

LDF Core Strategy Consultation
D&R Strategic Planning
London Borough of Tower Hamlets,
PO Box 55739
London
E14 1BY

21st October 2009

Dear Sir or Madam,

**RE: Tower Hamlets' Core Strategy 2025 Development Plan Document –
Proposed Submission Version 2009**

Thank you for your letter of 14 September 2009 inviting the London Borough of Hackney to submit comments on the Tower Hamlets' Core Strategy 2025 Development Plan Document. The following comments are officer level only and do not preclude further comments the London Borough of Hackney may make on other LDF documents or further stages of consultation on the Core Strategy.

The comments provided here relate mainly to cross-boundary issues and seek to promote a joint approach to these areas, a shared understanding of the objectives and strategies of both Local Authorities, i.e. vision and proposals for Hackney Wick/Fish Island and Bishopsgate/Shoreditch.

Firstly, the Council would like to show its general support to the Proposed Submission Version of the Core Strategy as a document that sets out an ambitious vision for Tower Hamlets, expanding on the overall objectives and proposals for East London, while also trying to secure, in conjunction with Hackney and other host boroughs, the long term regeneration benefits of the Olympic's legacy.

More specifically, on page 25, the London Borough of Hackney would suggest that the indicative Tower Hamlets activity area within the key diagram could be expanded further towards Shoreditch, in order to better illustrate how the CAZ area expands beyond the administrative boundaries of the London Borough of Tower Hamlets. This would also highlight the need for both boroughs to promote a coordinated approach to the regeneration and management of the area, especially Bishopsgate, Hackney Road and South Shoreditch.

This issue is of particular relevance if we consider the likely impact that the expansion of the East London Line will have on both boroughs and the growth it will bring.



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In order to harness the full regeneration potential of this major piece of infrastructure, and to better secure the benefits of the future increase in accessibility for the area, a co-ordinated joint approach to the its development would benefit both Local Authorities and should be explicitly promoted within the Core Strategy.

The London Borough of Hackney's vision and approach to Shoreditch area is set in the South Shoreditch SPD, adopted in February 2006, and it will be further established in the future Core Strategy document.

In light of this document and the work that is currently underway within the Design and Conservation Team, the London Borough of Hackney would also propose the Hackney Road area, which is shared by both Local Authorities, to be included as part of the areas of priority to protect and improve local distinctiveness, character and townscape, set out in page 78.

In particular, Hackney Council is seriously concerned about the need for conservation-based regeneration for the historic buildings suffering from neglect and deterioration along the Hackney Road, including listed Buildings at Risk. Particularly here, L.B. Hackney would welcome a stronger cross-borough partnership to identify strategic initiatives to protect the historic fabric which contributes to the character and appearance of this area, and to conserve and improve local distinctiveness along the Hackney Road, leading into Shoreditch and Hoxton. For example, a Hackney Road "Building Improvement Zone" might be initiated across the boroughs where Tower Hamlets and Hackney boundaries interlock.

The Council does welcome the inclusion of Dalston Growth Area as part of the Key Diagram, as it assists in providing context to the vision and the strategy proposed by Tower Hamlets.

A co-ordinated approach is also desired for the Hackney Wick/Fish Island area.

The London Borough of Hackney is now working towards the adoption of the Hackney Wick Masterplan, which sets out Hackney's vision and objectives for the area and provides the strategic planning framework for the Olympic's legacy development.

Hackney's future vision for the area is to create a lively, diverse and well connected urban quarter anchored around the Hackney Wick neighbourhood centre, and provide for a successful mixed use employment location based around a new Creative and Media Centre that provides high quality employment space for global players in the creative, technology and green industries. This will be animated by a mix of uses including a range of artist's workspaces, galleries, cafes and shops, as well as residential and some industrial where appropriate.

One of the determining factors for this vision, and crucial for its implementation and success, is Tower Hamlets' own vision for Fish Island.



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Page 102 of the Proposed Submission Core Strategy 2025 sets out a vision for Fish Island that is broadly in agreement with Hackney's objectives for Hackney Wick, but cross boundary issues such as poor north-south connectivity due to the presence of the A12 and the compatibility of uses between Fish Island North and Hackney Wick South, needs to be addressed.

At the moment, Hackney Wick South is protected by the London Plan for industrial use under the SIL designation. It is our understanding that Fish Island North is protected for the same use under the same designation. If there is a proposed change to this designation, this change needs to be ratified by the London Plan and Hackney's involvement in this process would be very much welcomed. The Council also notes Tower Hamlets is developing an Olympic Legacy Masterplan Framework which Hackney would also welcome to the involved in.

I hope this comments are of some assistance. If you would like to discuss any of the issues raised above further, please do not hesitate to contact us.

Yours sincerely,

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POSITION



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