Hackney Local Plan 2033 (LP33): Woodberry Down Policy Analysis

Overview: This briefing document expands on the strategic aspirations, decisions, and environmental/family policies designated under the adopted **Hackney Local Plan 2033 (LP33)** specifically concerning the **Woodberry Down** regeneration area.

1. Strategic Regeneration & Housing Targets

- **Housing Targets:** LP33 scales aspirations for the Woodberry Down / Stamford Hill spatial corridor up to a total envelope of 3,000 to 7,000 new units, depending on continuous multi-phase plot capacity.
- **Policy Integration:** Formally absorbs Site Allocation Local Plan (SALP Ref 286), bringing the massive Seven Sisters Road corridor completely under modernized development criteria.

2. Environmental Issues & Policy Commitments

- **Woodberry Wetlands & Ecology:** The plan enforces rigid environmental boundaries around the East and West Reservoirs. Developments are legally required to mitigate structural or shadow impact on the Woodberry Wetlands, protecting biodiversity and local bird populations.
- **Air Quality Neutral Standards:** All major spatial schemes in high-density corridors like Woodberry Down must exceed or meet strict Air Quality Neutral Standards. This forces heavy restrictions on carbon output and emission profiles during multi-phase builds.
- **Car-Free Infrastructure:** Under the transport policies integrated into LP33, new residential phases are directed to be predominantly car-free, reserving parking options almost entirely for Blue Badge holders and electric vehicle charging nodes.

3. Policies for Families & Community Cohesion

- **Affordable Family Units:** LP33 drives a steep requirement targeting 3-bedroom or larger family dwellings in social-rent schemes to curb local overcrowding. The overarching target aims at 41% total affordable/social layouts across the scheme.
- **Social Infrastructure Support:** Proactive decisions secure structural and spatial growth provisions for the **Redmond Community Centre** and open play facilities like Spring Park, explicitly guaranteeing that rapid population growth is matched by safe child play and community infrastructure.