EXECUTIVE SUMMARY: HACKNEY LOCAL PLAN 2033 (LP33)

Strategic Spatial Framework for the London Borough of Hackney
Adopted: 22 July 2020 | Target Horizon: 2033

PAGE 1: OBJECTIVES & SPATIAL GROWTH FRAMEWORK

1. Vision and Purpose

The **Local Plan 2033 (LP33)** is Hackney Council's cornerstone statutory planning document. It directs where, when, and how development happens across the borough. By consolidating older planning frameworks into a single unified manual, LP33 ensures that Hackney can accommodate a growing population while protecting local heritage and community integrity.

2. The Eight Spatial Growth Strategies

To manage future urban demands, the Council rejects sprawling or unstructured adjustments. Instead, it utilizes **eight specific growth orientations** to guide development:

- **Intensifying Town Centres:** Focusing dense multi-use developments inside established civic hubs.
- **Enhancing Corridors:** Directing commercial and residential volume along primary transit lines.
- **Neighbourhood Renewal:** Delivering targeted investments to improve existing housing estates.
- **Central Activities Zone (CAZ) Expansion:** Supporting business density expansion into the fringes of the City of London.
- **New Clapton Centre:** Designating and establishing a cohesive retail core for the Clapton area.
- **Capitalising on the Lee Valley:** Opening up leisure, environmental, and workspace projects near the canal networks.
- **Housing Plot Intensification:** Infilling underutilized urban land parcels for residential layouts.
- **Rethinking Employment Land:** Protecting existing employment hubs while building high-density, flexible commercial sites.

PAGE 2: HOUSING PROVISION & THE LOCAL ECONOMY

1. Housing Supply and Affordability

Hackney faces immense real estate pressures, characterized by soaring market values, low affordability indexes, and a decreasing supply of legacy housing association assets.

- **Annual Targets:** The plan establishes an Objectively Assessed Need (OAN) of **1,758 new residential units per year**. (The statutory London Plan minimum target tracks at 1,599 units annually).
- **Inclusivity:** All new development models are structured to combat economic displacement, maximizing on-site social rent and intermediate affordable tenures.

2. Workspace and SME Protections

To ensure the borough remains an entrepreneurial center rather than purely a commuter suburb, LP33 introduces landmark commercial protections:

- **Affordable Workspace Mandate:** Major development projects are required to set aside a proportion of their footprint for genuinely affordable local employment uses.
- **Geographic Workspace Discounts:** Developers must provide steep, below-market workspace rent discounts to support local startups and small-to-medium enterprises (SMEs). This is set at a **60% market discount within Shoreditch** and a **40% market discount throughout the remaining areas of the borough**.
- **Permitted Development Resistance:** The policy actively curbs the unchecked conversion of critical employment land into standard residential apartments.

PAGE 3: INFRASTRUCTURE, ENVIRONMENT & PUBLIC DESIGN

1. Climate Resilience and Biodiversity

- **Vertical Greening & Carbon Reductions:** High-density structures must optimize carbon efficiency and use flora to counteract urban overheating. This includes the integration of active green walls, green roofs, and engineered vertical forests.
- **Wildlife Integration:** Taller structural profiles must introduce dedicated nesting boxes for at-risk urban birds, specifically swifts.
- **Flood and Water Risks:** Buildings must mitigate runoff into the Thames and Lee Valley networks while integrating public drinking water fountains into large developments to reduce plastic dependency.

2. Transport, Infrastructure, and Open Spaces

- **Active Travel Dominance:** Development masterplans must prioritize walking and cycling infrastructure while taking cars off the road to lower emission profiles.
- **Universal Playground Access:** All play spaces constructed within new private developments are legally prohibited from being gated off; they **must remain fully open and accessible** to all members of the surrounding public.

PRIMARY RESOURCES & OFFICIAL PORTALS

To access official information, view detailed spatial maps, or participate in the future layout planning of the borough, use the primary web portals below:

- **The Core Policy Hub:** View full documentation on the official **Hackney Council Local Plan 2033 Portal**.
- **Future Planning:** Review active feedback windows on the **Hackney Local Plan 2029 Consultation**.