

Planning Service

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Mayor Khan
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16th December 2016

Dear Mayor Khan

A City for All Londoners


Thank you for the opportunity to respond to the consultation 'A City for All Londoners' which will inform the direction of travel for the new London Plan as well as other Mayoral strategies. This is an Officer level response to the consultation on behalf of London Borough of Hackney.

Hackney is developing a new borough-wide Local Plan alongside the new London Plan and we look forward to working with the GLA on a shared evidence base and approach to delivering 'good growth'.

As you are aware, Hackney has a good track record in supporting growth and delivering new homes and we have consistently met the targets set out in the London Plan. We are currently considering options to accommodate future projected demand for housing, employment, retail and community facilities and we have set out below areas in which the new London Plan can helpfully provide the strategic policy support for us to develop locally specific policies.

One of the potential areas for growth is in the Clapton area of the borough where we are investigating the possibility of redevelopment of the Lea Bridge roundabout: a site owned by Transport for London. There are opportunities to significantly improve the public realm in the area as well as deliver new development. We look forward to working with the GLA and TfL, through the Upper Lea Valley Opportunity Area Planning Framework and other means, to develop delivery options for this site and the wider area.

We are also considering options for growth along key corridors in the borough. We are supportive of the principle that new transport investments should act as catalysts of regeneration. The potential eastern branch of Crossrail 2 will enable growth from

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Hackney Central through to Homerton and Hackney Wick as well as supporting economic growth through the movement of labour beyond London. There is also potential for growth along the main arterial road network within the borough that connects our town centres, and we would like to work with the GLA to explore options to support growth whilst delivering 'Healthy Streets'.

Development opportunities in the Central Activities Zone and City Fringe around Shoreditch are also being considered through the Local Plan and the preparation of a Shoreditch Area Action Plan. We would like to work with the GLA on a number of strategic issues including the possible expansion of the CAZ, town centre designations and ways to improve air quality.

Finally, we would also be looking to the new London Plan to take a strategic lead on cross-borough issues including planning for the capital's waste, and assessing the needs of gypsy and travellers. We consider that the new London Plan can play a key role in providing greater planning certainty for these key issues, which Local Plans can then implement at a Borough or sub-regional level. For example it is proposed that the emerging North London Waste Plan includes an early review to incorporate future growth scenarios set out in the new London Plan, including consideration of the impact of Crossrail 2 on both waste management demand and site delivery.

The new London Plan can also help unlock development capacity by including a high level policy framework that will enable a more localised approach to the assessment of sunlight/daylight impacts of new development in accordance with local context and character.

We would welcome a meeting with GLA officers in the New Year to further discuss how the development of the London Plan and Hackney's Local Plan 2033 can achieve shared objectives.

Yours sincerely

A handwritten signature in dark ink, appearing to read 'Ian Rae', written over a light blue horizontal line.

Ian Rae
Head of Planning

