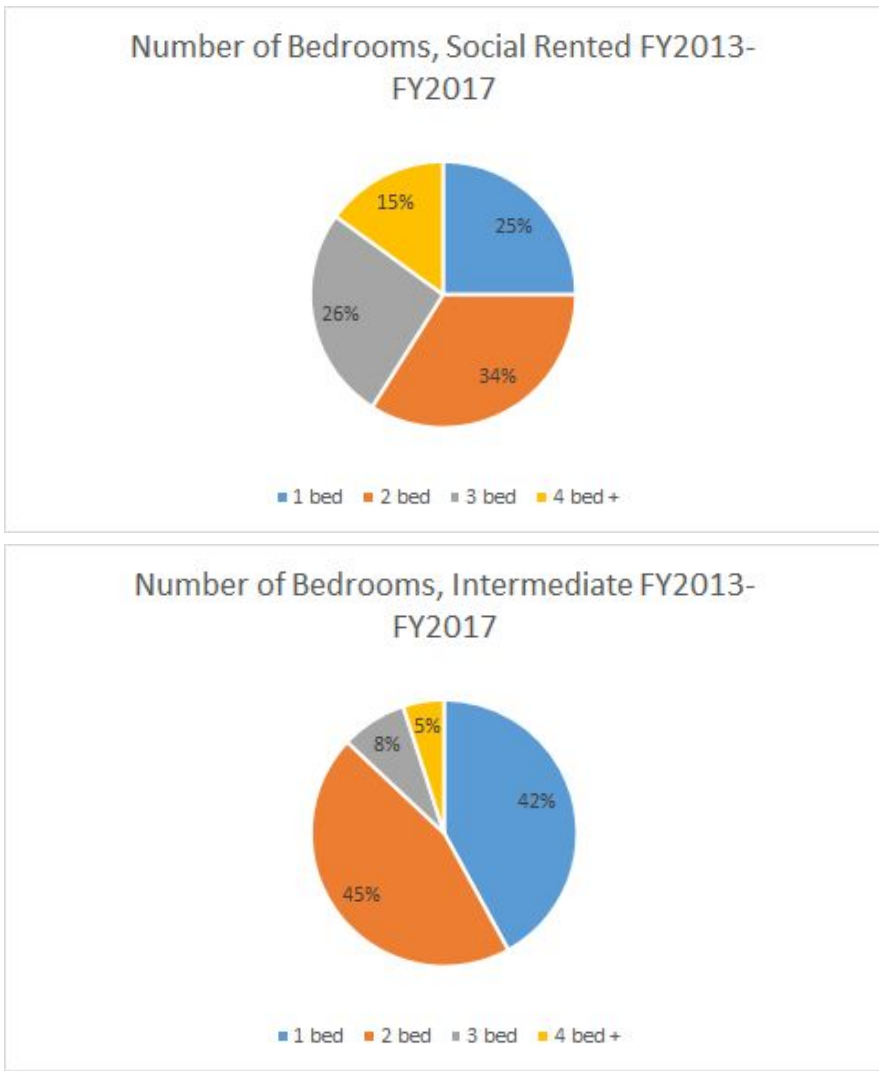


Figure 5.2: Bedroom Sizes, Tenures FY2013-FY2017

- 5.20. Breaking this down by tenure, significant differences appear in the data. Market and intermediate unit sizes are predominantly 1 & 2 Bed, with a less-than-compliant level of larger sizes. Social Rent provides a more policy compliant mix, with 41% 3 or more bed units (Policy DM22 looks for 33%).
- 5.21. Overall, this policy is working effectively to broadly deliver the correct sizes of tenure, and ensuring that the right homes are delivered to meet the objectives of the borough.

Housing Affordability

- 5.22. Housing affordability within the borough is an obstacle to all of the objectives of Hackney’s Community Strategy; from increasing income poverty, to reducing Hackney’s resident’s opportunities to access employment and the amenities to live healthy, successful lives, affordability has a key role to play.

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Hackney	8.25	9.48	9.04	9.06	8.90	9.62	9.21	10.41	11.42	12.82	14.34	16.67	15.50
London	8.1	8.4	8.4	8.5	7.8	8.8	9.2	9.2	9.6	10.8	11.8	12.9	13.2
England	6.8	7.0	7.1	6.9	6.4	6.9	6.8	6.8	6.8	7.1	7.5	7.7	7.9

Table 5.4: Median Income to House Prices, 2005-2017

- 5.23. Hackney's Local Plan policies help to increase affordability by bringing forward affordable developments, and by increasing the total supply of homes, and therefore affordability acts as both a function of success, and an indicator of the need for stronger policy on affordable housing.
- 5.24. Table 5.4 shows that housing has become increasingly unaffordable, with median house prices in the borough more than 16 times median incomes in 2016. FY2017 saw a decrease in the ratio to 15 times, which was not seen across London as a whole. However, affordability remains a significant issue for the borough going forward. An increasing proportion of new housing will need to be delivered within affordable tenures, and there will be increasing pressure on rents as residents are unable to get onto the housing ladder. Planning policy may need to consider how it can provide alternatives to home ownership through the private rental sector (PRS).

Net Additional Dwellings in the next 15 Years (FY2017-FY2031)

- 5.25. The NPPF requires Local Planning Authorities to optimise the supply of housing by assessing both demand and supply of new developments. This is to demonstrate a sufficient supply of housing for the next 5 years (a "5 Year Land Supply") to meet and exceed the housing target for the borough set by the London Plan. It also requires the council to identify a further 5 years of deliverable sites, and where possible for the proceeding 5 years (i.e. years 10-15).
- 5.26. The London Plan sets out a minimum delivery target for boroughs over a period based on the Strategic Land Availability Assessment (SHLAA) undertaken in partnership with boroughs. Hackney's minimum delivery 2015-2025 has been 15,988 dwellings, which is expressed by an annualised minimum target of 1,599 dwellings per annum. The draft London Plan (2018) and Local Plan 2033 sets a new target from 2019/20 that will be used going forward, of 1,330 new dwellings per annum.

Housing Target, FY2018-22	
Dwelling Type	Minimum Annualised Target
Total per Annum for 18/19	1599
Total per Annum from 19/20	1330
Total 5 years	6919
5% Buffer	346 (Rounded up)
Grand Total	7265

Table 5.5: Housing Target

- 5.27. These numbers are clustered in certain areas of the borough, which broadly reflect the Growth Areas identified in the core strategy and major regeneration schemes.
- 5.28. The pipeline for new known developments (i.e. identified through planning permissions and allocated sites) over the next five years indicates that development is likely to continue to focus in and around the south of the Borough as well as the north-west. Significant housing growth is expected to take place in and around Dalston too.

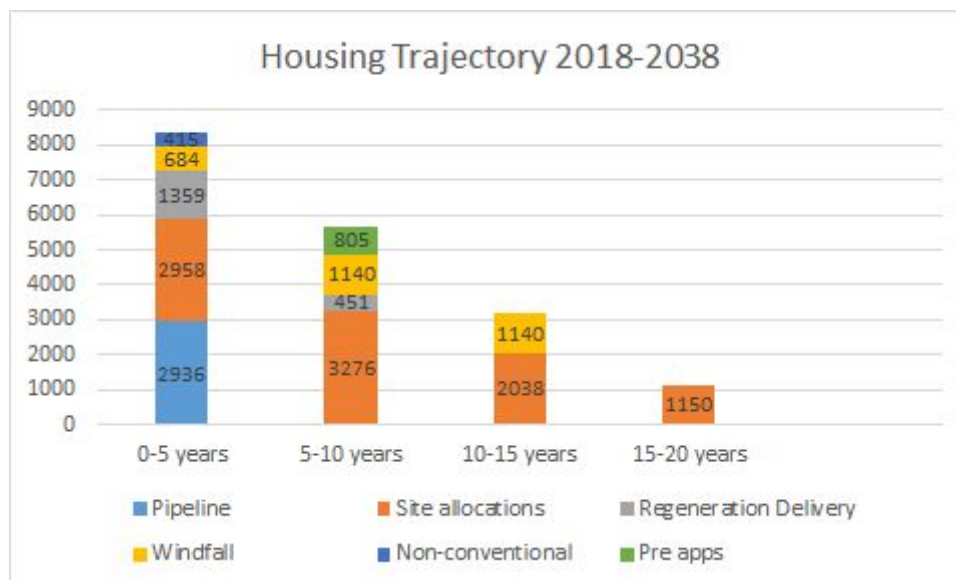


Figure 5.3: Housing Trajectory 2018-2038

- 5.29. Figure 5.3 sets out the updated housing trajectory for the borough. Housing delivery in the borough is expected to meet the 10 year London Plan target of 13,300. Hackney will aim to deliver 14,024 during that period (which reflects a higher target in 18/19). After that time, there is a tailing off of delivery due to a lack of knowledge and detail of development beyond 10 years.

- 5.30. The trajectory indicates that Hackney can demonstrate a 5-year land supply, as required by the NPPF, as well the 5% buffer which is required by authorities which do not have a history of significant under delivery.
- 5.31. Overall, between 2018 and 2022 the borough will deliver a total of 8,352 homes. Delivery in the period is broken down in Figure 5.4:

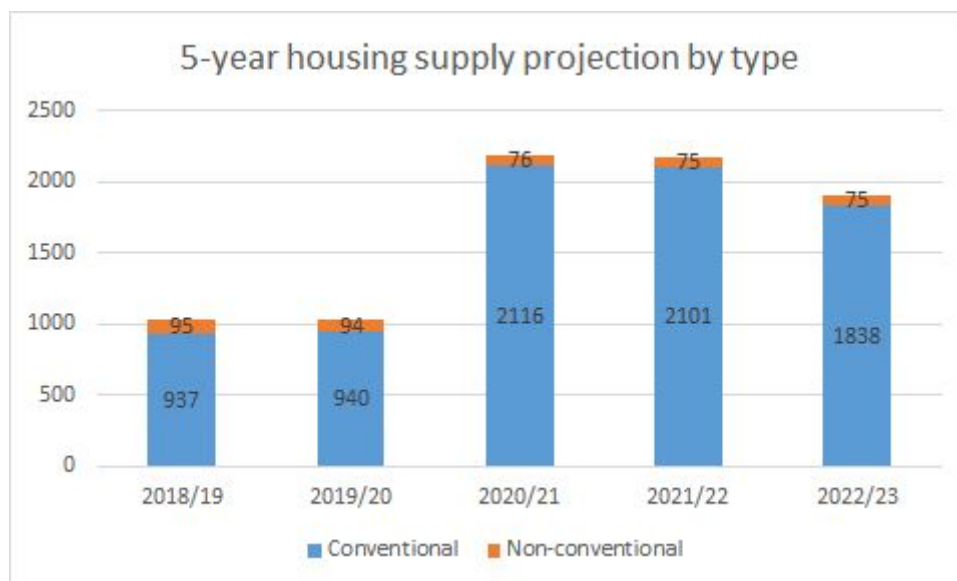


Figure 5.4: Trajectory for 2018-22 by type of housing.

- 5.32. Conventional completions make up the bulk of new development coming forward in the borough. It is supplemented by non-conventional units, mostly in student halls. The predicted increase in delivery over years 3,4 and 5 is due to larger schemes in the pipeline and site allocations lists being completed.
- 5.33. Overall, the housing trajectory shows a healthy level of growth going forward, with sites from LP33 making significant contributions towards overall housing growth. Furthermore, the long term outlook also provides a strong foundation for future housing development.

Analysis

- 5.34. Over the last 5 years, planning policy has led to the delivery of 103% of London Plan targets, providing a total of 7,305 units. Of this amount, approximately 1227 affordable units have been delivered, or 21%. In addition, Hackney has been highly successful in delivering a fairly even amount of 1 and 2 bedroom properties. 18% of the total units have been 3 bed units (1327 units) and 343 units have been 4 bedrooms and larger (5%), very close to the target of 26% as required by Core Strategy policy 19 and DMLP 22. The new Local Plan will need to ensure that affordable housing delivery remains a critical aspect of planning policy.
- 5.35. The Council's new housing target will be 1,330 homes/annum from 2019 as set out in the Draft London Plan (December 2017) and the Proposed Submission Local Plan 2033 (2018). Housing need in Hackney, at 1758 units per annum is higher than identified housing capacity in the Borough. The Local Plan 2033 sets out a growth strategy to address this.

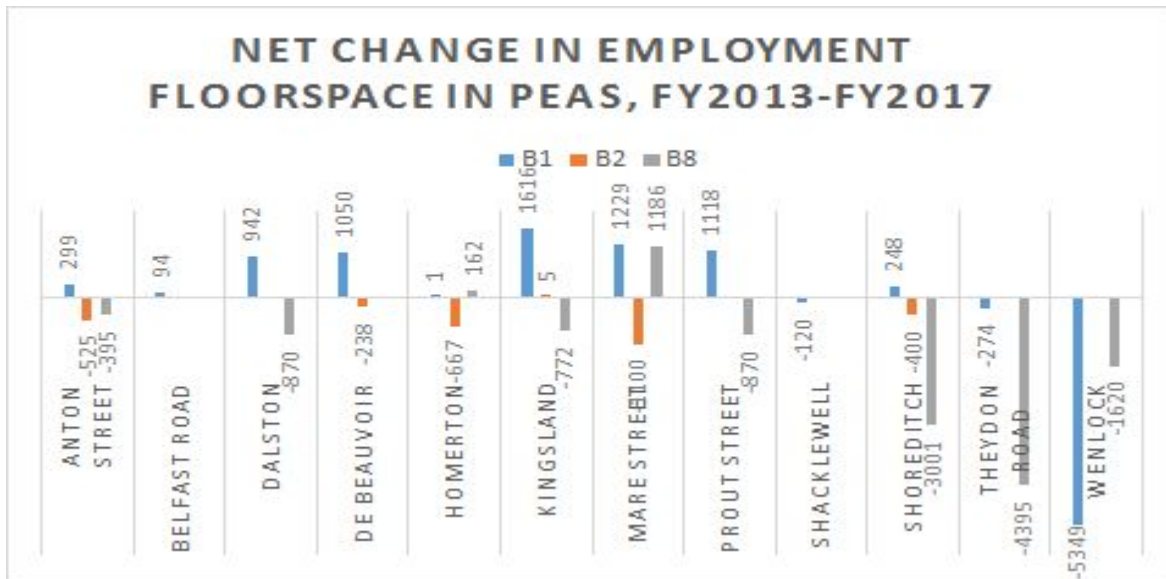
5.36. Housing has become increasingly unaffordable over a number of years in Hackney, the ratio reaching 16:1 (median prices: median earnings) in 2016. However, FY2017 saw the first decrease in the ratio since 2011, falling to 15:1. Affordability poses a significant challenge to the delivery of new homes for the people of Hackney. The most recent Strategic Housing Market Assessment suggests that if the council were to achieve its objective of meeting the needs of current and future residents planning must deliver 66% of new housing as socially rented, and if trends continue it is not unforeseeable that provision of social housing may reach 90-100% in order to ensure that the housing needs and aspirations of Hackney's current and future residents are met in a way that is sustainable. This is challenging within a national policy environment where viability remains the key driver of provision. LP33 has set out policies aimed at maximising the provision of affordable units across Hackney with regard to development viability, including from smaller developments (below 10 units) where there is not currently a requirements to provide affordable housing and where a large amount of the boroughs housing comes from.

6. Employment

- 6.1. Increasing employment is a key objective of the borough aimed at reducing poverty and increasing life chances. In addition, changes to employment floorspace can have significant impacts for business rates and spending in Hackney, contributing to economic prosperity. Planning policy aims for Hackney to be one of London's most competitive and affordable business destinations, with policy supporting the main growth areas to attract a distinctive mix of enterprises through providing a high quality environment around industrial locations and ensuring all employment areas offer high quality affordable units.
- 6.2. Core Strategy Policy 17 and DM14 seek to protect areas of high levels of business floorspace, known as Priority Employment Areas, and seek to encourage increased provision of employment floorspace within these areas. The principle aim is to ensure these areas retain the benefits of agglomeration, such as supply chains/networks, collaboration and operation, without damaging residential amenity.

Net change (m²) of B1, B2 and B8 uses in PEAS and overview of the Borough

- 6.3. Core strategy policy 17 seeks to prevent the loss of employment floorspace. This is reinforced through DM14. Within PEAs, DM17 seeks employment-led schemes, i.e. B1, B2 and B8, D1 as the majority use but enables residential to come forward as long as they are auxiliary to the employment component. This is balanced in tension with encouraging the agglomeration of businesses in a way which supports and protects them, and residents existing residential areas to create a balance with other land uses in the borough.
- 6.4. Between 2013-2017, as Figure 6.1 shows there has been a significant net loss of certain employment space in priority employment areas as a whole. Within the PEAs these losses have occurred in B1C, B2 and B8, with total losses of 11,819, 2,925 and 3,703 sq metres. B2, already a very minor floorspace type in PEAs, lost 2,925 sqm. This pattern has been replicated throughout the borough as a whole.



	Anton Street	Belfast Road	Dalston	De Beauvoir	Homerton	Kingsland	Mare Street	Prout Street	Shacklewell Street	Shoreditch	Theydon Road	Wenlock
B1	299	94	942	1050	1	1616	1229	1118	-120	248	-274	-5349
B2	-525			-238	-667	5	-1100			-400		
B8	-395		-870		162	-772	1186	-870		-3001	-4395	-1620

Figure 6.1: Net Change in Employment Floorspace in Peas, FY2013-FY2017

6.5. Whilst policy is working to counteract the loss of employment floorspace, a significant amount of B1, B2 and B8 floorspace has been lost in PEAs. The loss of B1 and B8 floorspace in the rest of the Borough has been greater than in the PEAs (where the majority of existing stock is) and this shows the effectiveness of policy in limiting B8 losses in PEAs and encouraging B1 where appropriate in the PEAS, but the loss of B2 has been greater in the PEAS. Loss of B8 floorspace is high across the borough, but higher outside of the PEAs.

	B1	B2	B8
Total in borough	-21093	-5258	-24270
PEAS	-1742	-2925	-8835
Rest of borough	-19351	-2,333	-15,435

Table 6.1: Net Change in Employment Floorspace PEAS vs Rest of Borough FY2013-FY2017

Table 6.1 indicates that PEAs were affected in different ways between 2013-2017. B8 loss in the PEAs was concentrated in Wenlock, Theydon Road, Shoreditch and Kingsland PEAs, with the majority experiencing significant gains in B1A floorspace alongside a loss in B1C, B2 or B8 floorspace (Shoreditch, Wenlock and Homerton). Others, such as Mare Street saw

a slight loss in B1A usage but an increase in B8 usage. Many of these changes are signs of the changing nature of and way businesses are growing in Hackney, with increased job densities and a continued shift to a service/tech economy.

	B1A	B1B	B1C	B2	B8
Shoreditch	3,131	48	-2931	-400	-3001
Kingsland	1,616			5	-772
Wenlock	2780		-8129		-1620
Anton Street	299			-525	-395
Homerton	428		-427	-667	162
Mare Street	-98		-327	-1100	1186
Prout Street	1123		-5		-870
Shacklewell	-120				
De Beauvoir	1050			-238	
Belfast Road	94				
Theydon Road	-274				-4395
Total	10,029	48	-11819	-2925	-9705

Table 6.2: Net Change in B1A, B1B, B1C, B2 and B8 in PEAS FY2013-FY2017

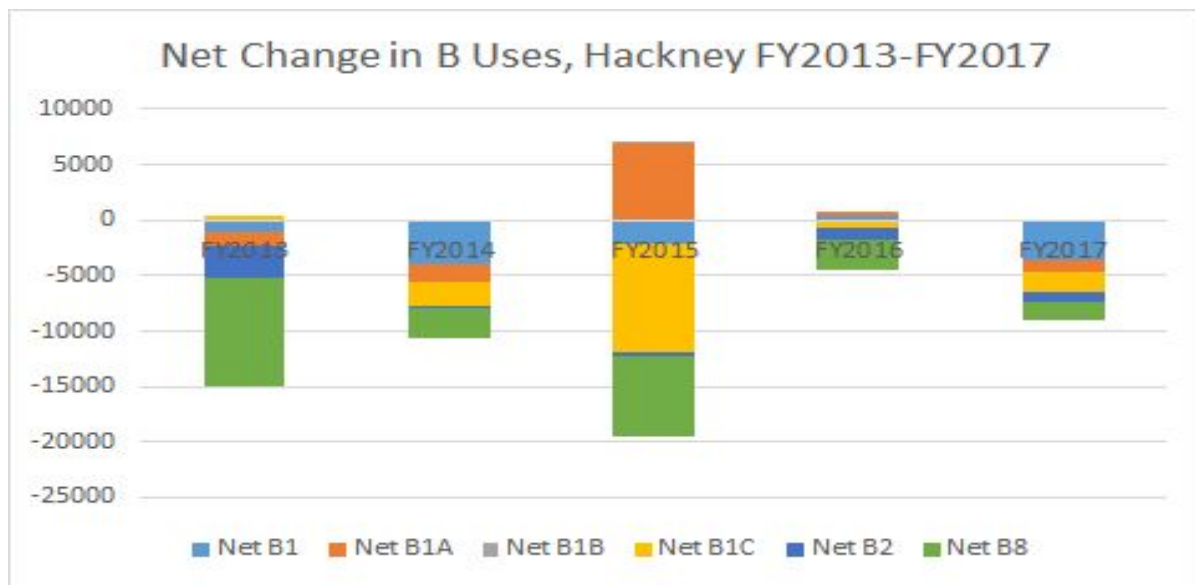
6.6. In FY2017, a picture emerges of the changing impact on Employment Space, with most PEAs seeing an increase of B1A floorspace. The PEAs of Prout Street, Red Square, Shacklewell, Hackney Downs, Theydon Road, Belfast Road and Tilia Street saw no change in employment space during FY2017.

PEA	B1A	B1B	B1C	B2	B8
Shoreditch	-2236		-2884		
Anton Street	194			-525	-395
Homerton	457		308		
Mare Street	604				
De Beauvoir	1050			-238	
Kingsland	155				
Dalston	-75		-5		
Wenlock			-12,761		

Total	249		-15,342	-763	-395
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Table 6.3: Net change in B1-B8 floorspace in PEAs, FY2017-2018

- 6.7. FY2017/18 saw a general increase within the PEAS of B1a floorspace. The majority of this was contained in De Beauvoir and Mare Street, which together gained 1,654sqm of B1a. Wenlock saw a significant loss of over 15,000sqm B1C floorspace, down mostly to two developments (2009/1332 and 2011/0444) which replaced it with almost 10,000sqm of C3 floorspace. Shoreditch has seen a loss of B1a and B1C over FY2017. This is an area of high growth and change, and the loss can be apportioned to one large site (2011/3593) where employment space was lost to a hotel complex, and one single loss of 3,208sqm of B1C floorspace (2012/0123) . It should be noted that for seven PEAs there was no recorded employment floorspace activity.
- 6.8. As well as looking specific land use performance within PEAs, it is informative to look at the wider trends in the borough. Between FY2013-2017 there was a net loss of B1c-B8 employment floorspace throughout the Borough and a net gain of 3,071sqm of office space (B1a).



	Net B1	Net B1a	Net B1b	Net B1c	Net B2	Net B8
FY2013	-981	-1263	48	360	-2880	-9889
FY2014	-3867	-1745		-2177	-202	-2740
FY2015	-2072	6918	61	-9855	-303	-7252
FY2016	468	204		-681	-1036	-2767
FY2017	-3606	-1043	0	-1862	-837	-1622
Total	-10058	3071	109	-14215	-5258	-24270

Figure 6.2: Overall Employment Floorspace Change, FY2013-17

6.9. Core Strategy policies 16, 17 and 18 look to increase levels of employment across the borough. The trend over the last three years is that within certain PEAs the move is towards B1a usage, over other employment floorspace. In light of this, the PEA designation has been further refined to Priority Office Areas, Priority Industrial Areas and Locally Significant Industrial Areas in the Local Plan 2033. This offers an opportunity to encourage the right kind of development based on the existing employment area. Within POAs, employment led development is required (with an emphasis on office delivery). Within PIAs, support mixed use development which safeguards industrial land/ floorspace but enables other uses to be introduced through redevelopment/ intensification.

6.10. However, Table 6.5 (employment pipeline) shows this loss across the Borough and in PEAs will be offset by gains in high quality employment floorspace from developments already with planning permission but yet to be built.

PEAS	B1A	B1B	B1C	B2	B8
Wenlock	25,808				
Mare Street	4950		-2192		-1360
Shoreditch	124,498	81		-85	-3005
Kingsland	4202		-1674		
Anton Street					
Homerton					
Dalston			-450		
Shacklewell			480		-480
De Beauvoir	320				
Belfast Road	228				
Theydon Road	968			63	-992
Hackney Downs	3202				
Total	164,176	81	-3836	-22	-5837

Table 6.4: Employment pipeline, 2017/18

6.11. As well as monitoring the completion of developments, it is possible to gain insight into planning performance by looking at employment floorspace which is either under construction or permitted at present. There is approximately

192,953 sqm net of Employment Floorspace in the pipeline, with losses in B1c, B2 and B8 taken into account. 80% of the future supply of Employment Space is located in the Shoreditch PEA, dominating other PEAs and indicative of the high demand in the south of the borough, and indicative that Policy 3 of the Core Strategy has been very effective. Furthermore, the demand for B1 floorspace is almost entirely made of B1a demand (99.85%), with 0.15% as B1c demand.

- 6.12. There is a mixture of losses and gains in the pipeline, with B1a space dominating gains with 218,358sqm, with 171,272sqm already started, and B1b seeing a small gain (338sqm). Within the PEAs, there is a net gain of 154,253sqm B1A floorspace, a net loss of 3836 B1C, 22 B2 and of 5837 B8. Outside of the PEAS, the pipeline indicates a gain in B1(54,182sqm) and a loss of B2 (-3184sqm) and B8 (-7724sqm), a similar trend to the PEAs. An additional 218,358 of B1 floorspace is noted for the borough in the pipeline. Planning policy has clearly affected PEAs unequally over the last five years, but overall the pipeline presents a more positive view of going forward, with stronger policy guidance for uses.
- 6.13. Overall the pipeline shows a healthy level of new developments, which reflect well on planning policies in the Core Strategy and DMLP. The form of employment taken reflects present trends in generally being large floorplates within mixed use schemes.

Net change in B2/B8 in Hackney’s Locally Significant Industrial Sites and Strategic Industrial Locations

- 6.14. Hackney has a very small amount of land in protected industrial designations, known and LSIS. In FY2017, there was no change to these areas. This demonstrates that the policies within the Local Plan have been effective in protecting industrial land within LSIS designated land.

Business in the Borough

- 6.15. Planning policy seeks to maintain and expand the supply of employment floorspace in Hackney through managing the release and provision of floorspace in new developments. The ultimate result is to enable businesses to grow and succeed, therefore employing local people and contributing to the boroughs economy. A measure of this success is the number of businesses in Hackney and how this has grown or shrunk year on year, as shown in the accompanying table, below.

AREA	2013	2014	2015	2016	2017
Camden	27, 530	29,020	31,385	34,330	37,510
Hackney	14,180	16,095	18,510	21,660	23,535
Islington	16,850	18,710	22,110	21,505	22,295

Tower Hamlets	15,030	16,545	18,390	20,025	20,545
Inner London	245,615	265,230	287,585	310,815	323,425
Outer London	220520	235,595	253,725	274,480	284,445

Table 6.5: Active Enterprises, Tables, FY2013-17

- 6.16. Table 6.6 shows that Hackney has been highly successful in growing the number of new businesses in the borough, with growth in the number, and importantly the rate of new enterprises – between 2013-17 Hackney gained an additional 9,355 active enterprises, or a growth of 66% over the period, double the Inner London average (32%).
- 6.17. There is a disconnection between the net increase in office space seen through the approved planning applications yet to be built and the growing business base of the borough. This suggests either new businesses are using floorspace in new, less traditional ways, or that some businesses are not making use of traditional employment space for operation. It is also possible that the impacts of these conflicting trends have not begun to affect each other yet. An Employment Land Study has been produced to inform the new Local Plan. This analyses trends in employment space and helps our understanding of the type of floorspace in use by new businesses, and how best this can be provided through an effective policy response. The findings indicate that there is still a significant need for new employment floorspace (minimum 117,000sqm for the plan period) and also suggest a need to protect vital industrial land in the borough.

Affordable Workspace Provision

- 6.18. DMLP policy 16 builds on the Core Strategy's objective of making Hackney one of London's most competitive and affordable business destinations by seeking that new developments in major commercial and mixed use development schemes provide 10% affordable workspace.
- 6.19. In Hackney, using Co-Star data, the average rent for office space per square meter between 2016 and 2018 was £37.78, a slight decrease from £40.65 noted between 2014 and 2016. However in certain areas, the rent is much higher particularly in Shoreditch, where the average office rent agreed in the period 2016-18 was £49.93 (Curtain Road) and £53.42 (Great Eastern Street).
- 6.20. In order to ensure that work space is affordable for the larger community, LP33 policy has determined that affordable workspace will be set at 40% of the market rate in the Shoreditch POA. in the remaining POAs, CAZ and town centres, the affordable rate will be at 60% of the market rent.
- 6.21. There is already a pipeline of schemes which are tied, via s106, into providing the workspace.

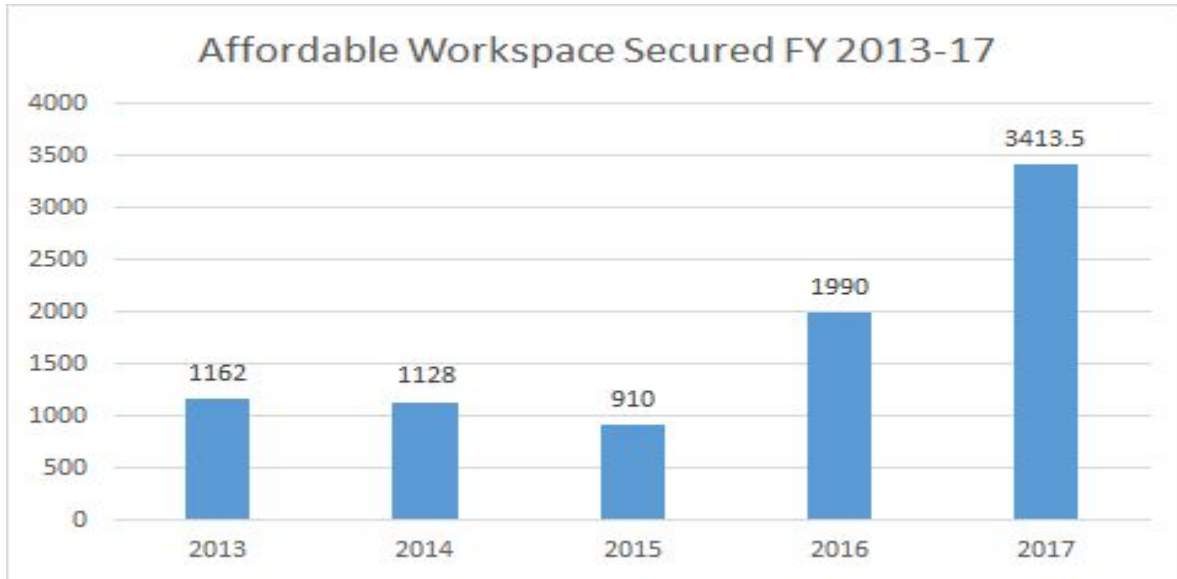


Figure 6.3: Affordable Workspace, FY 2013-17 Hackney

6.22. As Figure 6.2 shows, 3413.5sqm of affordable workspace was secured in FY2017. Overall, 8603.5sqm of affordable workspace has been secured since 2013. The yearly total has grown strongly since 2015 and reflects the adoption of the DMLP which strengthens the provision through policy DM16. Overall this shows the policy to be working effectively to deliver new affordable workspace. The significant amount of new employment floorspace in the pipeline is likely to increase the amount of affordable floorspace provision in the borough going forward.

New Hotel and Hostel Rooms

6.23. Core strategy policy 17 acknowledges that Hotels (Class C1) form an important part of the supply of employment developments in the borough, both contributing to the economy but also more recently facilitating the tourism and entertainment industry in Hackney as well as short-stay for business clients and collaborators. Current planning policy encourages the provision of hotels, and there has historically been a strong demand in the Shoreditch Area.

6.24. There were 603 new hotel and hostel rooms built between FY2013 and FY2017, across many wards in the borough.

6.25. In December 2017, the GLA revised their supply and demand figures for visitor accommodation. The need figure, for Hackney, between 2015 and 2041 is 3,382 more units (hotels, hostels, etc.). Since December 2015, 464 units have been completed. An additional 531 units are in the process of being built, in Haggerston and Brownswood.

6.26. There is a healthy pipeline of developments permitted but yet to be started, totalling 1,352 new rooms over 9 new developments. Over 80%, or 1,080 of these units are within Haggerston Ward, and are symptomatic of the 'city

fringe's growth over time and the popularity of Shoreditch as a tourist and business destination.

- 6.27. Including completed units, those under construction and those in the pipeline, there is a need for 1,035 additional units up to 2041. This is beyond the plan period of LP33. Housing evidence shows that the greatest need within the borough is for C3 accommodation over the LP33 plan period (2018-2033). This evidence has informed the policy approach regarding hotel provision in LP33, with C3 housing being prioritised over other types of housing. The success of this policy will be monitored through the AMR.

Analysis

- 6.28. The Core strategy and DMLP seek to promote and focus employment floorspace into employment designations in the borough, PEAs and LSIS. Despite these strong policy protections, employment floorspace in Hackney's PEAs has experienced significant losses in the last 5 years totalling of 11819sqm B1C, 2925 B2 and 9,705sqm B8 respectively. There has by contrast been an increase in B1A floorspace of 10,029sqm and a small increase in B1B of 48sqm. Losses have been concentrated in the Wenlock, Shoreditch, Theydon Road and Kingsland PEAs. However, policies do seem to have slowed the loss for certain types of floorspace, with unprotected areas in the rest of the borough recording a loss of 20,406sqm B1 and 15,435sqm B8. Overall, across the PEAs in the reporting year there has been a net gain of 224 B1A sqm in FY2017-FY2018, but large losses of B1C floorspace in Shoreditch and Wenlock, and further smaller net losses in B2 and B8.
- 6.29. However, the situation improves hugely when looking at pipeline developments which indicates future delivery around 154,562sqm of new employment space, mainly in the B1A class. Eight of the PEAs will see an increase in floorspace, with Shoreditch seeing a net gain of 124,498 sqm of new B1 floorspace significantly ahead of other PEAs. Two PEAs will see a minimal loss or no gain in employment floorspace. Overall employment space outside of PEAs and LSIS is likely to shrink. The overall indication is that instead of losing employment floorspace to other uses, and therefore businesses, developers within Hackney appear to be renewing employment space, with policy helping to refocus new floorspace into employment areas.
- 6.30. Hackney's Employment Land Study suggest a strong need for B1a office (a minimum of 117,000sqm). The findings of this study also stress the need to ensure the retention of an adequate stock of industrial capacity to support a diverse, adaptable and more sustainable economy. In response to this evidence on employment needs, a more refined approach to the Council's employment policy has been taken in the draft Hackney Local Plan (LP33). The borough's designations have been redefined to comprise of Priority Office Areas (POAs), Priority Industrial Areas (PIAs) and Locally Significant Industrial Sites (LSIS). Within POAs, employment led development is required (with an emphasis on office delivery). Within PIAs, support mixed use development which safeguards industrial land/ floorspace but enables other uses to be introduced through redevelopment/ intensification.

- 6.31. The effectiveness of planning policy in developing Hackney into a competitive and affordable business destination is reflected in continuous increases in the number of active enterprises within Hackney, between 2013-17 Hackney gained an additional 9,355 active enterprises, or a growth of 66% over the period, double the Inner London average (32%). In FY2017-FY2018, Hackney has passed Tower Hamlets and Islington in the gross number of enterprises, and policy must ensure that as demand increases supply of workspace remains available, and affordable. On this, the council has been successful in securing affordable workspace (that is, floorspace discounted 20% for 10 years) with 8,605sqm secured between FY2013 and FY2017. This shows policy DM16 to be effective in at least offsetting some of the losses across the borough identified above.
- 6.32. The completion of 603 hotel bedrooms in the reporting years as well as the pipeline for 1,080 hotel bedrooms in the south of the borough is indicative of the high levels of popularity of this area with tourists, and increasing businesses, and builds on wider changes to the way that people work, which are becoming increasingly flexible.
- 6.33. However, housing evidence shows that the greatest need within the borough is for C3 accommodation over the LP33 plan period (2018-2033). This evidence has informed the policy approach regarding hotel provision in LP33, with C3 housing being prioritised over other types of housing. The success of this policy will be monitored through the AMR.
- 6.34. Future policy will need to consider how it can protect the agglomerative qualities of employment areas while allowing for increasing provisions of residential uses. In addition to this, research by the GLA indicates the ratio of residential to industrial floorspace values is 8.3:1, the fifth highest in London, indicating there may be a need to significantly strengthen policy in coming years to prevent the loss of businesses and employment.

7. Retail and Town Centres

- 7.1. Protecting Hackney's Town Centres is key to the continued growth and prosperity of the borough, especially in terms of supporting local amenities. The core objectives aim to make Hackney's town centre hierarchy one of the most inclusive and vibrant places in London by supporting the further development as civic and cultural hubs which are well connected centre and have strong commercial retail and cultural industries. Core Strategy policy 13 sets out the overarching strategy, which focuses on developing Dalston and Hackney Town centres, while DMLP policy 7 directs all new A1 floorspace to town centres, supported by DM9 which prevents changes of use to A1 frontages in Town Centres that would result in the proportion of units falling below 60%. While retail is at the heart of town centre uses, other services, such as banks, employment agencies and law firms, as well as restaurants and cafes are also important.
- 7.2. In addition to these daily uses, there is also a need to plan for the night-time economy, with DMLP policy 11 directing A3, A4 and A5 uses to town centres to support this.
- 7.3. Hackney has a hierarchy of town centres, defined by the London Plan. These currently run from a London level major centre (Dalston) to smaller district centres (Hackney Central and Stoke Newington) and finally some 14 local centres (for example, Broadway Market and Wick Road). The centres designation reflects their usage, i.e. Dalston supports significant big-brand retailers, while Upper Clapton road has some business use but is largely groceries and day-to-day amenities. The core strategy and DMLP support A1 as the predominant land use at ground floor level in town centres, defining a primary and secondary frontage in which proportions of A1 must remain over 60%, and defining the area of town centres through the town centre boundary.
- 7.4. The most effective way to understand policy effectiveness is to look at changes to the amount of these uses within town centres. Hackney has increased retail space by 5,987sqm in the last five years. Figure 7.1, below shows the net changes in A1 across the borough, shows the major town centres, followed by 7.2 showing local centres.

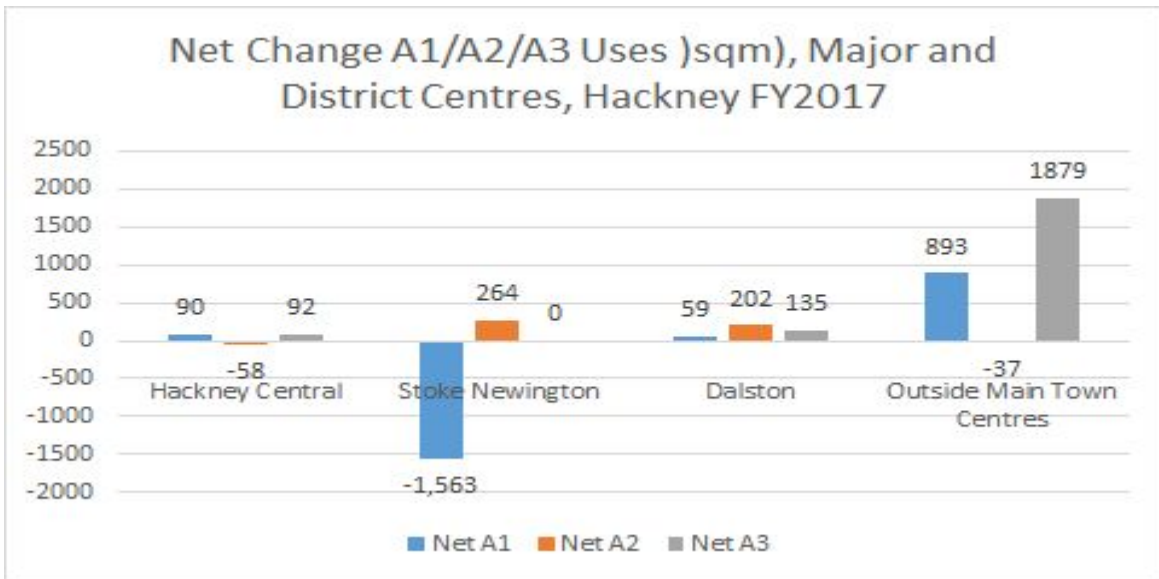


Figure 7.1 Net Change A1/A2/A3 Uses, Major and District Centres, FY2017

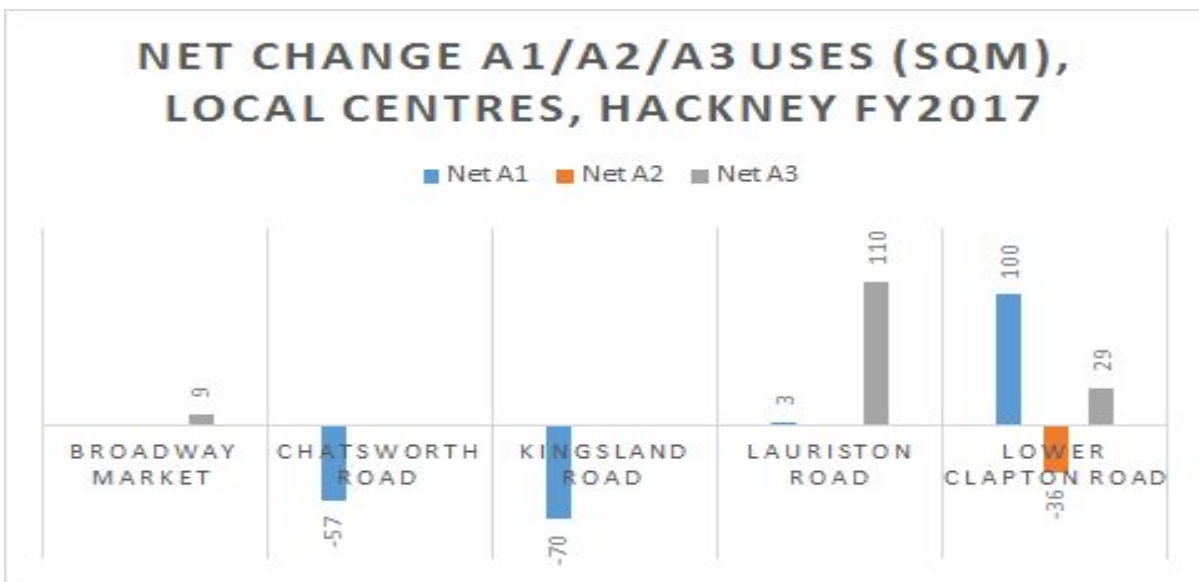


Figure 7.2 Net Change A1/A2/A3 Uses, Local Centres, FY2017

7.5. In the reporting year, there has been a net gain of A1 in the district centre of Hackney Central (90 sqm) and the major centre of Dalston (59sqm) and a net loss in Stoke Newington (1,563sqm). Local Centres have seen an overall decrease of 24sqm. Kingsland Road and Chatsworth Road showed a modest loss of A1 floorspace while Lower Clapton Road saw a larger gain. The local centres of Hoxton Street, Manor House, Stoke Newington Church Street, Stoke Newington Road, Upper Clapton Road, Well Street and Wick Road saw no A1/A2/A3 development in FY2017. However, as figure 7.1 shows, the real changes continue to be significant increases outside of town centres where there have been increases in A1, A2 and A3 floorspace, with 2,735sqm of retail provided.

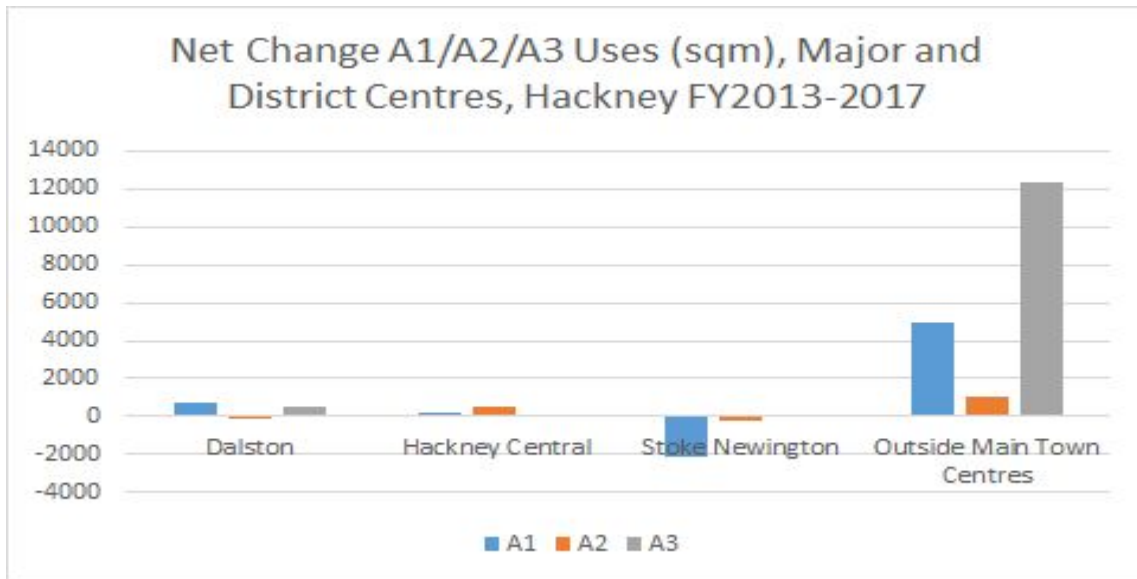
7.6. Employment policies, Core Strategy 17 and DMLP 17 allow for A classes to be included in employment-led development in PEAS, aimed at ensuring

active frontages. As figure 7.3 shows, the policy has introduced these types of uses into PEAs, with over 372sqm of A1 and 1053sqm of A3 floorspace completed in FY2017. Looking forward, LP33 policy is aiming to control A1, A2 and A3 usage in PEAS through the designations of Priority Industrial Areas (PIAs) and Priority Office Areas (POAs). A Use Classes are ultimately more complementary to POAs than PIAs.

PEAs FY2017	Net A1 Floorspace	Net A2 Floorspace	Net A3 Floorspace
Shoreditch	-199		1250
Anton Street	459		
Homerton			132
Wenlock			113
Mare Street	112		-442
Outside Town Centre	893	-37	1879

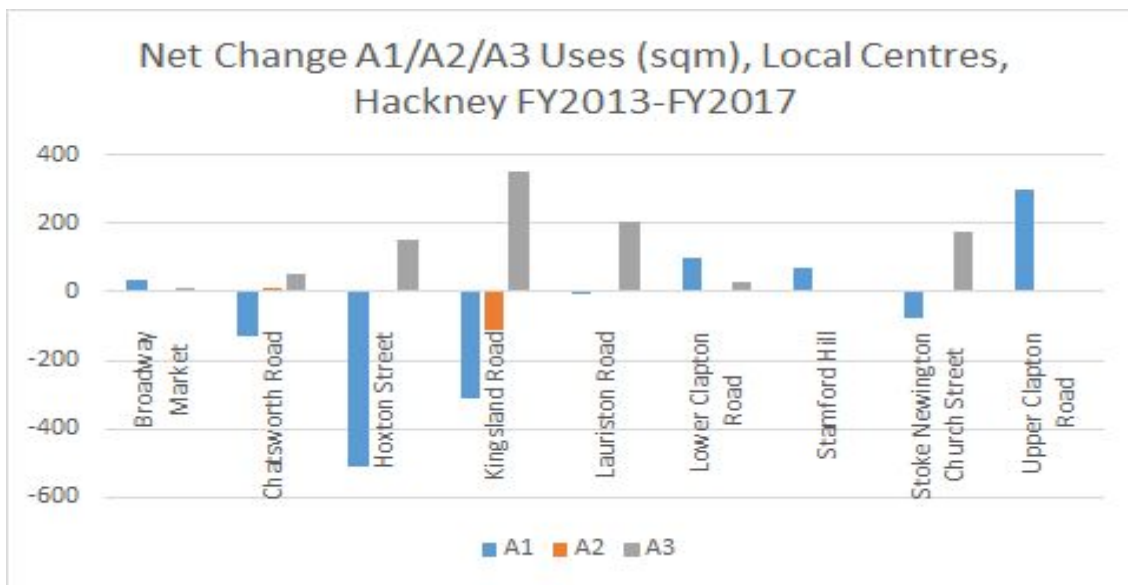
Table 7.1 Net Change A1/A2/A3 Uses, PEAs vs. Not in Town centres FY2017

- 7.7. While A Class Uses offers some explanation for the large amount of 'A' uses outside town centres, it also suggests that there may new town centres emerging due to changing patterns of work and development. The relative positions and interplay of Employment and Town Centre policies have been considered going forward through the new Local Plan 2033.
- 7.8. In addition to the impact of employment policies, DM11, covering the night-time economy directs increases in A3 uses, as well as A4 and A5 uses to Town Centres, which may account for some of the increases in A3 floorspace, particularly in Shoreditch.
- 7.9. The results for the reporting year mirror the trends over the last 5 years (Figures 7.3 and 7.4) which show significant increases in A1, A2 and A3 uses outside town centres. Within town centres, there is a clear trend for loss of A1 in Stoke Newington High Street and gains in A1 floorspace in Dalston and Hackney Central. There are modest gains in A2 in Hackney Central space and A3 in Dalston.



	Dalston	Hackney Central	Stoke Newington High Street	Outside Main Town Centres
Net A1 Floorspace	752	183	-2,121	4,925
Net A2 Floorspace	-15	484	-264	1,078
Net A3 Floorspace	508	96	150	12,346

Figure 7.3 Net Change A1/A2/A3 Uses, Major and District Centres FY2013-FY2017



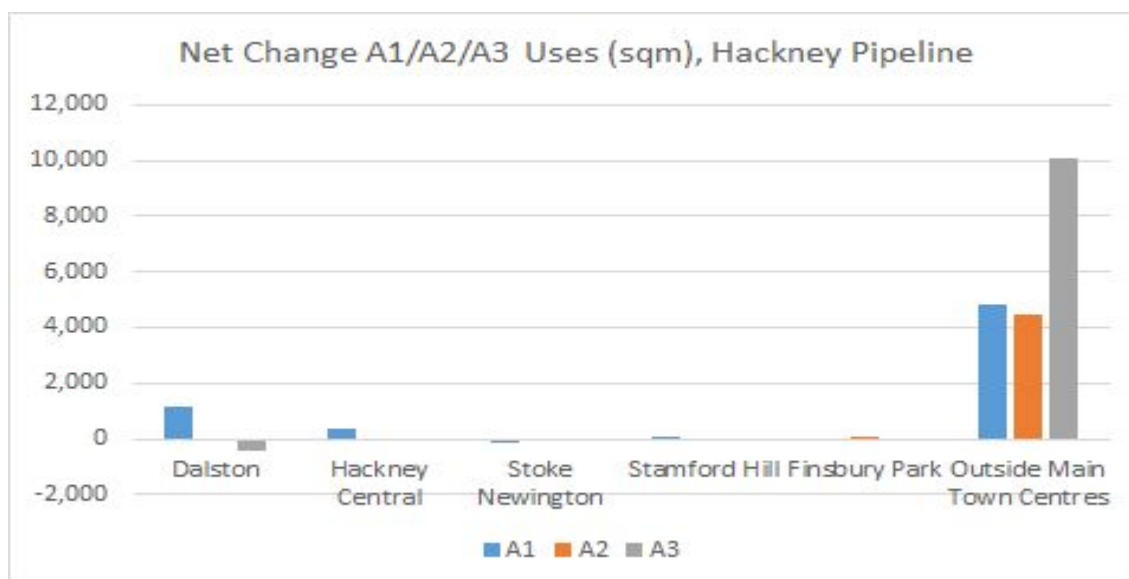
	Broadway Market	Chatsworth Road	Hoxton Street	Kingsland Road	Lauriston Road	Lower Clapton Road	Stamford Hill	Stoke Newington Church Street	Upper Clapton Road
Net A1 Floorspace	36	-129	-509	-310	-4	100	70	-78	300
Net A2 Floorspace		14		-112					
Net A3 Floorspace	9	50	153	352	203	29		176	

Figure 7.4 Net Change A1/A2/A3 Uses, Local Centres, FY2013-2017

7.10. Changes in Local Centres (shown in figure 7.5, above) vary by centre, with provision of A1 floorspace in Lower Clapton Road, Upper Clapton Road and Stamford Hill increasing by 470sqm, and Broadway Market by 36sqm. A3 provision increased most in Stoke Newington Church Street by 176sqm, Lauriston Road by 203sqm, and Kingsland Road by 352sqm. Kingsland Road shows a net loss of retail and services towards A3, which is likely to be related to its position as a key night-time activity area in the borough. Furthermore, the impacts of night-time economy policies could also be accountable for increases in A3 permissions within town centres.

Town Centre Pipeline

7.11. The town centre pipeline looks at planning applications for A1, A2 and A3 uses that have been permitted and are under construction, and are shown in figure 7.6, below. The pipeline shows a positive position for the major and district town centres with Dalston expected to gain an addition 1,137sqm of floorspace, Hackney Central to gain 338sqm and Stamford Hill 103sqm. The majority of growth in these activities will continue to be focused outside town centres, with an overall growth in all use classes of 19,367sqm, of which over half, or 10,080sqm, is A3 retail floorspace. This outruns the combined changes within designated centres. As previously noted, this indicates a need to consider the interoperation of employment and town centre policies to ensure the objectives set out in core strategy of focusing these uses in town centres are attained. The issue of town centres has been considered in the new Local Plan 2033 and Draft London Plan - Hackney Central is to be upgraded to a Major centre and Stamford Hill will become a district centre. Oldhill Street, Dunsmure Road, Hackney Downs and Green Lanes have been designated as New Local Centres in the Local Plan 2033 with new Article 4 Directions introduced. Hackney Downs saw a loss of 109sqm of A4 and 42sqm of A3 in FY2017. Green Lanes experienced a loss of 150sqm of A1 in FY2017.



	Dalston	Hackney Central	Stoke Newington	Stamford Hill	Finsbury Park	Outside Main Town Centres
Net A1 Floorspace	1137	338	-146	103		4829
Net A2 Floorspace		-69			65	4458
Net A3 Floorspace	-441					10080

Figure 7.5 Pipeline Net Change A1/A2/A3 Uses, Major and District Centres Hackney

Local Centres	A1	A2	A3
Broadway Market	-30		
Chatsworth Road	319		
*Oldhill Street	313		
*Dunsmure Road	169		
*Green Lanes	-266		
Hoxton Street	236		40
Stoke Newington Church Street	130		-130

Table 7.2: Net Change A1/A2/A3 Uses, Local Centres Hackney, Pipeline

* New Designation

- 7.12. Changes in Local Centres (shown in figure 7.7, previous page) are generally positive, with A1 provision in Chatsworth Road increasing by 319sqm and Hoxton Street 236sqm. Stoke Newington Church Street is increasing A1 provision by 130sqm but at the same time seeing an equivalent loss of A3 provision. LP33 has designated Dunsmure Road, Oldhill Street, Green Lanes and Hackney Downs as Local Centres, offering an opportunity to strengthen the A1 growth in Oldhill Street and Dunsmure Road, and steady the loss of A1 in Green Lanes.

Proportion and Vacancy Rates in Town Centres

- 7.13. Hackney's designated town centres are performing well in terms of vibrancy and interest, with a broad range of shops. The latest evidence on the health of the town centres can be found in the Hackney Retail Study (2017).
- 7.14. The Council has, up to 2016, been limited in its ability to control changes of use between some classes (for example, A2 to A3) through permitted development rights (PD Rights). However this has changed with the implementation of two Article 4 Directions to remove PD Rights restricting change of use in the town centres (see Chapter 2).

Entertainment and night time economy (use classes A4 and A5)

- 7.15. Core strategy policy 11 recognises the contribution of the Night-Time economy to the borough and aims for a managed expansion of uses, specifically in Hackney Central, Stoke Newington, Dalston, South Shoreditch and Broadway Market. DMLP policy 11 sets out these uses as restaurants and cafés (A3), drinking establishments (A4) takeaways (A5) and assembly and leisure (D2).
- 7.16. As is shown in Figures 7.1-7.4, A3 uses have increased across the borough, but increases have been limited within the areas identified by Core Strategy Policy 11. Considering A3 are not specific to the night-time economy (in the sense pubs or nightclubs and takeaways are) it is difficult to draw a clear conclusion about the policies effectiveness in recent years. However, the trend over the last 5 years indicates that the major town centres have gained a modest amount of A3 (754sqm) and the local town centres have increased their A3 space more significantly with 972 sqm, indicating that the policy is having a positive effect. However those same figures also show a total of 11,374sqm of A3 has come forward outside of town centres. The night time economy policy has a particular focus on ensuring that new developments do not have an effect on residential amenity, and therefore this policy may need to be reviewed to ensure it is working effectively to counter new night time economy uses are appropriate. However, it is beyond the scope of the AMR at this time to assess the licensed hours of new A3 units which make up the development pipeline.
- 7.17. A4 uses form part of night-time economy alongside nightclubs (classed at Sui-generis). Traditionally, A4 use classes were independent bars and pubs, but increasingly they form part of mixed use schemes or flexible uses. This makes their monitoring challenging. There have been a comparatively low number of applications involving A4 uses, with the LDD recording a total of 21 applications completed in the last five years or within the pipeline. The A4 floorspace changes as a result of these are shown below in figure 7.10

Church Street	-171
Dalston	-143
Hackney Central	41
Hackney Downs	-109
Lauriston	-155
Lower Clapton	29

Table 7.3 Changes to A4 floorspace in Designated Town Centres, FY2013-FY2017

- 7.18. Whilst the town centres experienced a 508sqm loss, the majority of the loss of 1449 A4 units in Hackney has happened outside of the town centres, with 941 units lost. Looking forward, the pipeline holds only 21 applications concerning

A4 provision, and but these represent a loss of 5142 A4 units, all located outside of the town centres.

- 7.19. Table 7.3 shows a loss of A4 across the borough, with losses within four local centres and the district centre of Dalston. Hackney Central and Lower Clapton saw a modest gain. However, as with other elements of town centres policy, the majority of changes to A4 floorspace happened outside town centre designations. A total of 941sqm of A4 floorspace has been lost outside town centres. Within the pipeline, it can be seen that the loss of -5143sqm in the pipeline is all outside of the designated town centres. Two particular planning applications within the Shoreditch area have had a large impact on the overall A4 loss in Hackney, with 5,740sqm being lost (2016/1347 and 2016/2044), suggesting that there is a gain of A4 across the rest of the pipeline applications.
- 7.20. An important external factor affecting the night time economy are the Special Policy Areas (SPAs) for licensing.. These areas, in Shoreditch and Dalston, strictly limit the grant of licences for late night opening of bars and restaurants.
- 7.21. They have a double impact of both reducing the provision of these uses within Dalston Town Centre and Shoreditch (which is not designated as a town centre) and overall provision in the borough. While SPAs are compatible with planning policy which, by conditions on an application can limit opening hours to maintain neighbour’s amenity and impact on town centres, greater consideration may need to be given to the future strategy of directing these uses into town centres or areas covered by SPAs.
- 7.22. Overall, all new A4 floorspace has been permitted outside of existing town centres, much of which is in Shoreditch and the Central Activities Zone, and largely based around flexible consents and therefore its usage uncertain. The new Local Plan 2033 and Shoreditch AAP will seek to manage this growth effectively and diversify the night time economy.
- 7.23. A5 uses are at a similarly low level, with a limited set of completions and pipeline, which are outlined below in figure 7.11. Planning for A5 uses promotes them within town centres.

Dalston	+24
Stoke Newington	-65
Manor House	-30
Rest of borough	201

Table 7.4 Changes to A5 floorspace, FY2013-FY2017

- 7.24. As figure 7.11 shows, there has been a net increase in A5 floorspace in Dalston, with the provision of 24 new units. Again, as with other town centre uses, although to a lesser degree, changes have happened outside of town

centres, where 201sqm of A5 floorspace has been gained. There is a modest amount of A5 floorspace coming through in Broadway Market (10sqm), with an additional 27sqm outside of the designated town centres.

Analysis

- 7.25. Hackney has seen growth in retail and there is a strong pipeline and high occupancy rates in all town and local centres in Hackney.
- 7.26. Overall, there has been an increase of 3,739sqm of retail (A1) space across the borough over the last 5 years, but a net loss of A1 in town centres in recent years. Hackney Central has gained 183sqm, Stoke Newington High Street lost 2,121sqm, and 752sqm gained in Dalston in the reporting years. Local Centres have seen an overall increase of 524sqm, with Upper Clapton Road and Lower Clapton Road gaining the greatest in the reporting years.
- 7.27. The pipeline for town centres going forward is more positive with Dalston expected to gain an additional 1,137 sqm of retail floorspace, Hackney Central to gain 338 sqm, Stamford Hill to gain 103sqm, although a loss of 146sqm is expected in Stoke Newington. Local Centres are expected to gain 871sqm of A1 floorspace overall.
- 7.28. This indicates that the policy appears to have been somewhat ineffective at safeguarding existing retail in Mayor Town Centres, more so in Local centres. In contrast in the future it appears to be overturned, and may need to be reviewed in relation to Local Centres.
- 7.29. It is important to note that outside of town centre designations there has been an increase of 4,925sqm of new retail space in the reporting years, as well as increases in A2 (1,078sqm) and A3 (12,346sqm) between FY2013-FY2017, and this is expected to increase further, with the pipeline showing a delivery of 19,367sqm.
- 7.30. Planning policies for the night time economy have had mixed results over the last five years. Broadly, A3 uses have increased in all the main town centres. Over the same period 12,346sqm of A3 has come forward outside of town centres.
- 7.31. A4 and A5 uses share a low level of activity and are reported on over the last 5 years. Within A4, there has been a general loss across town centres, although the greatest loss has been outside town centres with a loss of 1,449sqm. This could be due to the adoption of Special Policy Area (SPA) in 2015 which limits licences for these uses within Dalston and Shoreditch, and is likely to have prevented developments coming forward in these places. Local Plan 2033 and Future Shoreditch promote the diversification of the night time economy.

8. Communities, Culture, Education & Health

- 8.1. The first objective of the Core Strategy is to tackle inequality and contribute to enhancing community cohesion by improving the quality of the borough. One of the most important functions of planning policy is at the strategic level, supporting both the funding and development of new social, educational and health facilities to benefit the community.
- 8.2. Planning Obligations and the Community Infrastructure Levy are mechanisms for deriving planning gain from developments which can then be used to benefit the community.
- 8.3. Hackney sets out its infrastructure need in its Infrastructure Delivery Plan, which is updated on a regular basis. This chapter reports on the amounts of S106 contributions received and agreed during the financial year of 2017/18 and also reports on the collection and spend of the community infrastructure levy for that period in accordance with government regulations.

Planning Obligations

- 8.4. Planning obligations are set out in legal agreements signed between the developer and the Council under a number Acts including Section 106 of Town and Country Planning Act 1990. The planning obligations can be both financial and non financial but typically require a developer to fulfill a number of requirements to mitigate the impact of their development during and construction and on completion.
- 8.5. The financial obligations agreed and received in 2017/18 (excluding Crossrail) are set out in the table below:

	2017/18 Agreed	2017/18 (i.e. Received from and signed within the same year)
General Heads of Term	£4,612,780	£2,522,054
Affordable Housing	£4,571,154	£231,154
Highways	£2,626,281	£885,236
Total	£7,197,435	£3,638,444

Table 8.1: Financial obligations agreed and received in 2017/18

The overall amounts (general heads of terms) received can be further broken down to indicate their broad purpose, as set out below.

Heads of Terms	2017/18 Agreed	2017/18 (i.e. Received from and signed within the same year)
-----------------------	-----------------------	---------------------------------------------------------------------

Community Facilities	£50,000	£50,545
Education and Training	£109,338	£110,706
Employment and Job Creation (Ways into Work, Affordable Workspace, Training Contribution, Local Employment Contribution)	£2,706,055	£1,777,181
Environmental Improvements (public realm contribution, public realm shoreditch, traffic order)	£822,845	£144,974
Open Space and Nature Conservation (POS Contribution, Tree contribution)	£188,304	£115,958
Sustainability (carbon offset)	£313,748	£219,560
Sustainable Transport (cycle contributions, bus contributions, legible london, car club, travel plan)	£372,490	£53,130
Town Centre Management	£50,000	£50,000
TOTAL	£4,612,780	£2,522,054

Table 8.2: Further Breakdown of Financial Obligations agreed and received FY2017/18

Heads of Terms	Number of Projects	S106 Contribution value
Education and Training	4	£5,564,020
Environmental Improvements	2	£316,055
Community Facilities	1	£10,681
Highways	17	£786,433
Open Space and nature conservation	2	£25,795
TOTAL	26	£6,702,984

Table 8.2: Planning Obligations Allocations in 2017/18

Heads of Terms	Number of Projects	Spend	Project Details
Affordable Housing	1	£10,088,505	(Estate Regeneration Programme)
Open Space and Nature Conservation (POS Contribution, Tree contribution, Child Play Area)	7	£61,214	Stonebridge Gardens Refurbishment, Haggerston Park Play Area, Street Trees Salcombe Road, London Fields Outdoor Gym, Clissold Park Improvements, Clapton Square Improvements, Stonebridge Garden Park Improvements
Community Facilities	2	£7,493	Edge Youth Spoke Replacement Flooring, Improvement works at 61 Evering Road

Education and Training (Libraries and Education)	5	£1,591,767	Annual Maintenance Programme, Urswick School Expansion, Shacklewell Primary School, Harrington Hill Primary School, Berger School Works
Environmental Improvements (public realm contribution, Environmental Improvements, Towpath contribution)	5	£330,692	Regents Canal, Narrow Way Improvement Programme, Shoreditch Public Realm Improvement Programme, Martello Street Environmental Improvements, Chatham Place Transport and Environmental Improvements
Healthcare Improvements	1	£212,661	Oswald Street Day Centre Centre
Highways	39	£1,101,373	Various
Sustainable Transport	2	£139,644	Narrow Way Improvement Programme, Wenlock Street Junction Improvements
TOTAL	62	£13,533,349	

Table 8.3: Planning Obligations Spending in 2017/18

Hackney's Community Infrastructure Levy

8.6. The Community Infrastructure Levy (CIL) is a mechanism to allow local planning authorities to seek to raise funds from new development, in order to contribute to the cost of infrastructure that are necessary to support new development. Hackney adopted its CIL in april 2015. The CIL will directly contribute to the provision of new infrastructure to support growth and development across the borough. Hackney CIL income and expenditure in 2017/18 is detailed in the tables below.

Details	CIL (Reg 123) (£)	Neighbourhood CIL (Reg 59F) (£) (15%)	CIL Applied to Administrative Expenses (£) (5%)	TOTALS (£)
Retained CIL balance from previous reporting years	5,386,423.90	1,007,425.01	336,518.36	6,730,367.27
Total Receipts 2017/18	7,912,016.10	1,478,737.24	494,250.18	9,885,003.52
Total Allocated 2017/18	9,039,102.00	0	494,250.18	9,533,352.17
Total Expenditure	9,039,102.00	0	473,485.00	9,512,587.00

2017/18				
CIL receipts retained at the end of the reporting year	4,259,337.99	2,486,162.25	357,283.54	7,102,783.79

Table 8.4: CIL Income and Expenditure 2017/18

	Development Location	Planning Application Reference No.	Instalments Policy (see notes)	Enforcement Surcharge £	Date of Payment to Borough	Sum Paid to Borough (£)
1	14 Holywell Row London, EC2A 4JB	2015/2251	No	659.79	02/03/2018	£6,420.35
2	27 Castlewood Road, Hackney, London, N16 6DL	2017/3172	No	0.00	13/02/2018	£2,221.10
3	Satellite House 17 Corsham Street, London, N1 6DR	2015/2199	Yes(M)	3300.17	03/11/2017	£371,451.48
4	Land to the rear of 83 Upper Clapton Road, and adjoining 16 Rosendale Street, London, E5 9BU	2015/3923	No	1437.53	28/03/2018	£188,342.51
5	117-119 Stoke Newington High Street, Hackney, London, N16 0PH	2016/1152	No	0.00	27/03/2018	£14,592.15
6	105 Queens Drive London, N4 2BE	2017/4200	No	0.00	28/03/2018	£6,334.56
7	108 Wilberforce Road, London, N4 2SU	2016/1358	No	1466.28	27/03/2018	£9,171.99
8	28-30 Hoxton Square and 31-37 Hoxton Street, Hackney, London, N1	2016/3242	No	0.00	20/10/2017	£52,095.75
9	27 Castlewood Road, London, N16 6DL	2017/2918	No	0.00	13/02/2018	£9,456.31
10	101 Blurton Road, London, E5 0NH	2016/4018	No	0.00	06/02/2018	£980.02
11	21 London Lane, London, E8 3PR	2017/1053	No	0.00	06/02/2018	£2,957.84
12	3 Glebe Road, London, E8 4BD	2014/3757	No	2100.58	16/01/2018	£33,830.58
13	39-45 Gransden Avenue, London, E8 3QA	2015/1895	No	8504.20	29/11/2017	£53,923.20
14	39-45 Gransden Avenue, London, E8 3QA	2015/1895	No	8504.20	22/01/2018	£50,000.00
15	39-45 Gransden Avenue, London, E8 3QA	2015/1895	No	8504.20	31/03/2018	£20,000.00
16	39-45 Gransden Avenue, London, E8 3QA	2015/1895	No	8504.20	31/03/2018	£70,000.00

17	28 Stoke Newington Road, London, N16 7XJ	2014/3744	Yes(M)	2653.46	06/02/2018	£29,469.94
18	32 Dunlace Road, London, E5 0NE	2017/3300	No	0.00	23/01/2018	£952.70
19	Land bounded by Curtain Road/Hewett Street/Great Eastern Street/Fairchild Place/Plough Yard/Hearn Street	2015/3453	No	0.00	28/03/2018	£366,948.64
20	Formerly Royal Park Hotel, 350 Seven Sisters Road, London, N4 2PG	2015/1670	No	2732.54	04/01/2018	£10,047.54
21	39 Brownswood Road, Hackney, London, N4 2HP	2016/3494	No	0.00	05/01/2018	£2,275.60
22	4 Manor Road, London, N16 5SA	2017/1152	No	0.00	22/11/2017	£9,282.05
23	Land at the Corner of Bridport Place and Wiltshire Row, London	2016/2840	No	0.00	16/02/2018	£297,122.82
24	59 Dalston Lane, London, E8 2NG	2015/1817	No	0.00	17/10/2017	£31,127.72
25	56 Foutayne Road, London, N16 7DT	2016/3818	No	0.00	17/10/2017	£2,385.17
26	Tariro House 40 Newington Green London, N16 9PR	2016/0777	No	1318.22	13/11/2017	£7,703.39
27	Tariro House, 40-41 Newington Green, Hackney, London, N16 9PR	2016/3884	No	165.31	13/11/2017	£785.93
28	91 Upper Clapton Road, London, E5 9RU	2015/0776	No	0.00	13/11/2017	£6,837.60
29	74 Glenarm Road, London, E5 0LZ	2015/2540	Yes(M)	398.91	11/10/2017	£2,173.91
30	Former Downsview School, Tiger Way, Downs Road, E5 8QP	2016/0307	No	971.06	09/08/2017	£226,361.65
31	30-36 Stamford Road, London, N1 4JL	2016/4118	No	2100.58	20/10/2017	£56,078.19
32	45 Mildenhall Road, London, E5 0RT	2016/0229	No	903.87	26/10/2017	£5,314.68
33	293-295 Old Street, London, EC1V 9LA	2015/2717	No	0.00	20/10/2017	£102,715.64
34	Cremer Business Centre, 37 Cremer Street, Hackney, London, E2 8HD	2015/1996	No	1406.51	30/08/2017	£207,011.72
35	Bayford Mews, Bayford Street, London, E8 3SF	2015/2373	No	1889.81	17/10/2017	£35,402.01
36	97-137 Hackney Road, London, E2 8ET	2015/3455	Yes(M)	0.00	20/10/2017	£1,007,575.94
37	26 Adolphus Road, London, N4 2AY	2015/4154	No	1710.17	17/10/2017	£11,067.39
38	Elsdale Street, Surgery, 28 Elsdale Street, London, E9 6QY	2014/1812	No	0.00	01/09/2017	£12,775.00
39	1A Downs Road, London, E5 8QJ	2015/0555	Yes(M)	685.89	28/07/2017	£72,708.47

40	Land to the R/O 130-134 Richmond Road, London, E8 3HW	2016/3833	No	0.00	21/08/2017	£94,460.81
41	Former Kingsland Fire Station, 333 Kingsland Road, Hackney, London, E8 4DR	2016/2207	Yes(M)	0.00	19/10/2017	£340,800.08
42	Former Kingsland Fire Station, 333 Kingsland Road, Hackney, London, E8 4DR	2016/2207	Yes(M)	0.00	03/11/2017	£340,800.07
43	106 Green Lanes London, N16 9EH	2015/4547	No	0.00	27/07/2017	£3,311.65
44	106 Green Lanes London, N16 9EH	2015/4547	No	0.00	28/07/2017	£15,478.72
45	Block A 260 Kingsland Road, London, E8 4DG	2016/1368	No	0.00	02/01/2018	£39,719.54
46	168 - 178 Shoreditch High Street, London, E1 6HU	2015/3317	No	0.00	23/08/2017	£119,693.65
47	168 - 178 Shoreditch High Street, London, E1 6HU	2015/3317	No	0.00	23/08/2017	£90,996.08
48	1A Mentmore Terrace London, E8 3PN	2016/1043	No	0.00	31/07/2017	£57,267.03
49	1-12 Otley Terrace, London, E5 9RG	2016/1457	No	0.00	27/03/2018	£7,718.92
50	189 Evering Road, London, E5 8AN	2016/0550	No	427.69	28/07/2017	£2,470.93
51	35 Burma Road, London, N16 9BH	2016/2536	No	0.00	14/09/2017	£724.32
52	240 A Amhurst Road, Hackney, London, N16 7UL	2016/3517	No	335.95	27/07/2017	£1,920.51
53	Aikin Court, 29-35 Barbauld Road, London, N16 0RU	2015/3573	No	0.00	03/07/2017	£80,133.93
54	154-156 Stoke Newington High Street, London, N16 7JL	2014/2828	No	2438.69	10/05/2017	£54,878.69
55	502 Kingsland Road, London, E8 4AE	2016/3083	No	0.00	30/05/2017	£11,607.05
56	New Regent's College Upper School, Nile Street, London, N1 7RD	2016/0300	Yes(M)	2098.34	02/08/2017	£837,699.30
57	New Regent's College Upper School, Nile Street, London, N1 7RD	2016/0300	Yes(M)	2098.34	02/02/2018	£837,699.30
58	32-34 Eagle Wharf Road, London, N1 7EG	2015/2643	Yes(M)	0.00	28/07/2017	£75,208.31
59	32-34 Eagle Wharf Road, London, N1 7EG	2015/2643	Yes(M)	0.00	28/07/2017	£165,145.59
60	5-29 Sun Street, 1-17 Crown Place 8-16 Earl Street, and 54 Wilson Street, London, EC2M 2PS (ONE CROWN PLACE)	2015/0877	Yes(M)	0.00	17/10/2017	£1,655,683.75
61	5-29 Sun Street, 1-17 Crown Place 8-16 Earl Street, and 54 Wilson Street, London, EC2M 2PS (ONE CROWN PLACE)	2015/0877	Yes(M)	0.00	28/04/2017	£1,655,683.75
	TOTAL					£9,885,003.52

Table 8.5: Hackney CIL Income by Development Site in 2017/18

Ref	Name/Description	Status	Project Type	Service	Finance Year	Ward	Spend Total
513	Hackney CIL - Oswald Street Day Centre	Completed	HCIL123 H and S Care	Health and Community Services	2017	Kings Park (M)	£195,000.00
518	Hackney CIL - Primary School Programme - Woodberry Down	Completed	HCIL123 Education	The Learning Trust	2017	Woodberry Down Ward	£307,293.00
519	Hackney CIL - Narrow Way Improvements	Completed	HCIL123 Strat Transport	Streetscene	2017	Hackney Central Ward	£1,045,296.00
520	Hackney CIL - Highways Planned Maintenance	Completed	HCIL123 Strat Transport	Streetscene	2017	Borough wide	£3,745,701.09
521	Hackney CIL - Hackney Marshes Improvements	Completed	HCIL123 Open Space	Parks Team	2017	Hackney Wick Ward	£3,237,805.20
522	Hackney CIL - Hackney Wick Station	Completed	HCIL123 Strat Transport	TfL	2017	Hackney Wick Ward	£508,006.71

Table 8.6: Hackney CIL Expenditure 2017/18 by Infrastructure Type

Mayoral CIL Receipts in 2017/18

8.7. In addition to Hackney CIL, Hackney is also the collecting authority for Mayoral CIL within the borough. In FY 2017/18 Hackney contributed £3.9 million.

Application No	Site Address	Receipt Date	TOTAL RECEIPT	Amount Paid to TfL (96%)
2013/4232	17 A&B London Lane, London, E8 3PR	21/4/2017	£ 4,708.89	£ 4,520.53
2014/2828	154-156 Stoke Newington High Street, London, N16 7JL	10/5/2017	£ 11,741.21	£ 11,271.56
2013/4000	R Greens 1 Mentmore Terrace London, E8 3PN	10/5/2017	£ 163,088.70	£ 156,565.15
2013/1128	The Kings Crescent, Estate, Queens Drive, London, N4 2XD	17/5/2017	£ 2,613.23	£ 2,508.70
2014/2323	94 Lordship Park London, N16 5UA	17/5/2017	£ 1,186.02	£ 1,138.58
2014/2524	Bentley House 2-26 Bentley Road, London, N1 4BY	22/5/2017	£ 55,772.11	£ 53,541.23
2014/2582	Hackney Marshes	22/5/2017	£ 8,658.50	£ 8,312.16
2013/4033	40c Terrace Road, London, E9 7ES	24/5/2017	£ 561.00	£ 538.56
2013/1381	Stores 1-8 and Land at Corner Regan Way/ Homefield Street, London, N1 6PH	26/5/2017	£ 16,916.79	£ 16,240.12

2016/3083	502 Kingsland Road, London, E8 4AE	30/5/2017	£ 2,483.31	£ 2,383.98
2013/1128	The Kings Crescent, Estate, Queens Drive, London, N4 2XD	30/5/2017	£ 582,750.00	£ 559,440.00
2012/0789	115 Curtain Road, Hackney, London, EC2A 3BS	30/5/2017	£ 27,510.00	£ 26,409.60
2016/0307	Former Downsvie School, Tiger Way, Downs Road, E5 8QP	22/6/2017	£ 368,066.07	£ 353,343.43
2014/0196	16-20 Dereham Place London, EC2A 3HJ	27/6/2017	£ 21,005.52	£ 20,165.30
2013/4234	21 London Lane, London, E8 3PR	28/6/2017	£ 8,927.67	£ 8,570.56
2014/1460	GREAT EASTERN BUILDINGS Reading Lane, London, E8 1DR	30/6/2017	£ 550.65	£ 528.62
2015/3573	Aikin Court, 29-35 Barbould Road, London, N16 0RU	3/7/2017	£ 17,144.54	£ 16,458.76
2013/3931	4 Stoke Newington High Street, London, N16 7PL	14/7/2017	£ 296.32	£ 284.47
2015/4547	106 Green Lanes London, N16 9EH	27/7/2017	£ 708.52	£ 680.18
2016/3517	240 A Amhurst Road, Hackney, London, N16 7UL	27/7/2017	£ 3,122.76	£ 2,997.85
2015/0555	1A Downs Road, London, E5 8QJ	28/7/2017	£ 197,607.36	£ 189,703.07
2016/0550	189 Evering Road, London, E5 8AN	28/7/2017	£ 4,017.75	£ 3,857.04
2015/2643	32-34 Eagle Wharf Road, London, N1 7EG	28/7/2017	£ 75,208.32	£ 72,199.99
2015/2643	32-34 Eagle Wharf Road, London, N1 7EG	28/7/2017	£ 34,250.34	£ 32,880.33
2015/4547	106 Green Lanes London, N16 9EH	28/7/2017	£ 3,311.65	£ 3,179.18
2016/1043	1A Mentmore Terrace London, E8 3PN	31/7/2017	£ 12,252.20	£ 11,762.11
2016/0300	New Regent's College Upper School, Nile Street, London, N1 7RD	31/7/2017	£ 180,310.40	£ 173,097.98
2012/1390	160 Chatsworth Road, London, E5 0LT	8/8/2017	£ 724.60	£ 695.62
2014/2413	Tilia Road, E5 8JJ	11/8/2017	£ 2,288.18	£ 2,196.65
2014/0087	55 Dalston Lane, Hackney, London, E8 2NG	14/8/2017	£ 25,457.32	£ 24,439.03
2012/3856	161 Kingsland Road, London, E2 8AL	15/8/2017	£ 120.70	£ 115.87
2012/3324	Ground and First Floors, 14 Triangle Road, London, E8 3RP	17/8/2017	£ 89.74	£ 86.15
2012/2309	140 Stoke Newington High Street, London, N16 7JL	17/8/2017	£ 64.11	£ 61.55
2012/0997	Duval House, 1-2 Glebe Road, London, E8 4BD	17/8/2017	£ 52.42	£ 50.32
2014/3369	18E Perseverance Works, 25 Hackney Road, London, E2 8DD	21/8/2017	£ 5,101.52	£ 4,897.46
2016/3833	Land to the R/O 130-134 Richmond Road, London, E8 3HW	21/8/2017	£ 3,292.19	£ 3,160.50
2016/3833	Land to the R/O 130-134 Richmond Road, London, E8 3HW	21/8/2017	£ 16,917.56	£ 16,240.86
2015/3317	168 - 178 Shoreditch High Street, London, E1 6HU	23/8/2017	£ 90,996.08	£ 87,356.24
2015/3317	168 - 178 Shoreditch High Street, London, E1 6HU	23/8/2017	£ 69,178.99	£ 66,411.83
2015/1996	Cremer Business Centre, 37 Cremer Street, Hackney, London, E2 8HD	30/8/2017	£ 168,301.45	£ 161,569.39
2014/1812	Elsdale Street, Surgery, 28 Elsdale Street, London, E9 6QY	1/9/2017	£ 240.60	£ 230.98

2014/1812	Elsdale Street, Surgery, 28 Elsdale Street, London, E9 6QY	1/9/2017	£ -	£ -
2013/1613	17 - 20 Parr Street, London, N1 7EN	1/9/2017	£ 5,044.77	£ 4,842.98
2013/2640	143 Mare Street, London, E8 3RH	14/9/2017	£ 12,272.29	£ 11,781.40
2014/1517	The Mews, House Bouverie Mews, London, N16 0AE	14/9/2017	£ 9,565.36	£ 9,182.75
2016/2536	35 Burma Road, London, N16 9BH	14/9/2017	£ 154.97	£ 148.77
2014/2638	51 Northwold Road, London, N16 7DH	19/9/2017	£ 102.96	£ 98.84
2014/2910	51 Evering Road, London, N16 7PU	19/9/2017	£ 120.54	£ 115.72
2013/2237	102 A Albion Drive, London, E8 4LY	19/9/2017	£ 130.58	£ 125.36
2012/2665	141 Graham Road, London, E8 1PD	19/9/2017	£ 680.00	£ 652.80
2014/0100	1 Cricketfield Road, London, E5 8NR	20/9/2017	£ 1,212.91	£ 1,164.39
2015/2540	74 Glenarm Road, London, E5 0LZ	11/10/2017	£ 3,534.81	£ 3,393.42
2012/1644	151 Haggerston Road, Haggerston, London, E8 4JA	11/10/2017	£ 40,074.61	£ 38,471.63
2014/3315	36 Evering Road, London, N16 7QJ	17/10/2017	£ 2,382.10	£ 2,286.82
2012/3677	2 - 4 Tottenham Road, London, N1 4BZ	17/10/2017	£ 20,443.61	£ 19,625.87
2015/2373	Bayford Mews, Bayford Street, London, E8 3SF	17/10/2017	£ 12,367.46	£ 11,872.76
2016/3818	56 Fountayne Road, London, N16 7DT	17/10/2017	£ 1,762.87	£ 1,692.36
2015/1817	59 Dalston Lane, London, E8 2NG	17/10/2017	£ 6,659.73	£ 6,393.34
2015/4154	26 Adolphus Road, London, N4 2AY	17/10/2017	£ 8,178.85	£ 7,851.70
2016/2207	Former Kingsland Fire Station, 333 Kingsland Road, Hackney, London, E8 4DR	19/10/2017	£ 79,531.82	£ 76,350.55
2015/2733	23-28 Penn Street, London, N1 5DL	20/10/2017	£ 24,857.62	£ 23,863.32
2015/2717	293-295 Old Street, London, EC1V 9LA	20/10/2017	£ 77,818.50	£ 74,705.76
2016/3242	28-30 Hoxton Square and 31-37 Hoxton Street, Hackney, London, N1	20/10/2017	£ 42,354.08	£ 40,659.92
2016/1432	23-28 Penn Street, London, N1 5DL	20/10/2017	£ 5,623.40	£ 5,398.46
2012/3708	Land to Rear of 144 - 146 Albion Road, London, N16 9PA	20/10/2017	£ 5,273.54	£ 5,062.60
2016/4118	30-36 Stamford Road, London, N1 4JL	20/10/2017	£ 11,997.85	£ 11,517.94
2015/3455	97-137 Hackney Road, London, E2 8ET	20/10/2017	£ 328,064.26	£ 314,941.69
2014/3749	42 Barretts Grove, London, N16 8AJ	26/10/2017	£ 2,862.91	£ 2,748.39
2016/0229	45 Mildenhall Road, London, E5 0RT	26/10/2017	£ 8,641.72	£ 8,296.05
2016/2207	Former Kingsland Fire Station, 333 Kingsland Road, Hackney, London, E8 4DR	3/11/2017	£ 79,531.82	£ 76,350.55
2015/2199	Satellite House 17 Corsham Street, London, N1 6DR	3/11/2017	£ 217,533.00	£ 208,831.68
2013/2042	51-57 Kingsland High Street, London, E8 2JS	8/11/2017	£ 24,547.84	£ 23,565.93
2015/0776	91 Upper Clapton Road, London, E5 9RU	13/11/2017	£ 5,053.64	£ 4,851.49

2012/2156	The Laundry, 2-18 Warburton Road, London, E8 3RT	13/11/2017	£ 149.30	£ 143.33
2016/3884	Tariro House, 40-41 Newington Green, Hackney, London, N16 9PR	13/11/2017	£ 168.15	£ 161.42
2016/0777	Tariro House 40 Newington Green London, N16 9PR	13/11/2017	£ 1,648.13	£ 1,582.20
2012/0628	Waterfront House, Harry Zeital Way, Hackney, London, E5 9RQ	17/11/2017	£ 959.28	£ 920.91
2013/0457	Holy Trinity Primary School, Beechwood Road, Hackney, London, E8 3DY	20/11/2017	£ 1,348.45	£ 1,294.51
2017/1152	4 Manor Road, London, N16 5SA	22/11/2017	£ 6,860.31	£ 6,585.90
2014/1955	Land rear of 68 Cadogan Terrace, London, E9 5EQ	1/12/2017	£ 22,468.61	£ 21,569.87
2014/3222	17 Micawber Street, London, N1 7TB	2/1/2018	£ 881.43	£ 846.17
2016/1368	Block A 260 Kingsland Road, London, E8 4DG	2/1/2018	£ 8,497.94	£ 8,158.02
2014/0579	81 Sydner Road, London, N16 7UF	2/1/2018	£ 64.03	£ 61.47
2013/3429	107 Lower Clapton Road, London, E5 0NP	2/1/2018	£ 100.45	£ 96.43
2015/1670	Formerly Royal Park Hotel, 350 Seven Sisters Road, London, N4 2PG	4/1/2018	£ 7,426.09	£ 7,129.05
2013/1079	87-89 Green Lanes, London, N16 9BX	5/1/2018	£ 2,668.65	£ 2,561.90
2012/3558	67a - 71 Dalston Lane, London, E8 2NG	5/1/2018	£ 21,372.91	£ 20,517.99
2014/2379	Clapton Business Centre 107-109 Downs Road, London, E5 8DA	5/1/2018	£ 342.78	£ 329.07
2014/1601	10 Powerscroft Road, London, E5 0PU	5/1/2018	£ 1,152.82	£ 1,106.71
2014/2086	103 Blurton Road, London, E5 0NH	5/1/2018	£ 695.14	£ 667.33
2016/3494	39 Brownswood Road, Hackney, London, N4 2HP	5/1/2018	£ 1,681.88	£ 1,614.60
2017/2307	8-10 New North Place London, EC2A 4JA	5/1/2018	£ 5,266.95	£ 5,056.27
2014/3757	3 Glebe Road, London, E8 4BD	16/1/2018	£ 7,238.01	£ 6,948.49
2016/0300	New Regent's College Upper School, Nile Street, London, N1 7RD	17/1/2018	£ 180,310.40	£ 173,097.98
2012/3839	11 & 12 Broadway Market Mews, London, E8 4TS	23/1/2018	£ 760.78	£ 730.35
2017/3300	32 Dunlace Road, London, E5 0NE	23/1/2018	£ 1,549.10	£ 1,487.14
2015/3483	135-165 Lordship Road, London, N16 5HF	23/1/2018	£ 22,967.53	£ 22,048.83
2012/3839	11 & 12 Broadway Market Mews, London, E8 4TS	23/1/2018	£ 2,411.77	£ 2,315.30
2012/2915	1- 64 St. Leonard's Court, New North Road, London, N1 6JA	24/1/2018	£ 95,350.01	£ 91,536.01
2017/1053	21 London Lane, London, E8 3PR	6/2/2018	£ 632.83	£ 607.52
2016/4018	101 Blurton Road, London, E5 0NH	6/2/2018	£ 1,593.52	£ 1,529.78
2014/3744	28 Stoke Newington Road, London, N16 7XJ	6/2/2018	£ 6,305.06	£ 6,052.86
2013/2238	Land to the rear of 125 Dunlace Road, London, E5 0NG	9/2/2018	£ 1,069.78	£ 1,026.99
2016/2413	Mare Street, Studios, 203-213 Mare Street, London, E8 3QE	13/2/2018	£ 125,751.39	£ 120,721.33
2017/2918	27 Castlewood Road, London, N16 6DL	13/2/2018	£ 6,989.11	£ 6,709.55
2017/3172	27 Castlewood Road, Hackney, London, N16 6DL	13/2/2018	£ 1,641.61	£ 1,575.95

2013/3819	Grange Hall, 9 A Evering Road, London, N16 7QA	16/2/2018	£ 570.04	£ 547.24
2016/2840	Land at the Corner of Bridport Place and Wiltshire Row, London	16/2/2018	£ 63,569.00	£ 61,026.24
2012/1471	30 and 32 Amhurst Road, London, E8 1JN	26/2/2018	£ 2,605.40	£ 2,501.18
2013/0125	19-24 Marcon Place London, E8 1LP	2/3/2018	£ 195.17	£ 187.36
2013/3729	121 Wilberforce Road, London, N4 2SP	2/3/2018	£ 209.48	£ 201.10
2015/2251	14 Holywell Row London, EC2A 4JB	2/3/2018	£ 1,938.58	£ 1,861.04
2015/2381	41 Pitfield Street, London, N1 6DA	21/3/2018	£ 127.13	£ 122.04
2016/1457	1-12 Otley Terrace, London, E5 9RG	27/3/2018	£ 12,551.03	£ 12,048.99
2016/1358	108 Wilberforce Road, London, N4 2SU	27/3/2018	£ 6,778.97	£ 6,507.81
2016/1152	117-119 Stoke Newington High Street, Hackney, London, N16 0PH	27/3/2018	£ 3,121.97	£ 2,997.09
2017/4200	105 Queens Drive London, N4 2BE	28/3/2018	£ 4,681.84	£ 4,494.57
2015/3923	Land to the rear of 83 Upper Clapton Road, and adjoining 16 Rosendale Street, London, E5 9BU	28/3/2018	£ 139,203.00	£ 133,634.88
2015/3453	Land bounded by Curtain Road/Hewett Street/Great Eastern Street/Fairchild Place/Plough Yard/Hearn Street	28/3/2018	£ 126,495.03	£ 121,435.23
TOTAL			£ 4,126,346.55	£ 3,961,292.69

Table 8.7: Mayoral CIL 2017/18

App No	Address	Ward	Type	Deed Date	Size (m2)
2016/3242	28-30 Hoxton Square and 31-37 Hoxton Street, Hackney, London, N1	Hoxton East and Shoreditch Ward	Affordable Workspace	4/4/2017	104
2015/3455	97-137 Hackney Road, London, E2 8ET	Haggerston Ward	Affordable Workspace	24/4/2017	1620
2016/2413	Mare Street, Studios, 203-213 Mare Street, London, E8 3QE	London Fields Ward	Affordable Workspace	5/5/2017	419
2015/2199	Satellite House 17 Corsham Street, London, N1 6DR	Hoxton West Ward	Affordable Workspace	6/6/2017	171
2015/3923	Land to the rear of 83 Upper Clapton Road, and adjoining 16 Rosendale Street, London, E5 9BU	Cazenove Ward	Affordable Workspace	7/6/2017	49
2016/1367	27 Dalston Lane, London, E8 3DF	Dalston Ward	Affordable Workspace	13/6/2017	366
2016/3179	Land at Wilmer Place, Stoke Newington, London, N16	Stoke Newington Ward	Affordable Workspace	3/7/2017	132
2016/3736	Hertford and Napier House, 1-2 Cranwood Street, Hackney, London, EC1V 9PE	Hoxton West Ward	Affordable Workspace	10/8/2017	201
2016/3333	35 Shore Road, London, E9 7TA	Victoria Ward	Affordable Workspace	29/11/2017	139
2016/3600	Ion House 1-3 Sheep Lane, London, E8 4QS	London Fields Ward	Affordable Workspace	5/1/2018	316.5
				TOTAL	3413.5

Table 8.8: Affordable Workspace secured in Planning Legal Agreements Signed in 2017/18

D1 – Community Uses - Non- residential institutions

- 8.8. The D1 Use Class refers to non-residential institutions which encompasses a range of uses including schools, nurseries, education and training centres and health centres among others. Between FY2013 and FY2017 there was a 36,771sqm uplift of D1 floorspace in Hackney. FY2017 saw 6,541sqm of additional D1 floorspace provided.

Education Floorspace

- 8.9. The additional floorspace delivered for education purposes specifically is very positive. During FY2017 3,988sqm of additional education floorspace was delivered. Over the last five years an additional 32,360sqm of D1 floorspace for education use was delivered in the Borough.
- 8.10. The April 2018 Childcare Sufficiency Audit found that overall the picture for childcare in Hackney is healthy. There are sufficient places to meet demand and the quality is good.
- 8.11. Hackney has met the supply need up to the end of the plan period. Refer to the Hackney Infrastructure Delivery Plan for further information on educational floorspace planning.

9. Transport

- 9.1. Core Strategy Policy 6 and emerging policies in the new Local Plan LP33 aim to reduce car travel and promote healthier alternatives such as cycling, walking and the use of public transport. Planning works closely with transport planning to achieve these outcomes.

Public Transport developments in Hackney in 2017/18

- 9.2. The Council is committed to upgrading its local transport network in order to facilitate higher levels of walking and cycling, promote better access to public transport, and make our streets and public spaces more attractive to live, work visit and invest in.
- 9.3. The purpose of Hackney's Transport Strategy 2015-2025 is to encourage more walking, cycling and use of public transport for those who live, work and visit the Borough and to continue to reduce the need for private car use. The Strategy supports the objectives set out in the Mayor of London's Transport Strategy 2018. The Hackney Local Implementation Plan (LIP) identifies how the Mayor of London's Transport Strategy will be implemented in the borough. The LIP is in the process of being updated presently.
- 9.4. Car ownership levels in Hackney fell between 2001 and 2011 with the proportion of households with a car dropping from 44% to 34%. Hackney has seen an 8% reduction in motor traffic levels between 1994 and 2011.
- 9.5. Walking levels in Hackney have been increasing over the years; 39% of people in Hackney use walking as their main mode of transport over a seven day period, compared to the Greater London average of 32%.
- 9.6. The Hackney Transport Strategy sets out to create an environment whereby people actively choose to walk and cycle as part of everyday life, which can have a significant impact on public health and may also reduce inequalities in health. Increasing physical activity through active travel (walking and cycling) is also a key strand of the Mayors Transport Strategy , with a long-term target for 2041 of 70% of people reporting two periods of ten minutes spent walking or cycling on the previous day.
- 9.7. Some 37% of Hackney residents are currently meeting this level of active travel exercise, which is the same as the Inner London average but higher than the overall London average of 31% in 16/17. Figure 9.1 below sets out how half of all trips by Hackney residents comprise either walking or cycling – the highest in London.

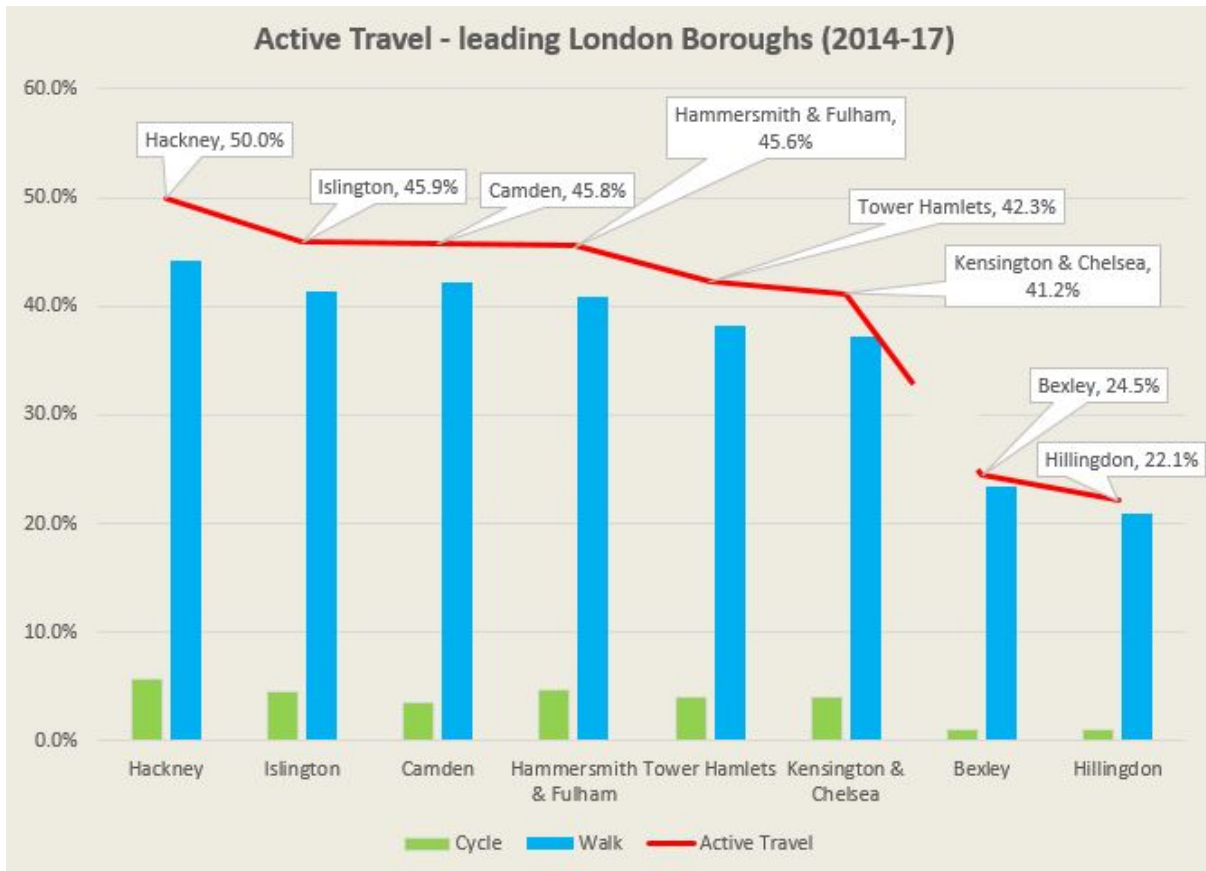


Figure 9.1: Active Travel Leading London Boroughs 2014-2017

Walking

- 9.8. Walking levels in Hackney have been increasing over the years; 39% of people in Hackney use walking as their main mode of transport over a seven day period, compared to the Greater London average of 32%. Transport policy and investment in Hackney is geared towards prioritising walking and cycling. The Council has a well-deserved reputation for innovative public realm schemes that promote high levels of walking and cycling, improve the local environment and support local economic activity. Walking and cycling trips form a critical part of resident's journeys to work, school and shopping, but are key in their own right as a dominant mode of transport for our residents.
- 9.9. According to the 2017 London Travel Demand Survey (LTDS) with the all trips, seven-day walking mode share, Hackney had a higher percentage of walking trips than anywhere else in London, overtaking Camden, Islington and Hammersmith & Fulham to reach a figure of 44.2%, well above the Inner London average of 37.6%. This puts Hackney in a strong position to meet its local 40% walking share target by 2025, although there is variability in the data series and Hackney was strongly bucking the trend in 2017 in the context of London-wide walking trips showing an overall slight decline.
- 9.10. Building on its policies of promoting Liveable Neighbourhoods, Hackney was one of the first boroughs to introduce 20mph speed limits on all borough

roads and has invested in a large number of walking and cycling schemes across the borough, including:

- Hackney Central Narrowway project - completed;
- Hackney Central Liveable Neighbourhoods Scheme – recently awarded £8.7m to transform three of the worst Borough junctions for accidents, reduce severance and encourage more walking, cycling and vitality of a key town centre;
- Stoke Newington gyratory removal – working in partnership with TfL and other key Stakeholders (project on-going);
- Seven Sisters Road narrowing and public realm improvement scheme - working in partnership with TfL and other key stakeholders to reduce traffic dominance and severance caused by this dual carriageway road;
- Shoreditch Plan – urban realm improvements to improve walking and cycling (on-going);
- Low Emission Neighbourhood – introduce a package of measures to improve air quality and promote sustainable transport (on-going);
- Pocket Parks – recently developed scheme to encourage urban greening, place making and play on Hackney streets.

9.11. A particular focus of the borough is to encourage children to walk to school and the borough has set a 70% walking to school target (both primary and secondary) for 2025. While walking to school mode shares are now consistently above 60%, the mode share has fallen off slightly since the early part of the decade and is now in the low 60s. To further encourage this Hackney has pioneered the introduction of ‘School Streets’ where streets around a school temporarily become pedestrians and cycles only at set times in the morning and afternoon.

9.12. Hackney has by far the highest levels of residents cycling to work in London, at 15.4% of all commuter journeys (based on the 2011 Census and taking into account those who do not work or work from home) it is substantially greater than the second highest Borough (Islington at 10.1%) and is almost four times greater than the London average of 4.3%. Nationally, only Cambridge (31.9%), Oxford (18.7%), and the Isles of Scilly (18.4%) have higher rates of cycling to work.

Passenger usage at Hackney’s Main Stations

9.13. Passenger usage at railway stations in the borough primarily reflects the levels of growth at a station which is either economic or housing driven. This growth is an important indirect indication of the effectiveness of planning policy in both encouraging public transport usage and providing access to these services. All the stations in Hackney (with the exception of Hackney Central) are showing an increase in entries and exits compared to 2015/16.

STATION	ENTRIES & EXITS 2016-17	ENTRIES & EXITS 2015-16	INTERCHANGE 2016-17
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HACKNEY CENTRAL	4,829,020	5,978,530	2,906,018
HACKNEY DOWNS	3,901,394	2,266,824	2,405,254
HACKNEY WICK	2,140,198	2,103,982	296
HAGGERSTON	3,323,048	3,187,120	
HOXTON	2,996,342	2,931,902	
HOMERTON	4,815,576	4,652,282	
CLAPTON	1,805,730	1,598,734	
DALSTON JUNCTION	5,296,038	5,139,640	
DALSTON KINGSLAND	6,184,348	5,931,382	
SHOREDITCH HIGH STREET	7,855,004	7,661,254	
STOKE NEWINGTON	1,367,018	1,165,432	
STAMFORD HILL	579,230	505,130	
RECTORY ROAD	982,934	939,602	
LONDON FIELDS	1,330,998	1,184,294	
OLD STREET	5,323,546	3,611,484	
TOTALS EXCLUDING INTERCHANGE	52,730,424	48,857,592	

Table 9.1: Passenger Numbers through Stations 2015-2017

9.14. Hackney's stations continue to improve year on year, with a total of 52,730,424 entries/exits at stations in 2016/2017. The Table 9.1 shows that there has been significant increases in station usage over the last one year, with Old Street recording year on growth of about 45% . Clapton is showing year on growth of over 10% and Stamford Hill and Stoke Newington are showing year on growth around 15%. However growth appears to be decelerating at some centres including Hackney Central and Dalston Kingsland/Junction, with passenger numbers decreasing. Overall, the Overground lines in Hackney have been highly successful, although the Dalston stations are showing a lower combined increase and Hackney Central a decrease in 2017. TFL is working to improve capacity, primarily

through the addition of an extra car to all services presently operating on the Overground Network.

Net Car and Cycling Spaces

- 9.15. Car parking standards are established by the London Plan, which aims to reduce their provision. Car and Cycle spaces in developments are a key indicator of the effectiveness of policy by directly reducing the supply of space in which new residents can place vehicles – though some spaces, for example those for disabled users, are exempt.

Schemes	Net Car Spaces (inc disabled)	Net Spaces Per Scheme	Net Cycle Spaces	Cycle Spaces Per Scheme	Percentage Car Free
Approvals 2014/15	68	0.3	4413	23	88%
Completions 2014/15	196	3.1	963	16	88%
Approvals 2015/16	38	2.11	1803	22	94%
Completions 2015/16	59	2.03	1349	31	87%
Approvals 2016/17	153	8.5	5763	99	93%
Completions 2016/17	363	14.5	1993	46	87%
Approvals 2017/18	518	16	3847	82	88%
Completions 2017/18	469	19.5	1406	21	87%

Table 9.2, Net Car and Cycle Spaces, 2014-2017, Hackney

- 9.16. Table 9.2 shows that overall, the policy has been effective at delivering car free development; 87% of completed development were car free in 2016/17, 93% in 2016/17 and 88% in 2017/2018. The number of car parking (disabled included) spaces varies greatly from year to year. 2.03 were delivered per scheme in 2015/16, a decrease of 1.07 per scheme since 2014/15. However, this figure went up by to 14.5 car parking spaces (including disable) per scheme in 2016/17 and 19.5 in 2017/2018, which was mainly due to the completion of large Estate Regeneration projects in the Borough. Cycle space provision has consistently gone up with 3847 cycle spaces approved in 2017/18 of which 1406 have been delivered to date.

- 9.17. Core Strategy Policy 6, DML DM47 and emerging policies in the new Local Plan 2033 also aim to reduce car usage in the borough, by encouraging car free developments. Overall, in FY2017, 93% of completed development were car free. In FY2017/18, cycle space provision was high at 3847 spaces approved in new developments. Policy may need to consider how it can ensure larger schemes are not exempt from car free development in order to continue the net loss of parking spaces achieved in recent years.
- 9.18. Hackney Council will continue to seek to develop policies of re-prioritising the needs of road users away from the car and more towards pedestrians, cyclists and public transport users in line with National Guidance. At a local level, Hackney has sought to improve conditions through a variety of interventions including upgrading the public realm, managing parking demand through controlled parking zones, removing gyratories and one way streets, and introducing traffic calming measures.

10. Open Spaces

10.1. One of the objectives of the Core Strategy is to ensure that Hackney's natural environment, including wildlife habitats and landscape character is protected and conserved and that new development identifies, protects and enhances important assets. Core Strategy policy 26 requires that there be no loss of open space within the network of designated open spaces, and DMLP DM32 requires new developments to provide new open space in developments. Hackney has green space totalling almost 396 acres, almost all of which is protected by planning designations which seek to restrict loss.

Changes to Open Space in the Borough

10.2. Core Strategy policy 26 seeks to safeguard existing open space in Hackney, by preventing the loss of designated open space. There was a gain of 0.433 Ha of open space in Hackney from schemes completed in FY2017/18.

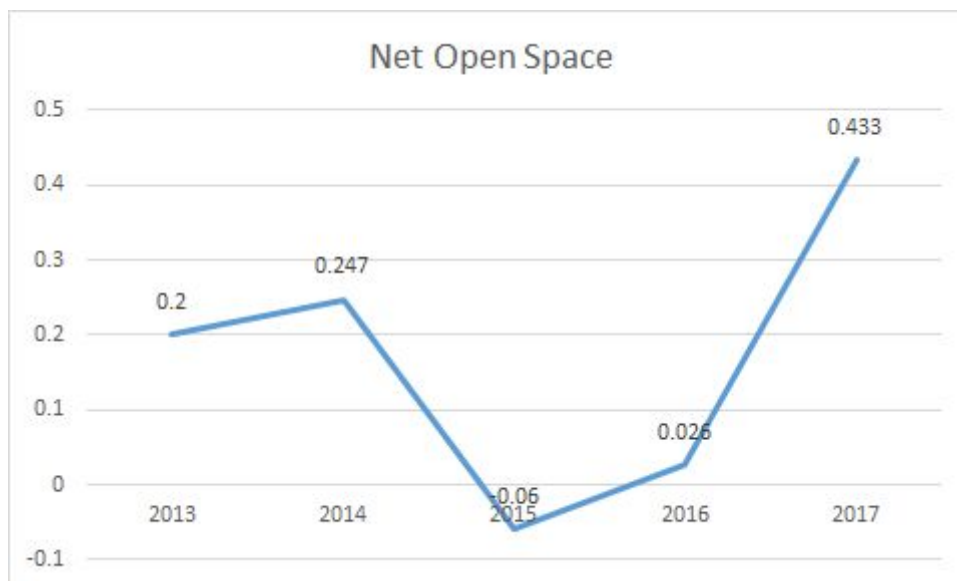


Figure 10.1: Open Space Delivery FY2013-17, Hackney

10.3. Figure 10.1 indicates that there has been a net gain of open space in Hackney over the last five years of around 1.056ha.

10.4. There is further 0.348 hectares of new open space within developments that have approval. Of this, 0.248 hectares is from developments that have already commenced. Opportunities to secure new open space are limited and maximised alongside other new policy initiatives for urban greening set out in the Local Plan 2033.

Green Flag Awards for parks

10.5. Green Flag awards are given for a high level of environmental quality, and are awarded based upon 5 year plans for the improvement of parks. In 2017/18, 25 parks in Hackney achieved green flag status. These were:

- Albion Square, N1
- Aske Gardens, E8
- Butterfield Green, N16
- Cassland Road Gardens, E9
- Clapton Pond, E5
- Clapton Square, E5
- Clissold Park, N16
- De Beauvoir Square, N1
- Hackney Downs, E5
- Hackney Marshes, E9
- Haggerston Park, E2
- Hoxton Square, N1
- Kynaston Gardens
- London Fields, E8
- Mabley Green, E9
- Mark street gardens EC2A
- Millfields Park, E8
- Shoreditch Park, N1
- Springfield Park, E5
- St John's Churchyard Gardens, E5
- St Thomas's Square Gardens, E9
- Stonebridge Gardens
- Well Street Common, E9
- West Hackney Recreation Ground, N16
- Woodberry downs park N4

10.6. This is an increase of 2 new awards over the previous financial year, with Mabley Green and St Thomas's Square Gardens being the additional parks awarded Green Flags, indicating that the quality of parks is growing. Hackney currently has 25 Green Flag Awards, which includes all of those listed above plus Stonebridge Gardens and Kynaston Gardens. All of Hackney's District and Regional Parks are designated along with many local spaces.

Planning Obligations for open spaces over 5 years

10.7. Planning obligations are a direct result of planning for new development and are tailored to the needs of the area on an agreement basis, contributing to the improvement of open spaces. Several projects were funded out of S106 in Hackney for open space in 2017/18 which are listed below:

- Stonebridge Gardens refurbishment
- Haggerston Play Park Area
- Street trees, Salcombe Road
- London Fields Outdoor Gym
- Clissold Park Improvements
- Clapton Square Improvements
- Stonebridge Garden Park Improvements

10.8. It should be noted that since April 2015, open space provision has been identified as a type of infrastructure on the Council's CIL Regulation 123 list

and as result funding for open space can no longer be negotiated as part of planning legal agreements reducing the funding available for future projects.

Analysis

- 10.9. As the inner London Borough with a large amount of green space, Hackney has been historically successful at protecting green spaces for its citizens. Core Strategy policy 26 looks to protect and improve the existing open space network, and covered by DMLP policies 31 and 34 which protect open space as well as biodiversity. Overall, the policy has been effective in protecting open space given the generally positive trend in open space delivery for the last 5 years. The new Local Plan seeks to secure additional open space alongside urban greening recognising projected population increases.

11. Design and Heritage

- 11.1. One of the overarching objectives of the Core Strategy is to Protect and enhance the quality of Hackney's historic environments through a sensitive approach to existing character. Core Strategy policy 24 requires that all development should enrich and enhance the built environment that developments make a positive impact, with special reference to historic buildings and landscapes under policy 25. These are further codified through DMLP policy DM1 which places design at the centre of the planning process. Performance of these policies is difficult to measure, as design quality is a subjective matter. However, there are a range of statistics around heritage. These primarily relate to protection of historic buildings or areas are regulated by Historic England in collaboration with the borough.

Heritage at Risk

- 11.2. The Heritage at Risk Register is operated by Historic England and, as the name suggests identifies historic buildings, structures and areas at risk of neglect, decay and unlawful works. Comparison of the 2017 Heritage at Risk Register with the 2016 Register for Hackney shows a reduction in the number of listed buildings at risk in the borough by 2 sites, or around 6%, from 31 to 29 sites. This overall figure hides the churn in the register: more than 2 sites were removed, but then others were added. There is a trend for churches to be added, relating to available grant schemes.
- 11.3. It is likely that more buildings will be taken off of the register in coming years, with planning policy helping to bring forward sensitive redevelopment of these sites. Of the buildings on the October 2017 register, 17 are the subject of development schemes or restoration proposals at various stages and/or enforcement action which should see them removed from the register in the coming years.
- 11.4. Three Conservation Areas (Dalston Lane (West), Mare Street and Sun Street) have been identified as being at risk. Dalston Lane (West) had its Conservation Area Appraisal and Management Plan revised and renewed in January 2017 and it is hoped that once the large development project known as Dalston Lane Terrace is complete, it can be removed from the register. Mare Street and Sun Street will be subject to review in the proposed Conservation Areas Review and this review will address their boundaries and other issues.

Conservation Areas

- 11.5. Hackney contains a large number of conservation areas that protect the character and appearance of a diverse range of historic environments. The total number of conservation areas in the borough currently stands at 31, covering over a quarter of the borough. Conservation areas provide extra controls for demolition, tree works and advertising and limit permitted development rights, meaning that applications must be made for certain

external alterations and extensions to ensure they are in keeping with the character of the area.

- 11.6. The Shacklewell Green Conservation Area was designated in February 2018 and comprises several streets of planned, late Victorian terraces to the west of the green along with the Grade II* listed St Barnabas Church and a number of other buildings. A full character appraisal of the conservation area was produced, which sets out its important qualities and an Article 4 Direction is proposed over part of the conservation area to protect its uniform character. This is due to come into effect in October 2019.
- 11.7. In 2019 the Council will be reviewing the boundary and character appraisal of the existing Leabridge Conservation Area and will be looking to designate a new conservation area in the Finsbury Park/Brownswood area. Both of these pieces of work are high priority following work carried out borough wide as part of the 2017 Conservation Areas Review (CAR), which sought to identify potential new conservation areas and existing areas most in need of review. The review of Leabridge Conservation Area and the designation of the Finsbury Park Conservation Area is expected in late 2019.

Tall Buildings

- 11.8. Tall buildings are of particular interest primarily as they represent some of the largest and most complex planning applications the borough deals with and they significantly test the strength of planning policy. Hackney takes a case-by-case approach to Tall Buildings in the borough, in line with Hackney's 2017 borough wide Characterisation Study which replaces the 2005 Hackney Tall Buildings Strategy.
- 11.9. A total of 10 tall buildings have been built since 2013. In FY2017, 2 tall buildings were completed, of 10 and 15 storeys. 18 tall buildings of 10 storeys or greater are in the pipeline. The applications for taller buildings are predominantly for the wards of Haggerston, Hoxton and New River. No new tall buildings were approved in FY2017.

Hackney Design Awards

- 11.10. The Council first ran the Hackney Design Awards (HDAs) programme in 2004 and it has been run successfully every two years since then. It is widely acknowledged that the HDAs are an established part of Council's programme of events that enhances its reputation and promotes good architectural and urban design in Hackney. The Hackney Design Awards are one way to ensuring development in Hackney is delivered to the highest possible standard and to enable high quality development through a range of initiatives (Design Review Panels etc) and partnerships.
- 11.11. Hackney Design Awards celebrate the rich and diverse new high-quality architecture and open spaces that contribute to the borough's reputation as a hub of some of the best buildings and places in London.

11.12. The 2018 Hackney Design Awards were run on a similar basis to previous years. We received 42 project nominations and the Judging Panel was convened in October to determine a shortlist of 15 schemes. The winners of the 2018 will be announced at an awards ceremony in February 2019, including the announcement of the People's Choice Award, which was voted on by the public in late 2018. The Awards:

- Acknowledge, promotes and rewards buildings and public spaces throughout Hackney that make a positive contribution to the lives of people and places throughout the borough – this in turn raises the awareness of the built environment across Hackney's diverse communities.
- Reward the client for having the vision, the highly skilled architects and designers who bring the vision to life, and the competent contractor for constructing buildings to a high standard of finish.
- Send a positive message to the design and development industry that Hackney is serious and committed to achieving high quality design for its residents and businesses.

Analysis

11.13. Overall the situation has been positive for heritage and design in Hackney, with a reduction in the number of buildings at risk. Importantly, this has been due to efforts to regenerate these buildings into ways which safeguard the character while setting them on a sustainable footing.

12. Planning Performance

- 12.1. The performance of Development Management is important to both the Council and Central Government, who measure performance. In some cases, Hackney sets a higher target than Central Government. It should be noted that these statistics reflect the most recent dataset. Performance is measured by speed of decision making and quality:
- Speed: 70% of Major applications must be determined within 13 weeks of validation (Government targets are 60%); 75% of minor applications must be determined within 8 weeks of validation (Government target is 70%). 80% of all other applications completed within 8 weeks,
 - Quality: 70% of appeals to planning applications must be dismissed.
- 12.2. Hackney also has its own performance targets which cover a broader range of subjects:
- Speed 80% of planning applications vetted within 5 working days; 80% of planning searches carried out within 10 working days;
- 12.3. As shown in table 12.1, below, the speed at which applications were processed through FY2017 exceeded targets, particularly for major planning applications. Processing of other applications was consistently above target, averaging 85%.
- 12.4. Quality has also been maintained in FY2017. A total of 105 appeal cases were submitted, of which 71% were dismissed.

Indicator	Target	2017-2018				
		Q1	Q2	Q3	Q4	Total
Percentage of major planning applications determined within 13 weeks (ex N1 157a)	70%	100% (10 of 10)	100% (11 of 11)	100% (10 of 10)	100% (6 of 6)	100% (37 of 37)
Percentage of minor applications determined within 8 weeks	75%	73% (168 of 230)	80% (201 of 250)	77% (167 of 217)	83% (209 of 252)	79% (745 of 949)
Percentage of other applications determined within 8 weeks	80%	85% (287 of 337)	81% (235 of 290)	84% (246 of 294)	90% (241 of 267)	85% (1009 of 1188)
Percentage of planning appeals dismissed	70%	81% (21 of 26)	83% (15 of 18)	61% (20 of 33)	66% (18.5 of 28)	71% (74.5 of 105)

Table 12.1: General Planning Performance, 2017/18, Hackney

- 12.5. Internal targets are more varied in areas covered but are largely focused on speed of decision making. Validation services undershot its target (80%) in

2017/18. Data for planning searches processed in 10 days was not complete at the time of this report.

Indicator	Target	2017-2018				
		Q1	Q2	Q3	Q4	Total
% Applications vetted within 5 days	80%	35%	51%	71%	58%	54%
% planning searches processed in 10 days	80%	TBC	14% (15-20 working day average)	96%	TBC%	TBC%

Table 12.2: Planning Performance, Local Indicators, 2017/18, Hackney

- 12.6. Building control also accords to targets. The Building control team work to inspect new properties and assess their compliance with buildings regulations. Their performance targets are based around speed as well as well as aiming to build their market share versus private companies which provide the same service.
- 12.7. Over FY2017, the building control team achieved a market share of 32%, below the target of 50%. The percentage of chargeable applications processed within 3 working days improved from the previous monitoring period, and achieved over the target, at 89%. 82% of full plan pre-decisions were given within 15 days, below target but with mitigating circumstances of ICT issues affecting results. The number of site investigations undertaken within one day of request exceeded the target by 9%. Finally, of the data available for the number of completions certificates issued within 5 days of an inspection, the result was slightly below target, at 86%.

Indicator	Target	Q1	Q2	Q3	Q4	Total
Percentage market share of building regulations working applications	50%	33%	36%	27%	29%	32%
Percentage of Building Regulations chargeable applications acknowledged within 3 working days (Full Plans, Building Notices, Regularisation & Demolition Notice applications)	80%	61%	67%	91%	84%*	89%*

% of Building Control Full Plans Pre decisions given within 15 days	90%	77.5%	91%	88%	69%*	82%*
% site inspections undertaken within 1 working day from request (service standard)	80%	95%	93%	84%	81%*	89%*
% of completion certificates issued within 5 days of an approved inspection subject to receipt of appropriate documentation (service standards)	90%	*	*	98%	79%*	86%*

Table 12.3: Building Control Performance *ICT upgrade affected the figures for this period

Analysis

- 12.8. Overall, the performance of planning has improved over the past year, with targets across development management exceeded; 100% of Major Planning Applications were determined in accordance with agreed timescales, beating the target of 70%. A total of 37 major applications were processed. 79% of minor applications were determined within 8 weeks, also beating the target of 75% and 85% of other applications were processed within their 8 week deadline, beating a target of 80%. The quality of decisions was just above target, with 71% of cases taken to appeal being dismissed. Validation was below target, with 54% of applications processed in 5 days against an 80% target. This may be accounted for by very large or complex applications being received, plus significant issues with the ICT system and the Print room.
- 12.9. Building control performance shows that the team has come in below target for market share in FY2017. However, of Chargeable applications processed within 3 working days, the target (80%) was exceeded by 9%. Full Plans Pre decisions were below the target at 82%. The number of site investigations undertaken within one day of request was significantly above (9%) target, with 89% of visits being undertaken in FY2017. 86% of completion certificates were issued within 5 days, 4% under target.
- 12.10. Overall, the service looks to be continuing to improve.

13. Appendix - Site Allocations in the SALP and Area Action Plans

- 13.1. A number of Hackney's development plans allocate sites for development. The Site Allocations Local Plan (2016) allocates sites across the borough for development and is the key provider of new sites to deliver housing and other land uses. In addition to this document Hackney currently has three area action plans which designate sites and prescribe specific policy for Manor House, Dalston and Hackney Central. These site allocations will be replaced by Local Plan 2033, and Area Action Plans for Shoreditch and Stamford Hill. Further information about the status of the existing site allocations is set out in the Proposed Submission Local Plan (hackney.gov.uk/lp33).