

**Cllr Guy Nicholson**  
**Cabinet Member for Planning, Business & Investment**

Mayor and Cabinet Office  
London Borough of Hackney  
Hackney Town Hall  
Mare Street  
E8 1EA

020 8356 3270

[guy.nicholson@hackney.gov.uk](mailto:guy.nicholson@hackney.gov.uk)

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Cllr. Mete Coban  
Chair, SEG Scrutiny Commission  
Hackney Town Hall  
Mare Street  
London  
E8 1EA

Dear Mete,

Hope you are well, you were good enough to invite me to attend the 10th December session of the Skills, Economy and Growth Scrutiny Commission during which I took away an action to report back on the number and type of designated 'town centres' identified across the Borough. I hope the following provides some clarification and context for the Commission.

Hackney's Town Centres make up a network of different sized centres, creating a hierarchy. The Town Centre hierarchy is actually defined by and set out in the London Plan though local centres are identified and set out through local analysis and demand.

For Hackney the hierarchy is as follows. There are two major centres – Dalston and Hackney Central; three district centres – Stoke Newington, Stamford Hill and Finsbury Park; and 16 Local Centres - Broadway Market, Chatsworth Road, Dunsmore Road, Green Lanes, Hackney Downs, Hoxton Street, Kingsland Waste, Lauriston Road, Lower Clapton Road, Manor House, Oldhill Street, Stoke Newington Church Street, Stoke Newington Road, Upper Clapton Road, Well Street and Wick Road.

The two major centres are the focus for larger scale new retail and leisure development, with smaller scale development being focused in the three district centres. The sixteen local centres provide retailing and community services to meet the day to day needs of the community.

### **Recent changes to the Town Centre Hierarchy**

The hierarchy described above shows the recent changes that have been made to the Hackney's town centre hierarchy. These changes were informed by the Hackney Town Centre and Retail Study (2017) and survey work undertaken by Experian, both of which were



prepared as part of the evidence base for Hackney's new Local Plan 2033 (LP33).

The work identified that Hackney Central should be upgraded from a district to a major centre based on the fact that the centre attracts visitors from a wide catchment area; it performs a strong role as a shopping destination with a number of large anchor stores including Primark, Marks and Spencer, TK Maxx and Tesco. It provides significant cultural and leisure facilities such as the Hackney Empire, the Picturehouse cinema, the Central Library and Hackney Museum. It plays an important civic function being home to Hackney Town Hall and the primary Council offices and provides a significant quantity of employment space for smaller businesses as the Tech City employment cluster in Shoreditch has expanded northwards.

Stamford Hill has been upgraded from a local to a district centre based on its substantial quantum of retail, leisure and service floorspace, its high turnover spent on comparison goods in the area, and its function as an international destination for the Charedi Jewish Community.

Changes to district and major centres must also be reflected in the London Plan. The Council put forward a case for the changes in response to the then draft London Plan which was published for consultation in December 2017. Both of the changes were accepted by the GLA and incorporated into the latest version of the London Plan which is currently at Examination in Public with the Planning Inspectorate.

Four of the sixteen local centres listed - Green Lanes, Oldhill Street, Dunsmure Road and Hackney Downs, are new designations that were also made in LP33. These have been identified by local communities and the Council's own evidence base work.

The policy approach to retail set out in LP33 varies between town centres. Within Dalston major town centre, the Kingsland Shopping Centre is designated as a Primary Shopping Area where the Council seeks to maintain 85% of units in A1 use. Dalston and Hackney Central both have primary shopping frontages designated along the key shopping streets where the Council seeks to maintain 60% of all units in retail use, making these areas the focus for shopping activity in Hackney. The remainder of Dalston and Hackney Central town centres are designated as Secondary Shopping Areas where a diverse range of retail, commercial, leisure and cultural facilities are supported in the LP33.

Within the district centres, there are no designated primary frontages but the proportion of shops across the town centre as a whole should be maintained at 55%. Within the local shopping centres retail uses should constitute 50% of all units within each centre.

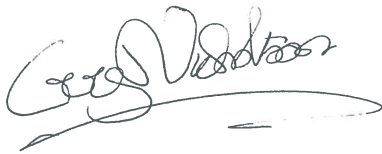
Finally, the Council also recognises that individual shops and parades outside of designated town and local centres play an important role in providing access to day-to-day necessities and these shops are also safeguarded within LP33 for retail purposes.

In each of the town centres the loss of shops to other uses is resisted if it would result in the proportion of shops falling below the relevant threshold or it would result in a group of adjacent

units within a parade being in non-retail uses. In addition any change of use away from retail in the centres must maintain an active frontage and ensure that the change does not impact on the vitality and viability of the town centre or parade.

I do hope that the above information helps answer the question asked, but if you do require more detail please do not hesitate to contact Yvette Ralston, Planning Policy Officer, via email: [yvette.ralston@hackney.gov.uk](mailto:yvette.ralston@hackney.gov.uk) or on 0208 356 1208.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Guy Nicholson', with a long horizontal flourish extending to the right.

**Councillor Guy Nicholson**  
Cabinet Member for Planning, Business and Investment

Cc: Ian Rae, Head of Planning  
Tracey Anderson, Head of Scrutiny and Ward Forums  
Yvette Ralston, Planning Policy Officer



