

Section 10 - Sub area 1 – Hackney Wick and Fish Island

Change Reference Number	Policy, para.	Type of change	Proposed Change
C234	Vision	Minor	<p>Hackney Wick and Fish Island will become a more vibrant, diverse and well-connected series of mixed and balanced neighbourhoods with places of social, cultural and economic activity. The established residential areas in the north, historic character in the centre, and industrial areas to the south, will have been complemented by a mix of new homes, employment floorspace and community facilities around and within buildings of historic interest, a new Neighbourhood Centre and an <u>the</u> upgraded railway station.</p> <p>These will be served by and have direct access to the open spaces and world-class sporting facilities of Queen Elizabeth Olympic Park. A new digital quarter of hi-tech, media, broadcasting and education activities will be clustered within and around Here East, <u>with potential designation of Hackney Wick & Fish Island as a Creative Enterprise Zone</u> this will be and complemented by a significant presence of creative and cultural industries producing bespoke and artistic products west of the Lee Navigation.</p>
C235	Area analysis	Deletion	<p>Note: Proposed to remove section and leave this level of analysis to the background papers and evidence base reports, for example the Characterisation study.</p> <p>STRENGTHS • Proximity to Queen Elizabeth Olympic Park and Westfield Stratford City, including Stratford Regional/International stations • Existing Overground station and planned improvements • Heritage assets • River and canal frontages • Creative cultural industries and community • Businesses and industry • Intricate yards and passages • Access to the A12. OPPORTUNITIES • Under-utilised and empty sites and canal/river frontages • New open spaces, internal connections, and the creation of a legible street network • New residential/mixed-use development • New businesses/creative cultural industries • New Neighbourhood Centre, delivering local amenities/services • Heritage-led regeneration. CHALLENGES • Physical severance • Poor internal movement network and legibility •</p>

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			Improving safety (i.e. natural surveillance) • Rebalancing the currently disproportionate mix of uses • Lack of small open spaces and local amenities/services • Access to canal and river frontages • Flood risk • Noise and pollution from the A12 • Preserving or enhancing heritage assets and maintaining local distinctiveness • Preventing development that is ad hoc, low quality and/or of an inappropriate scale • Retaining employment floorspace • Increasing the number of creative cultural industries.
	Paragraph 10.1	No change	Remains as Paragraph 10.1
	Paragraph 10.2	No change	Remains as Paragraph 10.1
C236	Development Potential	Deletion	<p>Development Potential</p> <p>Approximately 2,000 new homes have planning permission and a further 2,500 could be delivered across potential development sites within the next 15 years. Overall, 4,500 new homes are anticipated to be delivered within the Sub Area during the Plan period, including the new development planned for East Wick and Sweetwater. The East Wick and Sweetwater sites are located to the east of Hackney Wick and Fish Island, along the western edge of the Park. These will exemplify the best of London's residential architecture with a range of family homes and apartments inspired by the attractive housing found along the edges of London's parks. The sites have outline planning consent as part of the wider Legacy Communities Scheme for more than 30,000 sqm of employment floorspace, leisure, retail, community and education facilities, and approximately 1,500 homes. There is potential for an additional 20,000 square metres (approximately) of A1–A5 and D1–D2 Use Class floorspace west of the Lee Navigation. The delivery of this will contribute to the creation of a genuinely mixed-use environment with residential uses (C3) interlaid amongst business (B1–B2), retail and service (A1–A5) and Community (D1–D2) Use Classes.</p>
C237	Paragraph 10.3 – Area Priorities	Minor	<p>Paragraph 10.3 – Area Priorities</p> <p>....</p> <p>Creative and productive employment: Protecting creative and cultural industrial uses that support the continuation of</p>

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			<p>Hackney Wick and Fish Island’s entrepreneurial and enterprising work culture. The Legacy Corporation in its role as Local Planning Authority will support the creative and cultural industries that combine to give Hackney Wick and Fish Island its distinctive sense of place. It will also promote development that incorporates a range of employment floorspace including <u>‘starter’ and ‘move-on’ units affordable workspace, low cost business space, managed workspace, incubator, accelerator and co-working space suitable</u> for small and medium enterprises. Hackney Wick and Fish Island contains nearly 40 per cent of the employment land within the Legacy Corporation area, <u>and a significant proportion of more than 60 per cent of its individual businesses.</u></p>
C238	Paragraph 10.3 – Area Priorities	Minor	<p>Paragraph 10.3 Clusters of activity: Promoting places where public and employment uses animate the private and public realm. To the east, across the Lee Navigation, there is an employment cluster <u>to support the ongoing development of a technology cluster digital and associated</u> creative businesses at Here East. This provides flexible business/studio floorspace, a data centre, retail uses, and conference and education facilities in the former International Broadcast Centre (IBC) and Main Press Centre (MPC). Here East will provide an incubator and accelerator space for start-up businesses, and will create more than 5,000 jobs within a new quarter for London that supports the growth of the digital and creative industries.</p>
C239	Paragraph 10.3 – Area Priorities	Minor	<p>Paragraph 10.3 Waterways and open spaces: Enhancing the waterside environment and facilitating the provision of publicly accessible open spaces and the activation of the Blue Ribbon Network. A significant proportion of the Sub Area lies within the Lee Valley Regional Park and is situated at the southern extent of a continuous area of open spaces and waterways. Opportunities for informal leisure on and along the waterways should be provided. As part of the public realm improvements for Hackney Wick and Fish Island, a Canal Park runs along the entire western edge of Queen Elizabeth Olympic</p>

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			<p>Park adjacent to the Lee Navigation. This is a local park and a critical piece of public realm for Queen Elizabeth Olympic Park and Hackney Wick and Fish Island. The park accommodates a varied set of landscapes and routes, providing a consistent and active edge to the canal. The design for the Canal Park responds to the ecology, history and diverse heritage of the Lower Lea Valley and helps to meet the needs of <u>existing and</u> future communities <u>including</u> East Wick and Sweetwater.</p>
C240	New Insert Page	Minor (non-policy amendment)	<p><u>Here East – SIL (Strategic Technology Cluster)</u></p> <p><u>The 2012 Games Press and Broadcast Centres in the north-west of the Queen Elizabeth Olympic Park have been transformed into Here East providing a mix of studio, business, office, accelerator, education and cultural and accelerator space, with 5,000 jobs when fully occupied. See Policy B.1 and Table 3 2 (B.1a1). Current occupiers include:</u></p> <ul style="list-style-type: none"> • <u>Broadcast and production, including BT Sport</u> • <u>Plexal Innovation Centre</u> • <u>V&A research and learning hub and storage facility</u> • <u>Higher Education and research (including Loughborough University and University College London)</u> • <u>Ford Innovation Office</u> • <u>Studio Wayne McGregor</u> • <u>The Trampery on the Gantry – 21 free standing affordable workspace studio's (focused on local creative businesses),</u> • <u>Event and conference facilities</u>
C241	Policy 1.1: Managing change in Hackney Wick and Fish Island	Minor	<p>Policy 1.1: Managing change in Hackney Wick and Fish Island</p> <p>Proposals for development within Sub Area 1 will be considered acceptable where they:</p> <ol style="list-style-type: none"> 1. Maintain the overall amount of existing employment floorspace (B Use Class), including that used by creative and cultural industries and operating as low-cost and managed workspace

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			<p>(in accordance with the provisions outlined under Policies B.1 and B.4)</p> <p>2. Propose employment floorspace falling within B1 (a), B1 (b), B1 (c) and B2 Use Classes inside the Hackney Wick Station Area allocation boundary <u>Neighbourhood Centre boundary</u>, and B1 (b), B1 (c), B2 and B8 Use Classes outside it</p> <p>3. <u>Within the Neighbourhood Centre boundary, includes floorspace for local retail, cultural and other leisure use (within Use Classes A1-A5 and D1-D2). Outside of the boundary retail and leisure uses should be small scale and serve an immediately localised need.</u></p> <p>3 4. Restore and reuse heritage assets for employment or other uses.</p>
	Paragraph 10.4	No change	Remains as Paragraph 10.4
	Paragraph 10.5	No change	Remains as Paragraph 10.5
	Policy 1.2 Promoting Hackney Wick and Fish Island's unique identity	No change	<p>Policy 1.2 Promoting Hackney Wick and Fish Island's unique identity</p> <p>No change to policy proposed.</p>
	Paragraph 10.6	No change	Remains as Paragraph 10.6
	Paragraph 10.7	No change	Remains as Paragraph 10.7
	Policy 1.3: Connecting Hackney Wick and Fish Island	No change	<p>Policy 1.3: Connecting Hackney Wick and Fish Island</p> <p>No change to policy proposed.</p>
	Paragraph 10.8	No change	Remains as Paragraph 10.8
	Paragraph 10.9	No change	Remains as Paragraph 10.9
C242	Policy 1.4: Preserving or enhancing heritage assets in Hackney Wick and Fish Island	Deletion	<p>Policy has been deleted and requirements included within Policy BN.16 and its supporting text (see proposed revision text in Section 6 Built and natural environment).</p> <p>Policy 1.4: Preserving or enhancing heritage assets in Hackney Wick and Fish Island</p>

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			Proposals for development in Sub Area 1, within the boundary or immediate setting of heritage assets (see Figure 31), will be considered acceptable where they: 1. Preserve or enhance the special architectural or historic interest that has been identified within the appraisals of those heritage assets, in particular historic buildings, structures, yards, waterways and the pre-war residential and industrial street patterns that give the area its unique character 2. Enhance and reveal the significance of heritage assets, including the Lee Navigation and Hertford Union Canal 3. Restore and reuse heritage assets located within application boundaries as part of new development 4. Exhibit an understanding of and reference the architectural and historic interest of the area within their design 5. Retain street trees and/or provide these, where appropriate.
C243	Paragraph 10.10	Deletion	The heritage assets in Hackney Wick and Fish Island will help define the future character of the area and Policy 1.4 ensures that the design and form of new development will preserve or enhance the area's special architectural and historic interest. This will add value to the future residential and business uses located here and distinguish the area from its surrounding urban context.
C244	Paragraph 10.11	Deletion	There is a presumption against the loss of the heritage assets that have been identified as making a positive contribution to the architectural or historic interest of Hackney Wick and Fish Island. Historic England (formally English Heritage) has published guidance on the setting of heritage assets. This should be used to manage issues that arise in relation to 'setting' through development proposals.
	Policy 1.5: Improving the public and private realm in Hackney Wick and Fish Island	No change	Becomes Policy 1.4. Improving the public and private realm in Hackney Wick and Fish Island No change
	Paragraph 10.12	No change	Becomes paragraph 10.10

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	Paragraph 10.13	No change	Becomes paragraph 10.11
C245	Policy 1.6: Building to an appropriate height in Hackney Wick and Fish Island	Deletion	Policy 1.6: Building to an appropriate height in Hackney Wick and Fish Island Proposals for development greater than 20 metres above ground level will only be acceptable subject to the provisions outlined within Policy BN.10.
C246	Paragraph 10.14	Deletion	The prevailing height of Sub Area 1 is 20 metres above existing ground level. This is represented through a mixture of intermittent building heights that together form a unique arrangement that contributes to the area's townscape.
C247	Paragraph 10.15	Deletion	This policy sets the building height level above which development proposals will be assessed against Policy BN.10.
C248	Paragraph 10.16	Deletion	An area-based Supplementary Planning Document (SPD) will be prepared for the core areas of regeneration and change west of the Lee Navigation. This will outline the ways that development within those locations can achieve the Sub Area 1 priorities and policy requirements, as well as the overarching objectives of the Local Plan. The SPD will provide additional guidance on the types and forms of development that are appropriate for those core areas, facilitate delivery and ensure that piecemeal development does not prejudice the comprehensive heritage-led regeneration of Hackney Wick and Fish Island.
C249	New Paragraph	Minor	<p>Paragraph 10.12</p> <p><u>Application of Policy BN.5 within the sub area</u></p> <p><u>The prevailing height of development within Sub Area 1 has been established at 20 metres above ground level, equating to approximately 4-6 stories of development. This is represented through a range of intermittent building heights that together form a unique arrangement that contributes to the area's townscape. Policy BN.5 sets out the approach that will need to be applied both in designing new development and in assessing planning applications where this is proposed to exceed this height. Aside from limited variations, it is expected that new development will remain at or below this level.</u></p>

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			<u>Within the boundaries of Hackney Wick Neighbourhood Centre, Policy BN.5 identifies the centre function and transport connections as being a potential justification for achieving an element of greater height and density provided the character of the area, particularly within the Hackney Wick Conservation Area, is not harmed. Table 10 below specifically sets out the height above which the policy test set out in Policy BN.5 will apply.</u>
C249 a	New Table	Minor	Table 10 – see below.
C250	SA1.1 Hackney Wick Station Area	Minor	Add the following to supporting development principles: <u>The site allocation is expected to yield a minimum of 800 new homes with an affordable housing threshold of 35% in accordance with Policy H2.</u>
C251	SA1.2 Hamlet Industrial Estate	Minor	Add the following to supporting development principles: <u>The site allocation is expected to yield a minimum of 100 new homes with an affordable housing threshold of 50% in accordance with Policy H2.</u>
C252	SA1.3: Hepscott Road	Minor	Amend the sixth site allocation policy bullet point as follows: “Any proposal that does not safeguard the existing waste capacity should be resisted unless it can be demonstrated this capacity can be more efficiently re-provided elsewhere within London <u>and otherwise meets the requirements of Policy IN.2 of this Plan. Any such proposal must ensure that such an approach counts towards the Borough’s overall waste apportionment target (to the satisfaction of the Borough and the GLA).</u> ” <u>The site allocation is expected to yield a minimum of 475 new homes with an affordable housing threshold of 35% in accordance with Policy H2 and extant planning permission.</u>
C253	SA1.4: Bream Street	Deletion	Delete site allocation.
C254	SA1.5: 415 Wick Lane	Deletion	Delete site allocation.

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C255	SA1.6 Neptune Wharf	Minor	<p>Becomes Site Allocation 1.4.</p> <p>The proposed option is to retain the current site allocation to reinforce delivery of policy requirements within the consented scheme, including delivery of the school.</p> <p>Additional text to be added to “Supporting Development Principles”: <u>The site allocation is expected to yield a minimum of 520 new homes with affordable housing being delivered in accordance with the current planning permission.</u></p>
C256	SA1.7: East Wick and Here East	Major	<p>Becomes Site Allocation SA1.5: East Wick and Here East</p> <p>Employment cluster and e-Employment, technology and education cluster and comprehensive, phased mixed-use development, including residential, employment, retail, leisure and community floorspace (incorporating a new primary school and two nurseries).</p> <ul style="list-style-type: none"> • <u>Development should include two new nurseries</u> • Development should relate well to Hackney Wick Neighbourhood Centre and Canal Park • Development should provide a gateway to Queen Elizabeth Olympic Park and establish a high-quality frontage that engages with both the Lee Navigation and Queen Elizabeth Olympic Park • Development should support the continuation of direct east-west connections from Hackney Wick and Fish Island to the primary school and Queen Elizabeth Olympic Park • Routes between East Wick and the Neighbourhood Centre should provide frontages to support the generation of active ground-floor uses. • <u>Development should support the employment, media, education, technological and creative functions of Here East, including the intensification and redevelopment of under-utilised areas and subsidiary retail, leisure or other ‘walk to’ services (Table 3, B.1a1).</u> <p><u>Supporting development Principles:</u></p>

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			<ul style="list-style-type: none"> • <u>Where development is phased, introduction of appropriate interim uses is encouraged in accordance with Policy B.3.</u> • <u>Routes connecting East Wick and Hackney Wick Neighbourhood Centre should be attractive and legible.</u> • <u>The site allocation is expected to yield a minimum of 880 new homes with an affordable housing being delivered in accordance with the current planning permission</u> <p>Phasing and Implementation:</p> <p><u>2015/16 onwards</u> <u>2018/19 onwards</u></p> <p>Relevant Planning History</p> <p>East Wick:</p> <p>– The East Wick site was granted planning permission on 28 September 2012, subject to conditions and a Section 106 (S106) Agreement (LPA ref 11/90621/OUTODA).</p> <p>Up to 96,097 sqm residential floorspace, approximately 880 homes</p> <p>Up to 9,001 sqm employment (B1a and B1b/c) floorspace</p> <p>Up to 4,725 sqm of retail (A1–A5) and leisure (D2) floorspace</p> <p>Up to 6,888 sqm of community (D1) floorspace, including a new primary school and two nurseries.</p> <p>Here East:</p> <p>Here East was granted planning permission on 25 February 2014, subject to conditions and a Section 106 (S106) Agreement (LPA ref 13/00534/FUM, 13/00536/COU and 13/00537/FUL)</p> <p>– An employment cluster including digital, creative, media and broadcasting businesses and further/higher education uses (i.e. 115,755 sqm of commercial floorspace including data centre, business/studios, education, conference and retail floorspace).</p>
C257	SA1.7: East Wick and Here East	Minor	Site allocation boundary to exclude the delivered school site – see figure below

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C258	SA1.8: Sweetwater	Minor	<p>Becomes Site Allocation 1.6. Comprehensive, phased mixed-use development, including residential, employment, retail and community floorspace (<u>served by the existing adjacent primary school and incorporating a new primary school, nursery, health centre and library.</u>)</p> <p>Supporting Development Principles: <u>The site allocation is expected to yield a minimum of 650 new homes with an affordable housing being delivered in accordance with the current planning permission.</u></p> <p>Phasing and implementation 2015/16 2021 onwards.</p>
C259	SA1.9: Bartrip Street South	No change	Becomes Site Allocation 1.7.

(Change Reference number C249 a) New Table 10, Prevailing Building Heights in Hackney Wick and Fish Island

Location	Height
Hackney Wick and Fish Island (Sub Area 1 as a whole)	20 metres

(Change reference Number C257) SA1.5: East Wick and Here East

