



Towards a Dalston Plan: Key Issues and Objectives

Consultation Report August 2020

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1. INTRODUCTION

Purpose of this report

- 1.1 This report summarises the engagement methods and feedback from the *Towards a Dalston Plan: key issues and objectives* consultation which launched on January 27th and closed on March 13th 2020. The report sets out how the Council engaged with a wide range of residents, businesses, organisations, and local communities and provides an analysis of the feedback. Overall, we received 1280 contributions to the questionnaire (1027 responses and 253 agreements) from 385 respondents (numbers include all questionnaires filled out at events or sent by post). In addition the Council also received 14 responses through emails.
- 1.2 The key issues and objectives document and questionnaire can be found at Appendix A and on the <https://dalstonplan.commonplace.is/>. More information on the Dalston Plan can be found at <https://hackney.gov.uk/dalston-spd>.

Towards a Dalston Plan: key issues and objectives consultation

- 1.3 The key issues and objectives for Dalston were drawn from previous consultation (see section 1.11) and a range of evidence base studies on Dalston town centre. The key issues and objectives encompass the following categories:
 - Green and open space
 - Shopping
 - Ridley Road
 - Transport and movement
 - Buildings
 - Workspace and employment
 - Housing
 - Arts, culture and evening and night time economy
 - Inclusive and safe environment
- 1.4 The objectives, once agreed, will frame the development of a first draft Dalston Plan.

What is the Dalston Plan?

- 1.5 The Dalston Plan is a supplementary planning document that will strategically guide future development and regeneration in Dalston. It will shape the town centre in light of forthcoming changes, such as the potential arrival of Crossrail 2 and redevelopment of Kingsland Shopping Centre and other sites in the area. It will establish a sustainable vision, objectives, and short, medium and long-term delivery strategy over the next 15 years which will include a range of projects and proposals for the area.
- 1.6 The vision, proposals and delivery strategy for the town centre will build upon what you've already told us in the Dalston Conversation and in the Dalston Plan key issues and objectives consultation. The delivery of the Dalston Plan will be led by the Council working with a range of partners and stakeholders to identify specific sites, spaces and projects in the town centre where intervention is required and improvements are needed to secure the best outcome for Dalston and its residents and businesses. This approach to future growth and development in Dalston will enable us to deliver on our commitment to create a more inclusive economy in the borough.

Planning Policy

- 1.7 The Dalston Plan forms part of the Borough's Local Plan 33, also known as the LP33. Hackney's LP33 will be the key strategic planning document used to direct and guide development in the Borough up to 2033 (expected adoption Summer 2020). The Plan is also informed by the National Planning Policy Framework (updated 2019) and the GLA's draft London Plan (2017), which sets out the strategic vision for London as a whole.
- 1.8 Collectively, the LP33 and the Dalston Plan will supersede the current Dalston Area Action Plan (adopted 2013). The Dalston Plan will support the strategic policies set out in the LP33, and will help inform future planning decisions in the Dalston area.

What stage are we at?

- 1.9 The key issues and objectives consultation was one of the first stages in producing the Dalston Plan (see Figure A below for the timeline). Engaging with the local community at this early stage was important to ensure we were on the right track before producing a first draft Plan. The feedback received informed the preparation of the Plan.

Figure A. Dalston Plan Timeline



Consultation to date

- 1.10 ***The Dalston Conversation consultation:*** The Council held an initial consultation between September 2018 and April 2019 called the *Dalston Conversation*. This initial consultation exercise sought to gain a broad insight into the local community's issues and aspirations for the area. The Dalston Conversation was part of an evolving method for reaching more communities than before, through the use of an interactive consultation platform (see the Dalston Conversation website at dalstonplan.commonplace.is). The exercise was a success. Around 5,000 people took part in the Conversation; being the highest number of people who have engaged in any of the Borough's public consultations. The Conversation succeeded in attracting both online and face-to-face engagement. Full feedback and analysis of this outreach work is provided in the [Dalston Conversation consultation report](#).
- 1.11 ***Dalston Community Panel:*** The Council set up a Dalston Community Panel in the Summer of 2019 to enable ongoing dialogue with the local community and stakeholders and to shape the consultation going forward. The Panel played a key role in informing the consultation document and our approach to engagement. Organisations that took part in the Panel process include:
- Residents associations and community representatives
 - Workspace and studio providers
 - Faith organisations
 - Cultural venues
 - Third sector organisations
 - Night time economy
 - Landowners
 - Developers
 - Councillors
 - Council officers
- 1.12 ***Ongoing Engagement:*** The Council is committed to meeting local stakeholders throughout the plan making process, including outside of formal consultation times. If you are interested, please get in touch with the Strategic Planning team at Planmaking@hackney.gov.uk.

Statement of Community Involvement

- 1.13 The Council recognises that meaningful community, stakeholder, and member engagement will be integral to the successful delivery of the Dalston Plan, ensuring that it reflects local aspirations for the future of the area.
- 1.14 The Council's Statement of Community Involvement (SCI), adopted January 2014*, outlines the Council's requirements for public engagement in the preparation of planning documents. The SCI outlines the following relevant methods:
- Information available on the Council's website
 - Letters and email to specific and general consultees
 - Use of printed media/Hackney Today
 - Leaflets, summary documents, and questionnaires
 - Meetings with selected stakeholders and key interest groups
 - Exhibitions and stalls
- 1.15 The Methodology below sets out how we achieved the SCI requirements in more detail and the approach taken during the consultation.

* New National Planning Practice Guidance has been published for local authorities to review and update their SCIs in response to Covid-19. In turn the Council has produced a temporary Addendum to take into account the new social distancing restrictions when consulting during the plan-making process. The Addendum can be found at <https://hackney.gov.uk/planning-consultation> .

2. CONSULTATION PROCESS

2.1 An overview of the consultation methods we used are set out below:

- **Leaflets through doors:** Distributed 9,500 A5 leaflets to local residents and businesses in Dalston and Shacklewell wards via a door-to-door distribution company (see appendix B). The leaflets outlined how residents could respond to the consultation and listed the engagement events.
- **Document, questionnaires and leaflets at key locations:** Physical copies of the questionnaires and leaflets were placed in the CLR James Library and at a number of local businesses and organisations in and around Dalston. The Council received a total of 35 physical questionnaires sent by post and for collection at events.
- **Commonplace:** The document and questionnaire were available digitally on the Commonplace website, a digital platform specifically designed to be user friendly and increase community participation for the preparation of planning documents. The Commonplace platform received 1280 contributions from 385 respondents during the course of the consultation (this includes both paper and digital copies).
- **Email:** A launch email was sent out to all participants on the general spatial planning database and all those that agreed to be on the mailing list during the Dalston Conversation and Dalston Quarter Development Principles consultations. The Council received 14 emails during the consultation.
- **Website:** Information about the Dalston Plan including links to the questionnaire and supporting document material was published on the Council's website and can still be found at hackney.gov.uk/dalston-spd.
- **Hackney Life publication:** An article was published in the Council's free Hackney Life publication, which was distributed to properties across the Borough. The piece included information about how the residents could participate in the consultation. The launch of the consultation also appeared in the Hackney Gazette.
- **Ward Councillors:** In the initial stages of producing the Dalston Plan, officers attended meetings with the relevant Ward Members, key Cabinet Members, and the Mayor of Hackney.
- **Dalston Panel:** Regular meetings on engagement methods and materials were held with the Dalston Community panel in the lead up to the consultation.
- **Face-to-face engagement:** During the public consultation, officers organised and attended a range of events, meetings, and workshops. A full comprehensive list can be found in Table 1 below.

Table 1. Consultation Events

Event / Description	Date
Two 4-hour drop-in sessions with exhibition display boards were held at the CLR James Library spanning various times in the day to be inclusive to persons of all occupations.	11 and 12 February 2020
Dalston Eastern Curve Garden (DECG) exhibition and drop-in session organised by Officers and the DECG.	15 February 2020
Officers attended a meeting with Dalston Pub Watch.	19 February 2020
Ridley Road Market stall with exhibition boards run by Council Officers in collaboration with Studio Weave Architects, discussing both the Key Issues and Objectives consultation and the Good Growth Fund.	21 February 2020
Officers distributed consultation material outside of Holy Trinity Primary School to raise awareness.	26 February 2020
Officers attended the Dalston Ward Forum to discuss and present the Key Issues and Objectives document.	2 March 2020
Officers attended a meeting with the Dalston Conservation Areas Advisory Committee.	3 March 2020
Officers attended the Rhodes Estate Tenant and Resident Association meeting to discuss the consultation.	4 March 2020
Officers attended a Good Growth Fund event at Ridley Road Market Bar to present and workshop the event.	5 March 2020
Officers set up a stall at Colvestone Primary School during the school's parents evening.	10 March 2020
Officers attended a Good Growth event in Ashwin Street with local business operators to discuss the consultation.	10 March 2020

Response to Covid-19

- 2.2 We understand the impact the Covid-19 has had and will continue to have on the residents, businesses and community organisations of Hackney. Management and forward planning in light of the pandemic will be considered as we move towards producing a first draft Dalston Plan. We will continue to monitor the impacts of Covid-19 and any further consultation will be subject to how the situation continues to unfold.

3. SUMMARY OF KEY MESSAGES

3.1 We received 1294 contributions to our Key Issues and Objectives consultation. This included responses made via the Commonplace platform, completed physical copies of the questionnaire and emails. Officers also attended events (see Table 1) with local residents, businesses, stakeholders and community groups based in Dalston and / or with connections to the local area. The key messages included:

- **Dalston Eastern Curve Garden (DECG) should be protected as an enclosed and managed space; any future development should be sensitive to the DECG and protect its sunlight.**
- **Protect the unique shopping offer in Dalston and discourage large chains from moving into the area.**
- **Retain and protect the character of Ridley Road Market - encourage change that meets the needs of both shoppers and businesses.**
- **Support the shift towards sustainable transport, especially walking and cycling in the town centre to improve movement and reduce negative impacts on climate change.**
- **Keep Dalston's workspace affordable for local people - especially for the local artists that are dependent on low rates.**
- **Support the growth of genuinely affordable housing while being clear what the term means for local residents.**
- **Support the current arts, culture and night time economy offer while carefully considering existing residents.**
- **Interventions are needed in some areas to prevent anti-social behaviour, notably in Gillett Square, and to a lesser extent on Ridley Road and Dalston Square.**

3.2 Overall, the responses we received were overwhelmingly positive with 72% of respondents agreeing with the first draft objectives. The highest proportion of responses were made in relation to the green and open space category, with 23.8% of total responses. The feedback section received a total of 41 responses, with 89% answering 'mostly agree' and 'strongly agree' when asked if the Council understood and represented most of the issues in the consultation document.

4. QUESTIONNAIRE RESPONSES

- 4.1 The questionnaire was divided into nine sections that covered the issues and objectives identified for the area (see appendix A for full questionnaire). The questionnaire was available digitally on the Commonplace website for people to answer online and in print at various locations around Dalston. The Commonplace platform received 1280 contributions from 385 respondents. The Council received 35 completed questionnaires by post, the data from which was later added to the Commonplace platform. Overall, 72% of responses either 'strongly' agreed or 'mostly' agreed with the draft objectives.
- 4.2 The objectives were set out in the following topics:

- Green and open space
- Shopping and town centre experience
- Buildings
- Work space and employment
- Housing
- Ridley Road
- Transport and movement
- Arts, culture and evening and night time economy
- Safe and inclusive environment

- 4.3 Each section set out the key issues, evidence and LP33 policies relating to the topic, followed by a set of objectives (see Appendix A). The respondents were asked to provide feedback by answering to what extent they agreed with each objective, indicating strongly agree, mostly agree, neutral, mostly disagree, strongly disagree or don't know.
- 4.4 Additionally, all the topic areas included two open-ended questions to support the answers with a written response:
1. *'If you do not agree with any of these objectives, please tell us which one(s) and explain why?'*

2. *'Is there anything missing from the objectives? Please tell us what you think should be added.'*

4.4. Responses from the open-ended questions have been analysed to find common themes. This was repeated for each topic in the questionnaire and can be found below in sections 4.5 - 4.2

Responses by theme

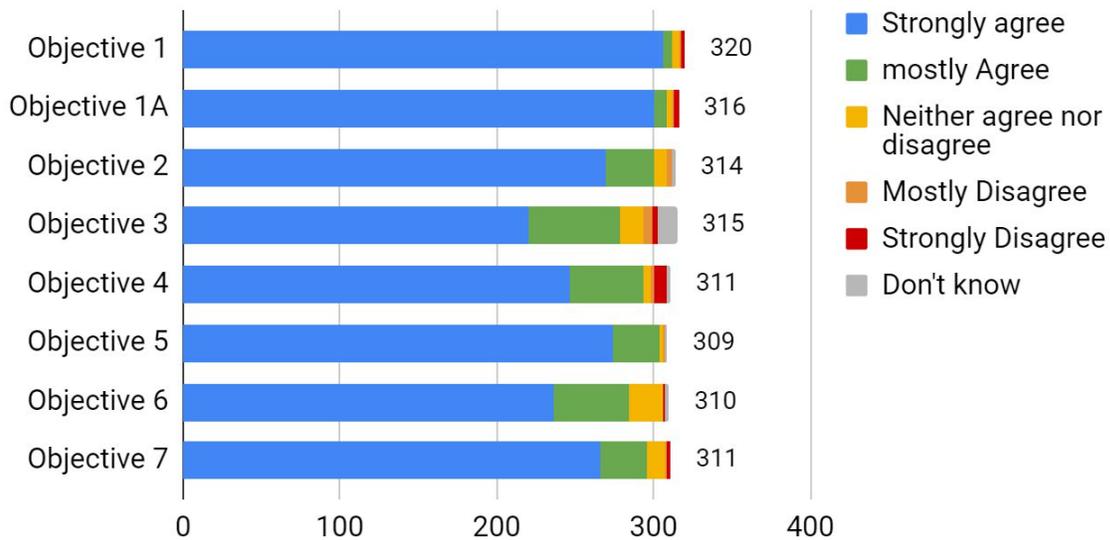
Green and open space

Green and open space objectives:

- **Objective 1** - Continue to protect the Dalston Eastern Curve Garden as open green space and consider the Dalston Eastern Curve Garden a key element when producing plans for development adjacent to it.
- **Objective 2** - Maintain, activate and improve existing open space (Gillett Square, Dalston Square) to serve the whole community, including children, young people, the elderly and those with mobility issues.
- **Objective 3** - Use development of Crossrail 2 station as an opportunity to incorporate new open and green space on the shopping centre site in the town centre.
- **Objective 4** - Identify, improve and transform currently unattractive pocket areas into appealing, multifunctional landscaped open spaces, and explore the potential of parklets across the town centre to contribute to the existing network of open spaces and help create a pedestrian/cycle friendly network of gathering points.
- **Objective 5** - Enhance green links and green infrastructure through additional street trees as part of the Council's new tree planting programme, as well as other forms of urban greening, living roofs and vertical forests across the town centre to increase tree cover to help address climate change and improve air quality.
- **Objective 6** - Promote and connect existing and new play facilities across the town centre to create formal and informal pockets for children and young people.
- **Objective 7** - Ensure all spaces promote an inclusive environment, accessible to all.

4.5. The Green and open space theme received the highest amount of feedback with 321 people responding to the objectives (see Figure B below).

Figure B. Green and open space questionnaire responses.



4.6 Common themes that emerged from the open-ended questions are outline below:

- Protect the Dalston Eastern Curve Garden** - The majority of comments requested for the Dalston Eastern Curve Garden (DECG) to be protected as an enclosed space, remain managed, and for any future development to be sensitive to DECG and protect its sunlight. Respondents highlighted that the DECG is a great space for play, which is much needed in Dalston. The written responses provided increased support for the DECG, with comments demonstrating how important it is to the community.

“Dalston Eastern Curve is a jewel, a gem, a diamond of space that has made life much better for all Hackney residents and allowed us to show it with enormous pride to visitors.”

- Improvements to existing open space** - Issues around antisocial behaviour were highlighted in Gillett square and there were suggestions to make it more green. Issues around Dalston Square were also highlighted in terms of its design and management, and there was a suggestion to subdivide it. It was suggested that local residents and businesses should be encouraged to be involved in implementing new green and open space objectives such as improvements to existing spaces or through the new tree

planting programme. There was also a recommendation to make more green space with a pocket area in front of the Rio cinema.

- **More larger green spaces needed** - Respondents felt more green space was needed, inclusive to all ages, with larger spaces specifically. It was also highlighted that not everything can be inclusive to all, as different spaces are used by different groups and that should be taken into consideration. It was suggested that the Kingsland Shopping Centre site should be the focus of a new large green space, even if only in short to medium-term before it is fully redeveloped, to benefit all. This suggestion was accompanied with recommendations to turn other car parks in the town centre into green spaces, namely Bentley Road and Gillett Square car parks.
- **Support for smaller green interventions** - There was support for smart urban greening with appropriate trees, grass and green roofs across the town centre including Kingsland High Street, Sandringham Road and outside Dalston Junction. It was however also suggested that living roofs and vertical greening were not alternatives to green space. The introduction of new window boxes within residential apartments and flats and swift boxes on buildings were also recommended, as well as designated spaces dedicated to encouraging biodiversity. A management plan was recommended for all new pocket spaces and green spaces to avoid encouraging more antisocial behaviour that already occurs in existing open space, especially at night.
- **Concern around terminology of 'unattractive', 'maintaining', and 'activating'**- There was concern around how unattractive pocket spaces were identified in objective 4, as spaces could be attractive to wildlife even if not for humans. There was also confusion around the meaning of maintaining and activating space in Objective 2, which suggests that the definitions require more detail. There was also some confusion on the meaning of green links and whether they would equate to through routes.

Shopping and town centre experience

Shopping and town centre experience objectives:

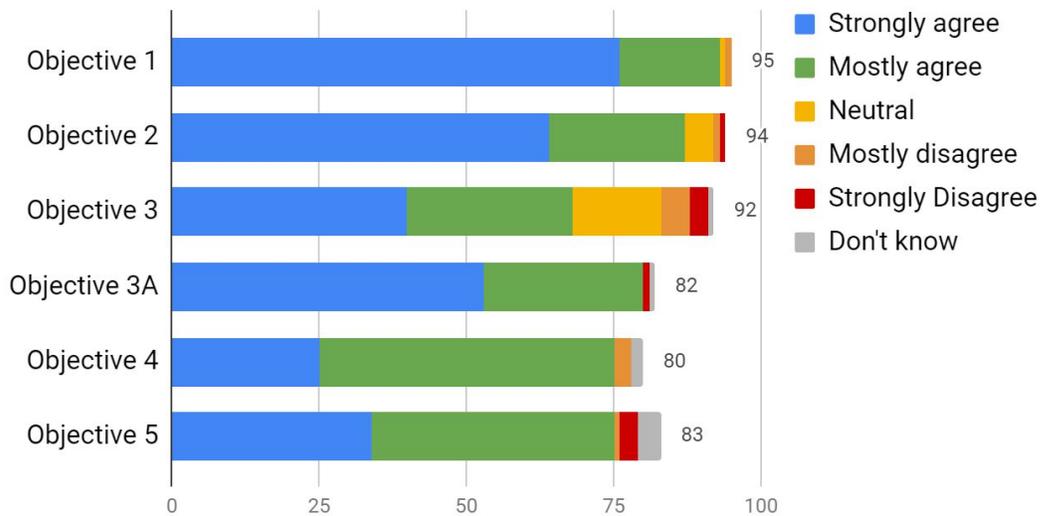
- **Objective 1** - The Council will seek to improve the town centre experience through better public realm, more green space, more water fountains and a less traffic-heavy streetscape.
- **Objective 2** - The Council will continue to support and collaboratively work with existing businesses, traders and organisations to maintain the town centre's vibrant mix of uses.
- **Objective 3** - Increase the range and quality of Dalston's non-food retail offer

to encourage a unique town centre and shopping destination, as well as support the existing food retail and restaurant offer (including independent businesses).

- **Objective 4** - Supporting Kingsland High Street to continue to be a retail shopping street (A1 use class) whilst also enabling flexibility to different uses such as cafe (A3 use class) or leisure (D2 use class), to respond to changing consumer habits.
- **Objective 5** - Promote a mix of commercial and retail uses on ground floors to provide vibrant and varied street frontages throughout the town centre.

4.6. The shopping and town centre experience theme had 96 people leave feedback on the objectives (see Figure C).

Figure C. Shopping and town centre experience response data.



4.7. Common themes that emerged from the open-ended questions are outline below:

- **Community assets** - The respondents felt that shopping was not the only reason people travelled to the town centre, indicating that the community assets were also a pull factor, specifically mentioning the DECG. Retaining these assets is a main priority for the local community. Comments received suggested implementing new public art projects around the town centre to increase and attract more visitors. Public facilities such as free toilets and water fountains were suggested to enhance the town centre experience.
- **Diverse shopping offer** - Respondents mentioned that the diversity of shops in Dalston

needs to be retained and promoted. Responses showed clear support and sense of pride in Dalston's unique shopping offer, stating that this needs to be protected for the benefit of all the communities that live, work and shop in Dalston. Some comments suggested that the retail offer across the town centre was limited to 'budget shops'. In response they proposed that the offer be widened to cater for a more economically diverse range of shoppers. It was also proposed that shops should have the flexibility to try new things outside of retail in order to remain commercially viable (entertainment spaces, creative workshops, leisure etc).

- **Dalston Square** - Some responses identified Dalston Square as an underused, empty space in the town centre mainly due to the vacant shops. Respondents felt that there was potential to increase the activity in the square, attracting more people and businesses to it. A management plan was proposed to tackle the problem, and one solution offered was to encourage pop-up shops and flexible uses to keep the units activated. Comments noted the impact empty shops have/are having on an area - such as Dalston Square - and called for the Council to intervene, stating that future developments should not be allowed to 'go the same way'.
- **Avoid commercialising the high street** - Respondents wanted to avoid populating the high street with large commercial chains as that would take away the original character of Dalston. There was a concern that the high street was becoming too generic. Support should be given to local businesses to be able to compete with larger chains and offer a wide range of services to help retain the diversity of the shopping offer.

Ridley Road

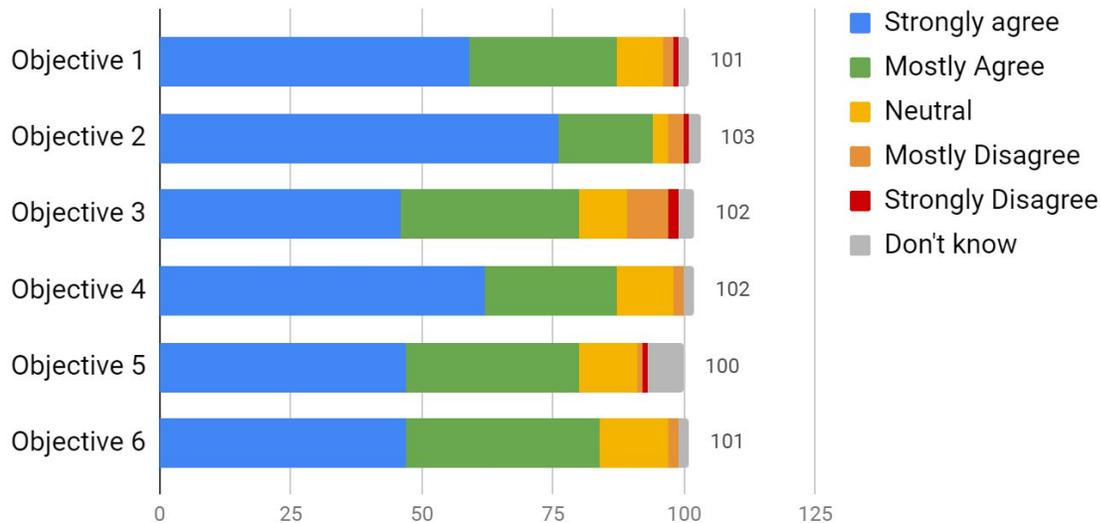
Ridley Road objectives:

- **Objective 1** - Ensure that any new development has ground floor uses that add to the offer, character and vibrancy of the street.
- **Objective 2** - Maintain and improve Ridley Road market whilst protecting existing traders and their facilities for storage.
- **Objective 3** - Implement public realm improvements to improve accessibility, urban greening, better movement around the market and introduce places to dwell.
- **Objective 4** - Tackle criminal and anti-social behaviour to protect traders through design and community safety initiatives.
- **Objective 5** - Provide business support to existing and new traders to enable them to become more resilient and respond to changing retail patterns.

- **Objective 6** - Improve the street and encourage more customers/visitors to the market through better wayfinding, toilet provision, promotion and marketing.

4.8. The Ridley Road theme had 103 people leave feedback on the objectives (See Figure D).

Figure D. Ridley Road response data.



4.9. Common themes that emerged from the open-ended questions are outline below:

- **Retain/protect the character of Ridley Road Market** - Comments noted Ridley Road's unique character and historical and cultural importance to Dalston. Participants highlighted the need to retain and protect this character to ensure the longevity and commercial viability of the market. A number of comments indicated support for a local ban on chains on Ridley Road.
- **Ensuring positive change** - Comments noted that any changes - both in policy and material terms - need to be considered with both users and businesses in mind and implemented in a managed and controlled way. Specific attention was given to supporting local traders to continue to maintain their businesses on the market/in the area. This related to changes in terms and conditions of the market stall holders' contracts.
- **Concerns about redevelopment** - Participants raised concerns about potential developments in the Ridley Road indoor market and on the triangle of land at the Colvestone Crescent junction. Specifically, this relates to fears that any new development, and especially residential development on Ridley Road will impact on market trading i.e. the stalls and venues such as the Market Bar and the overall feel of

the area. Similarly, participants commented that any new ground floor spaces of future development should fit in with the current market offer.

- **Public realm and 'places to dwell'** - There were calls from participants to improve the overall cleanliness and hygiene standards of the market and improve its public realm. A number of comments also noted the need for clarification on the notion of 'places to dwell' (Objective 3).

Transport and movement

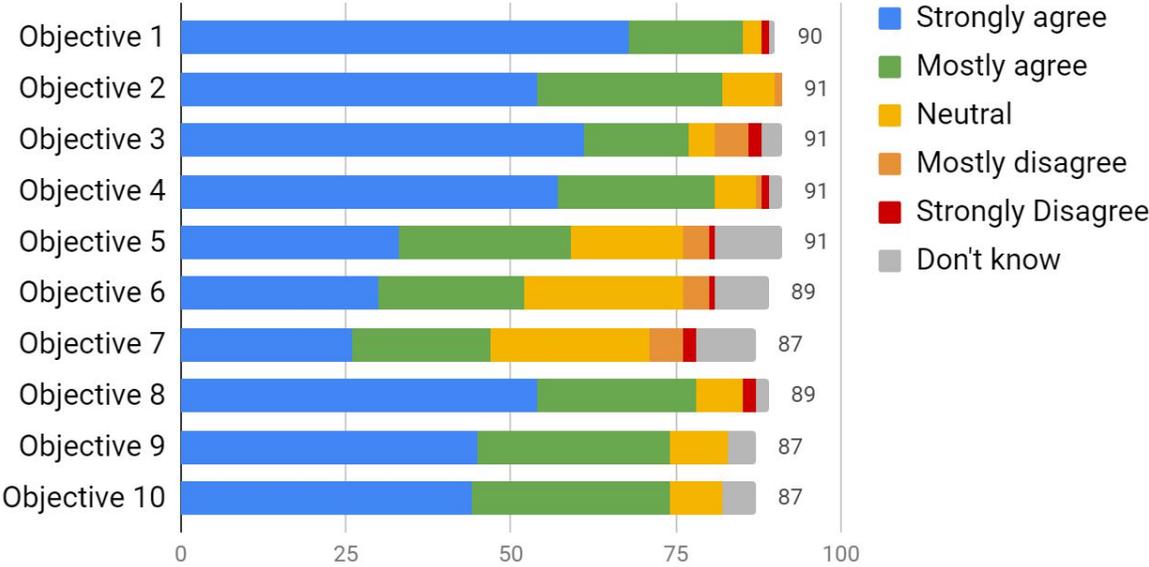
Transport and movement objectives:

- **Objective 1** - Shift towards a pedestrian priority in areas around Ridley Road, Kingsland High Street and Dalston Lane by improving pedestrian crossings, decluttering pavement, rationalising parking, and improving servicing arrangements for shops and businesses.
- **Objective 2** - Reduce the impact of motor traffic on air quality through the promotion of sustainable transport and electric vehicles through the introduction of electric charging points.
- **Objective 3** - Improve cycle links, particularly east-west routes, with Sandringham Road as priority and safe crossings along Kingsland High Street, as well as connecting to Cycle Super Highway 1 on Boleyn road.
- **Objective 4** - Reduce the movement of goods vehicles along Kingsland High Street and Dalston Lane through the support of sustainable last mile deliveries (collection points/parcel lockers, micro distribution centres including cycle deliveries, and 'green' delivery slots which enable shoppers to pick slots when drivers are already in the area).
- **Objective 5** - Encourage the use of an alternative and calmer route parallel to Kingsland High Street, especially pedestrian and cycling, through the redevelopment of Kingsland shopping centre, improved public realm and increased signage on existing routes.
- **Objective 6** - Recreate the fine grain, lanes and character of Dalston in plans for opportunity sites across the town centre, in particular the shopping centre, to continue the distinctive character of Dalston with a network of lanes, yards and 'left-over' spaces. Opportunity sites identified for Dalston can be found in the Local plan, they are designated sites for development. See map above for where they are.
- **Objective 7** - Create a palette of materials for the public realm across Dalston to connect the varying character areas and produce a coherent look and feel.

- **Objective 8** - Carefully consider the introduction of Crossrail 2 and how a new station would interact with the existing overground stations to manage congestion in the town centre, as well as work to protect any key buildings in the introduction of a new station to ensure the character of Dalston is retained.
- **Objective 9** - Make good use of available smart technologies to optimise traffic management, reduce pollution and improve pedestrian experience on the high street.
- **Objective 10** - Identify suitable locations for delivery vehicles within the town centre.

4.10. The transport and movement theme had 92 people leave feedback on the objectives (See Figure E).

Figure E. Transport and movement response data.



4.11. Common themes that emerged from the open-ended questions are outline below:

- **Loss of parking** - The loss of affordable car parking space is considered a major issue for some residents and traders. Respondents complained about the removal of Council parking, forcing them to use private car parking facilities instead, which in turn have caused financial difficulties for both local residents and traders.
- **Cycle infrastructure** - Supported objective 3 to improve the streets for cyclists, improving cycle lanes and providing traffic lights for cyclists. Some respondents felt that cyclists were currently behaving dangerously, by cutting lights and switching between

roads and pavements. It was acknowledged however that this could change with improved cycle infrastructure.

- **New walking routes to be accessible for all** - Respondents wanted to see a range of accessible routes introduced, including for users of wheelchairs and modified bicycles. Walking was mentioned as a main mode of transport for getting around Dalston and increasing maintenance to pavements by keeping them clean and wide enough was seen as a priority. There were concerns about safety when walking around Dalston, and a dedicated safe route away from Kingsland High Street was mentioned.
- **Diverting traffic** - Respondents felt that reducing traffic on the main road to avoid congestion and increase opportunities for active travel (walking and cycling) within Dalston town centre was a good objective. Concerns were raised however about the diverted traffic, with fears it would negatively impact the surrounding residential roads. There were suggestions to increase green infrastructure to absorb the emissions as an intermediate measure.
- **Dalston Kingsland Station** - The introduction of lifts and the widening of entrances were recommended for the station.

Buildings

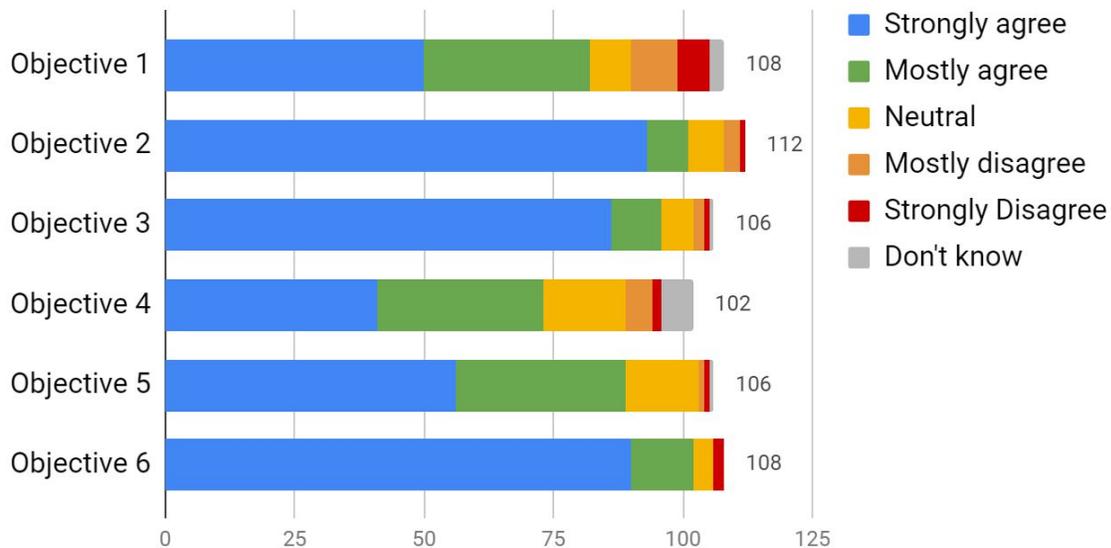
Building objectives:

- **Objective 1** - High quality contemporary design will seek to add to the varied character of Dalston through tailoring to local needs and adhering to distinct character across the town centre.
- **Objective 2** - Redevelopment on the shopping centre site should be sensitive to the character of the adjacent Ridley Road market and the Dalston Eastern Curve Garden with regards to sunlight and architecture, and should be of a grain and character that is tailored to the surrounding context, increasing opportunities for movement and taking cues from the existing Victorian lanes, yards and blocks.
- **Objective 3** - The Council will seek to preserve or enhance buildings of heritage value, incorporating them where possible into new development to retain Dalston's character and use as drivers for regeneration.
- **Objective 4** - The Council will support new developments that can adapt easily between uses to respond to changing demand.
- **Objective 5** - New development will be required to have active ground floor uses.

- **Objective 6** - Promote biodiversity through introducing living roofs and vertical forests.

4.12. The buildings theme had 112 people leave feedback on the objectives (see Figure F).

Figure F. Buildings response data.



4.13. Common themes that emerged from the open-ended questions are outline below:

- **Development should be sensitive to the DECG and Ridley Road** - Many respondents highlighted that development should be sensitive to the DECG, with specific guidance needed for adjacent buildings, with its own separate objective in the Buildings section. It was suggested that the DECG is used to influence development around it, including through its expansion, and it was requested that the term “sensitive” be clarified. Respondents suggested that all development should incorporate green space, not negatively impact or block any of the existing green space, and should contribute to a better public realm across the town centre. This included a request for green open space on the Kingsland Shopping Centre site before redevelopment. There was also agreement with Objective 2 that any development should be sensitive to Ridley Road.
- **‘High quality’ to be clarified** - It was suggested by many respondents that ‘high quality’ is too generic a term. Some respondents highlighted that new development needs to specifically meet high energy and construction standards, including carbon efficient brickwork. There was an expressed concern that recently built and approved new

development contradicts the objectives, as these are not 'high quality design'. Additional concerns were raised that a precedent has been set with tall, high density, unattractive designs.

- **Sustainable development** - It was requested that resource-intensive greening such as vertical forests and green walls should be avoided but that other measures such as permeable ground surfaces are needed. Some responses raised concern that new buildings are intrinsically unsustainable because of the waste generated through the construction process. As an alternative it was suggested the Council consider promoting and prioritising the adaptation and reuse of existing buildings, including the Kingsland Shopping Centre, in order to avoid waste. There was a suggestion to reuse empty properties to house the homeless.
- **Heritage** - Respondents requested retaining heritage assets, to maintain the current streetscape and maintenance of shop fronts on the high street. A request was also made to provide clarity to the definition of heritage value.
- **Scale and mixture of architecture** - Respondents identified the need for a height strategy for new development across the town centre. It was suggested that this could provide guidance for securing appropriate building heights across Dalston so as to avoid future wind tunnels and to ensure the town centre remains light generally. Such guidance could also be used to help secure new green spaces. There was support for maintaining a mixed townscape character. It was suggested that this could include contemporary builds so far as it was done right, as it was argued that it is possible to create timeless buildings to fit with Dalston's heritage. However it was also noted that contemporary flexible buildings were not always as 'flexible' as Georgian / Victorian buildings. It was suggested that active ground floors should also be assessed on a site by site basis, rather than as a blanket rule, and as part of this the Council should be careful with approving such proposals, so as to maintain the vibrancy of the town centre.

'High quality contemporary design' is a very generic term open to interpretation. New developments should aspire to high construction and energy standards, such as extended design-life targets and Passivhaus, with materiality sensitive to context and history of the local area. Active ground floors should be assessed on a site-by-site basis as it may not be appropriate in some cases.'

- **Housing should be a priority** - Some respondents expressed that the delivery of new housing should be a priority, with opposition to policy constraints, such as building height policies that could hinder new housing. The affordability and architecture of recent residential development was also questioned.

- **Public consultation on proposals** - It was suggested there should be a public consultation held and / or a feasibility study undertaken in order to identify an appropriate 'mix of uses' for the town centre. It was suggested that these be undertaken alongside the statutory consultation process on all large and prominent sites, including for the Kingsland Shopping Centre, when applications are put through. Also, it was proposed that community assets could be secured through S106.

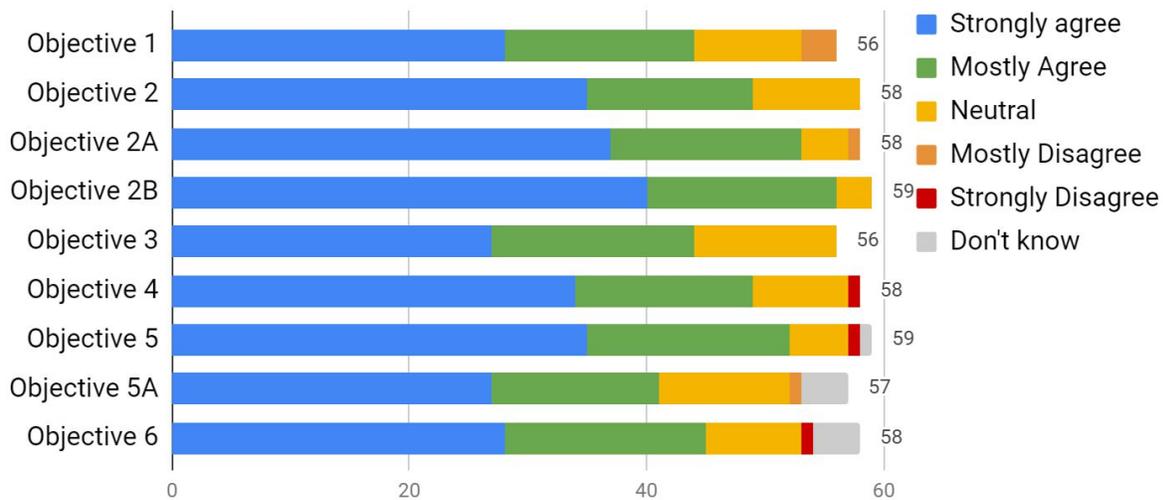
Workspace and employment

Workspace and employment objectives:

- **Objective 1** - Development in Dalston will prioritise employment, with no net loss of workspace.
- **Objective 2** - The Council will encourage an inclusive economy by supporting Dalston thrive and be inclusive, champion local businesses, protect and deliver more affordable workspace, and connect residents to employment and skills opportunities.
- **Objective 3** - Support existing workspace operators to strengthen their resilience to market forces and increase their capacity and floorspace.
- **Objective 4** - New workspace will comprise of well designed, high quality buildings and floorspace, incorporating a range of unit sizes and types that are flexible, with good natural light, suitable for sub-division and configuration for new uses and activities, including for occupation by small or independent commercial enterprises.
- **Objective 5** - The Council will work with existing local groups to better understand the requirements for new workspace and how adjacent open / street space can be activated, working in partnership where possible.
- **Objective 6** - The Council will, where possible, support SME's by utilising its assets (land, buildings) for affordable workspace and identify sites for new workspace and affordable workspace.

- 4.14. The workspace and employment theme had 59 people leave feedback on the objectives (see Figure G).

Figure G. Workspace and employment response data.



4.15. Common themes that emerged from the open-ended questions are outline below:

- **Focus away from just office use** - The responses supported office space provision but did not agree that it was the only driving force for employment in Dalston. It was argued there should be other commercial uses that the Plan focuses on to support local employment, such as culture/music venues and light industrial.
- **Affordable workspace for artists** - Respondents requested that work spaces for artists are retained at affordable rents for studio space. Respondents were keen on retaining the art culture in Dalston, especially in Ashwin Street, highlighting that the art scene represented the area well and brought vibrancy to Dalston.

“There should be low cost space for artists who are essential to the culture and vibrancy of Dalston and Hackney. Supporting existing businesses including charities should be ensured.”

- **Support for SMEs** - The respondents wanted clear support for new and existing SMES in Dalston. A recurring concern was that new development was unaffordable, driving out existing businesses and making it impossible for local people to compete.
- **Definition of affordable workspace** - Respondents wanted a clear definition of what affordable workspace is and how it would relate to Dalston.
- **Support for local people to get employment** - The respondents felt that the employment objectives should include specific approaches that help local people in Dalston to get into employment, specifically targeting young people and entrepreneurs to be part of the local workforce and support the local economy.

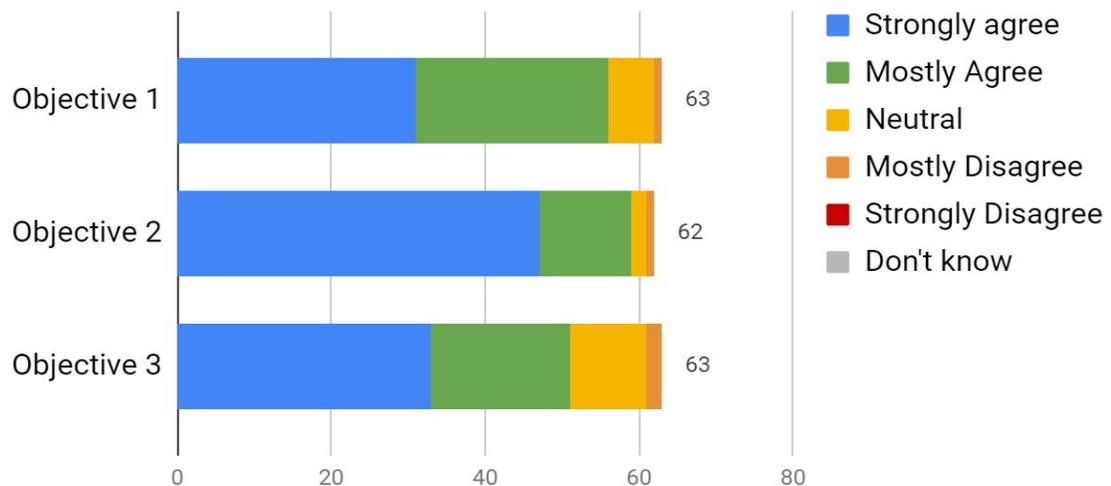
Housing

Housing objectives:

- **Objective 1** - Seek affordable housing, balancing the needs of the local community whilst respecting the retail and employment-led priority for the town centre, which has a primary focus on the provision of retail space, workspace and affordable workspace.
- **Objective 2** - Ensure the delivery of 'genuinely affordable' homes by having regard to local incomes, including through Hackney Living Rent, to ensure that local people have an opportunity to remain part of the community.
- **Objective 3** - Optimise housing design throughout Dalston to increase housing and affordable housing.

4.16. The housing theme had 63 people leave feedback on the objectives (see Figure H).

Figure H. Housing response data.



4.17. Common themes that emerged from the open-ended questions are outline below:

- **Affordable housing in new development** - Participants were largely positive about the housing objectives. Comments focused on increasing the provision of affordable housing in future development schemes. However a number of respondents questioned the

current usage of the term 'genuinely affordable' and called for the Council to clarify its meaning. Additionally, a number of participants highlighted the need to increase the percentage of social housing within new residential development. Although they also acknowledged the challenge in achieving an ambitious affordable housing target. A number of comments called for specific social housing targets to be set for Dalston as well as specific targets for lifetime homes, more family-sized homes and expanding the living rent model.

- **Priority for residential development** - There were also requests for new housing to be prioritised for local residents. Some commented that the development of new housing in the town centre should be given priority over new employment and retail property developments.
- **Clarity on optimising housing** - Respondents wanted greater clarity on the definition of 'optimising housing design'. Their concern was that housing and design standards would be streamlined, reducing quality overall.
- **Building heights** - Respondents wanted to set clear height provisions to manage height levels on new development - for both new residential and commercial properties. In addition to this, there were also calls for greater density and height to deliver more housing.
- **Other comments** - Other comments also highlighted the need to deal with empty properties (by penalising landlords of vacant properties) and raising biodiversity standards and embodied/operational carbon targets in new development.

Arts, culture and evening and night time economy

Arts, culture and evening and night time economy objectives:

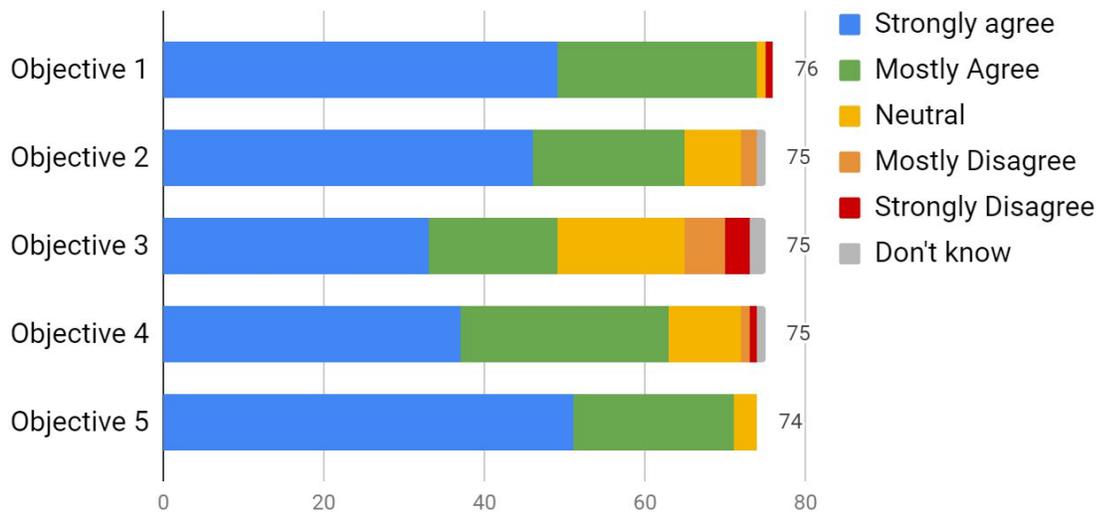
- **Objective 1** - Protect and promote the continued success of Dalston's arts, culture, evening and NTE by working with local businesses and in particular with smaller venues to reflect and serve the local community and visitors alike, ensuring that Dalston retains its vibrancy.
- **Objective 2** - Ensure that new residential development does not impact negatively on the operation of existing businesses.
- **Objective 3** - Work with developers to deliver new venues in new proposals to continue to strengthen Dalston's cultural offer, in consultation with existing operators and carefully considering existing successful characteristics of independent operators.
- **Objective 4** - New development should support a streetscape that allows for on street activity where appropriate, as currently found in the town centre in the

form of events, markets and spill out spaces.

- **Objective 5** - Promote a diverse range of arts, culture and evening and NTE options to offer opportunities for everyone, including cultural activities that are less focused on alcohol, inclusive of all regardless of age, disability, gender, gender identity, race, religion, sexual orientation or means.

4.18. The arts, culture and evening and night time economy theme had 77 people leave feedback on the objectives (see Figure I).

Figure I. Arts, culture and evening and night time economy response data.



4.19. Common themes that emerged from the open-ended questions are outline below:

- **Support existing businesses** - It was highlighted that the Council needs to support existing businesses that are struggling. There were suggestions that this could be done through a change in licensing to encourage the night time economy (NTE). It was stated that the NTE is integral to maintaining Dalston as a creative and cultural destination and that existing cultural spaces should be protected from redevelopment. Respondents noted that careful management is needed to ensure new venues do not displace the old.
- **Carefully manage new evening & night time venues** - Comments suggested that clarity was needed on how venues will demonstrate not having a negative impact on Dalston and it was requested that any anti social behaviour falling out of NTE is managed properly, with more police to protect residents. It was suggested that community inclusion should be essential in new venues, addressing a broad range of age groups, where possible. It was highlighted that the Council should consider young people in particular and what they have access to. It was also stated that it would be

good to diversify and encourage shared community arts spaces, ideally with any new venues being affordable.

- **Housing and residents should be prioritised over evening & night time venues** - Some respondents felt there was enough NTE and no more was needed, in fear of Dalston becoming a party hotspot like Shoreditch. It was highlighted that existing resident's needs must continue to be considered to ensure Dalston remains a pleasant place to live in. It was felt that there was a conflict between NTE and the housing objectives, and that residential development was more important than businesses, although cultural development was preferred over unaffordable housing.
- **Town centre vibrancy** - It was expressed that new replacements of recently shut venues opening in the same location should be allowed to open with the same licensing, and that independent businesses should be incorporated into the objectives to maintain the vibrancy of the town centre. There was support for encouraging onstreet activity, although clarity was sought on the type of activity that this would entail. Respondents suggested that a mix of venues, such as a blues club for older people, or a multifunctional art venue for exhibitions could be beneficial for Dalston, and the change of use of vacant units from retail to NTE could improve neglected spots. It was also raised that there is a conflict between flexible development and ensuring new spaces are purpose built as venues.

Inclusive and safe environment

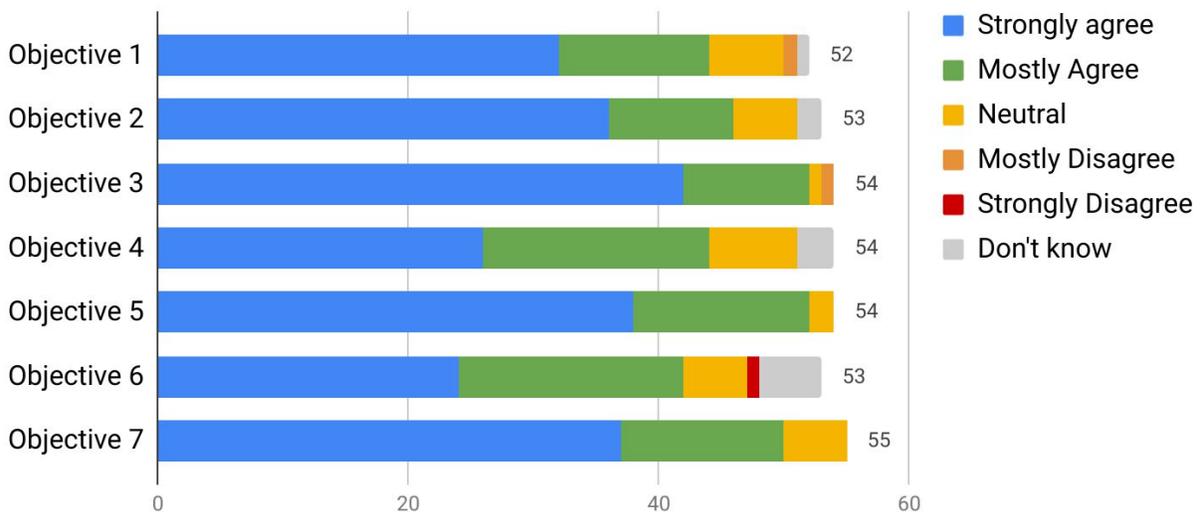
Inclusive and safe environment objectives:

- **Objective 1** - Provide active frontages on the ground floor of new developments and increase commercial (workspace / retail) activity in Gillett Square and Dalston Square for improved natural surveillance and crime deterrence.
- **Objective 2** - Deliver a proactive targeted approach in partnership with the police to tackle persistent ASB and criminal activity.
- **Objective 3** - Deliver a series of public realm improvements in areas of identified crime and antisocial behaviour, to make them feel safe and inviting.
- **Objective 4** - Operational management plans will be required for new evening uses.
- **Objective 5** - Work with partners to ensure we promote a safe NTE and promote responsible drinking, to promote the safety and wellbeing of residents and visitors at night.

- **Objective 6** - Strengthen the relationship with NTE operators through the Late Night Levy Board and other business engagement opportunities.
- **Objective 7** - Continue to fund additional policing and other initiatives that promotes safer socialising and reduces negative impacts on local residents.

4.20. The Inclusive and safe environment theme had 58 people leave feedback on the objectives (see Figure J).

Figure J. inclusive and safe environment response data.



4.21. Common themes that emerged from the open-ended questions are outline below:

- **Anti-social behaviour** - Comments mentioned two particular locations for anti-social behaviour - Gillett Square and to a lesser extent Ridley Road Market. Participants wanted to see a clear and coherent vision for Gillett Square beyond policing to deal with these issues in order to reactivate the space beyond its current usage.
- **Homelessness in Dalston** - The prevalence of homelessness in Dalston was a common theme, with respondents commenting that the objectives lacked any reference to increasing support for the homeless.
- **Night time economy (NTE)** - A number of comments highlighted the negative impact of the NTE on the area, attracting anti-social behaviour. It should be noted however that participants were largely supportive of the NTE economy objectives (See sections 4.18-4.19 for further details).

- **Youth centres** - Respondents mentioned that there was a lack of space for young people to spend time. It was suggested that the introduction of new youth centres could ensure young people spend time in safer environments rather than in public spaces and on the streets.

Feedback - How did we do?

“I felt that the community engagement was clear, detailed, and well coordinated. The showcase at Dalston Eastern Curve Garden was very helpful.”

4.22. Respondents were provided with four questions, two multiple choice and two open-ended questions. Question 1 had 41 people answer the question (see Figure K) and 39 people answered question 2 (see Figure L). Overall, respondents mainly answered ‘strongly agree’ and ‘mostly agree’ to the questions.

Figure K. Question 1: Do you think the websites and information provided is accessible and easy to understand?

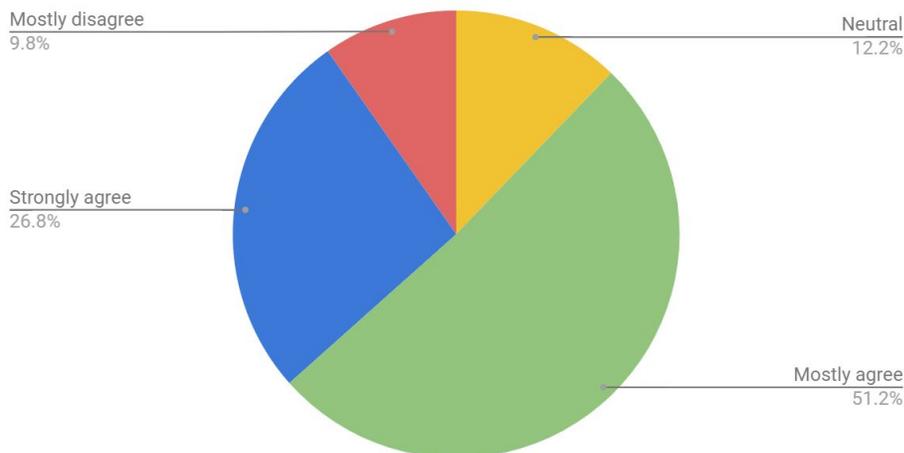
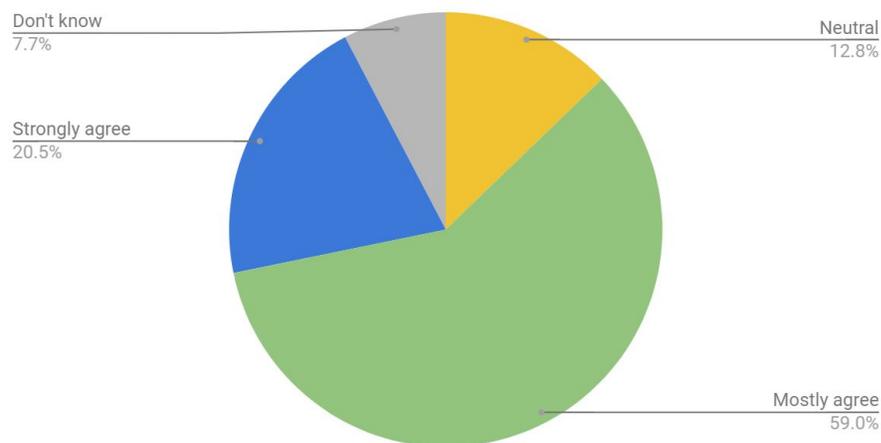


Figure L. Question 2: Do you think we have understood and represented the most of the issues in this consultation?



4.23. In the open-ended questions, the below themes were raised:

- **Too much jargon** - Comments received mentioned that the terminology in the document was too hard to understand, making it difficult to read.
- **Climate change** - Respondents felt that the objectives lacked specification on how the plan would contribute towards preventing climate change.
- **The questionnaire was too long** - Respondents felt that there were too many questions to answer and that the questionnaire was too time-consuming.
- **Difficult to disagree** - Respondents felt that the questions in the document were written in a particular way that made them difficult to disagree with.

5. FEEDBACK FROM ENGAGEMENT EVENTS

“I felt that the community engagement was clear, detailed, and well coordinated. The showcase at Dalston Eastern Curve Garden was very helpful.”

Workshops and community events

5.1 Officers hosted and attended various events during the consultation, see details of the events in Table 2 (section 1.15). During the events, the following themes were raised:

- **The future of Ridley Road Market** - Many respondents at the events raised concerns about the future of Ridley Road Market, expressing how change must be balanced between the traders' and local shoppers' needs.
- **Facilities for young people** - Comments suggested that more facilities for young people were required in Dalston and that the objectives should reflect this. It was suggested that anti-social behaviour could decrease if young people had a safe environment to go to, away from the streets.
- **Dalston Eastern Curve Garden** - Respondents highlighted the importance of the DECG and wanted to see more detail in the objectives on how sunlight and privacy would be retained when developing proposals for sites adjacent to it.
- **Dalston Square** - Many respondents felt that the Dalston Square development negatively impacted the town centre. Various issues were highlighted:
 - Tall buildings have created wind tunnels
 - The vacant shops have reduced footfall, making the area feel desolate
 - There is not enough child-friendly equipment
 - The square feels unsafe due to loiteringCommunity members wanted clarity on the management of Dalston Square going forward and to be involved in any future decision-making.
- **More green space** - There was a notable desire for more green space in the area, to cater for children and young people in particular.

Stakeholder meetings

5.2 Officers attended meetings with local community groups and held one-to-one meetings with key stakeholders in the area. The Dalston Pub Watch wanted to understand how the

Dalston Plan could support alcohol licensing of late night venues and the provision of public toilets. The Rhodes Estate Resident Association had aspirations for the expansion of green space and new safe walking routes with street lights and/or natural surveillance. A workshop was suggested by the Dalston Conservation Areas Advisory Committee to brainstorm ideas and proposals before moving on to the next stage of drafting the Dalston Plan.

Good Growth Fund consultation events

- 5.3 The Good Growth fund is a programme supported by the Greater London Authority (GLA) to drive regeneration in local areas. In a successful bid the Council secured funds from the programme to facilitate improvements on Ridley Road and Ashwin Street. Two consultation events were held specifically relating to the delivery of the Good Growth project.
- 5.4 **Ridley Road workshop:** The first consultation event was hosted at the Ridley Road Market Bar and was open to residents, traders and the wider public. During the event the group expressed that they wanted to retain the characteristics of the street by limiting any drastic alterations. However, the group welcomed the idea of art to be placed on either side of the market entrances to sign-post the market. Issues around the bad conditions of the public toilets and the increased restrictions on the accessible car parking in the area were mentioned.
- 5.5 **Ashwin Street workshop:** The second event was hosted in Bootstrap on Ashwin Street. The group expressed that the character of Ashwin Street should be retained and that the local community should have direct involvement with implementation of public realm improvements on the street. One suggestion was to hire local artists to improve public art on the street. During the event the group were hesitant to the idea of new seating on the street, but supported the reconstruction of existing pavements to assist disabled visitors and pushchairs.

RESPONSES BY EMAIL

- 5.6 The consultation received 14 emails from individuals, stakeholders, community organisations, and statutory, advisory and regulatory bodies. The key themes identified were:
- **Alignment with statutory and advisory guidance** - Various statutory, advisory and regulatory bodies responded requesting that the Dalston Plan is prepared in accordance with their respective frameworks. Some noted appreciation for Hackney's engagement at this early stage.

- **Poor movement and transport management/provision** - Respondents highlighted the lack of available routes across the town centre. Issues around traffic and congestion on main roads were also raised, which hinder accessibility and movement.
- **Support local businesses and keep the character of Dalston** - There was clear support for the Dalston Plan to incorporate objectives that support local businesses in the area. There was a fear that the character of Dalston would be lost with the introduction of new chain stores and increased rents.

“Keep business rates low to protect local small businesses. Some categories of business should be exempt altogether if they are in danger of being pushed out. High rents have been changing the character of Hackney for years. “

6. NEXT STEPS

- 6.1 The consultation feedback will help inform the next stage of the plan-making process, which is to produce a first draft Dalston Plan document. The draft Plan will be informed by the consultations and evidence based studies undertaken to date, and will provide proposals for individual sites and strategies for the town centre as a whole. Once the first draft is complete, we will be consulting you again before progressing to the final adoption of the Plan in early 2021.
- 6.2 The Council is committed to meeting local stakeholders throughout the plan-making process, including outside of formal consultation times. If you are interested, please get in touch with the Strategic Planning team at Planmaking@hackney.gov.uk.

Appendices

Appendix A: Who responded?

Demographic data

The Towards A Dalston Plan: key issues and objectives questionnaire included a section for respondents to provide information about themselves. The questions were grouped into the following topics:

- Postcode
- Connection to the area
- Are you a resident in Dalston, if so how long for?
- Age group
- Gender
- Ethnicity
- Sexuality
- Religion
- Disability

It is worth noting that not all the respondents filled out this section and therefore the analysis below does not encompass all those that participated during the consultation.

Postcode:

The highest proportion of responses came from individuals living in Dalston, Shacklewell, and Stoke Newington (E8 2, E8 3 , N16 8). Respondents from other areas in Hackney were also identified, namely in De Beauvoir, Clapton, Homerton, Hackney Central, and London Fields. The consultation also received responses from various areas outside the Borough, including Islington, Haringey, and Walthamstow Forest.

Figure M illustrates the spread of postcodes and responses. The postcode data indicates that there were a number of respondents who engaged with the consultation that did not live in the immediate area.

Figure M. Postcode data

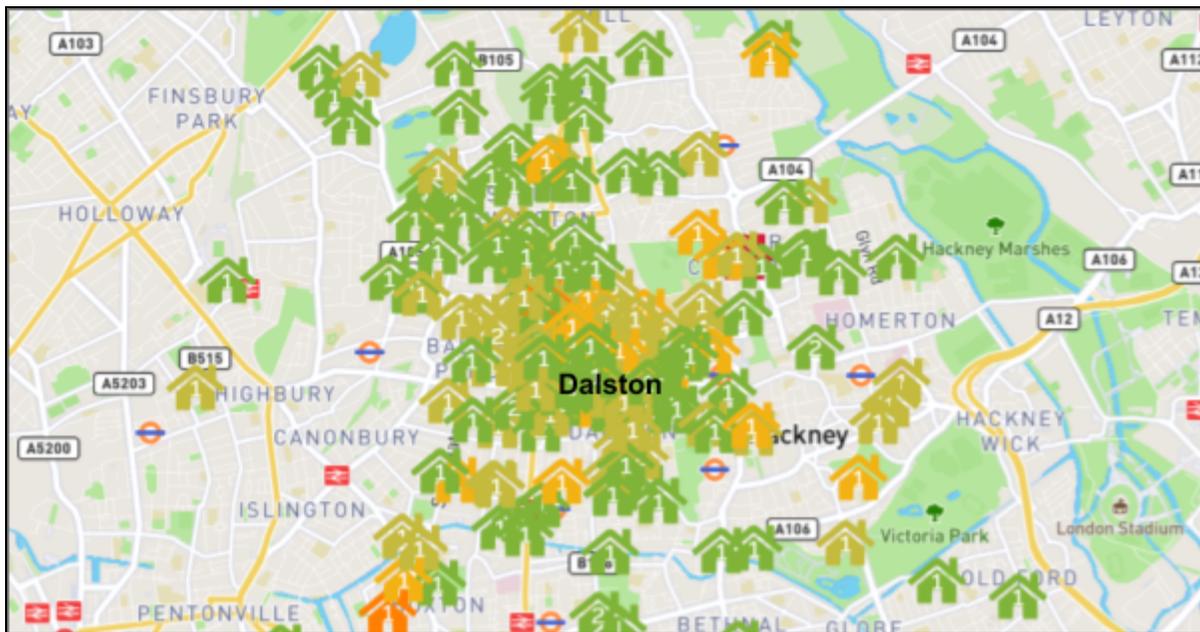
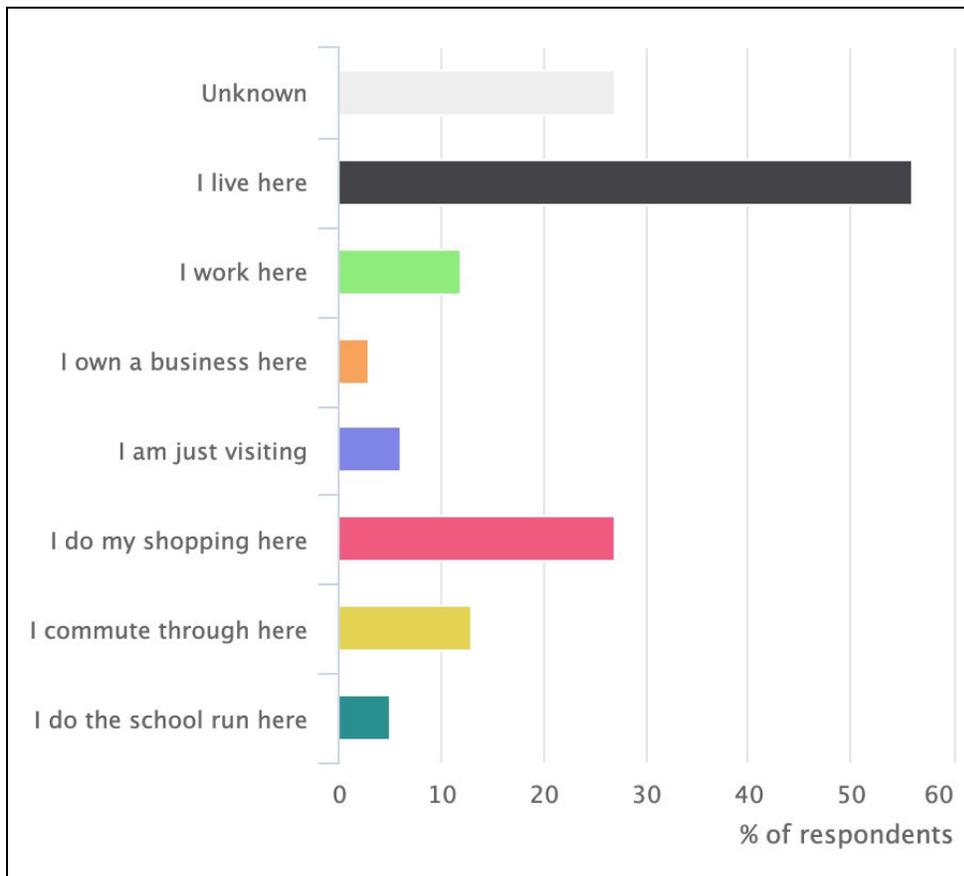
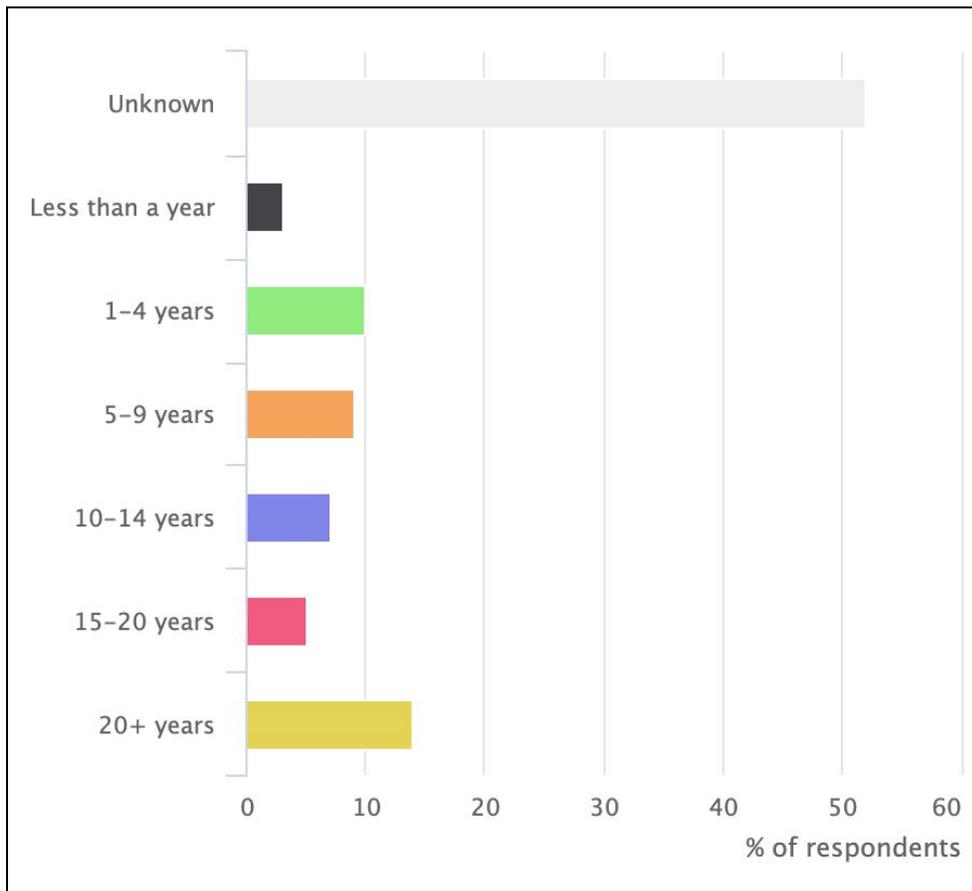


Figure N. Connection to the area



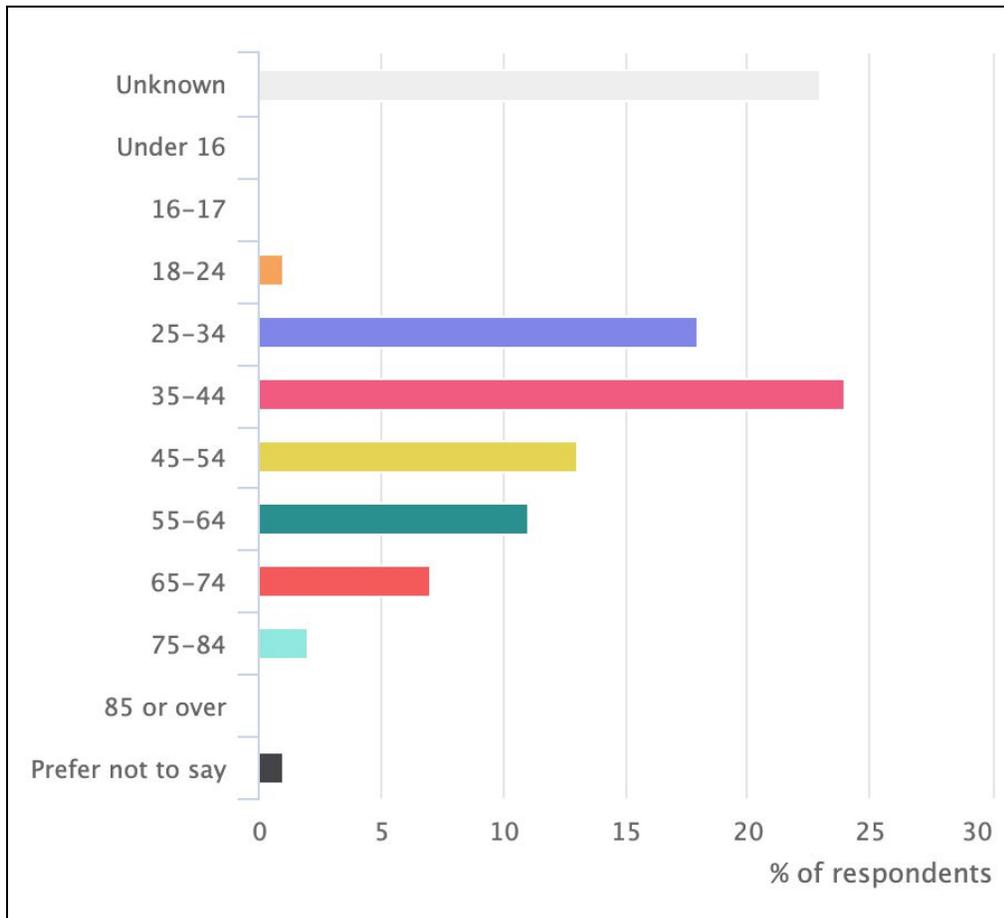
The question received 149 responses, with the highest with highest proportion (56) stating that they lived in the area.

Figure O. If you are a resident in Dalston, how long have you lived here



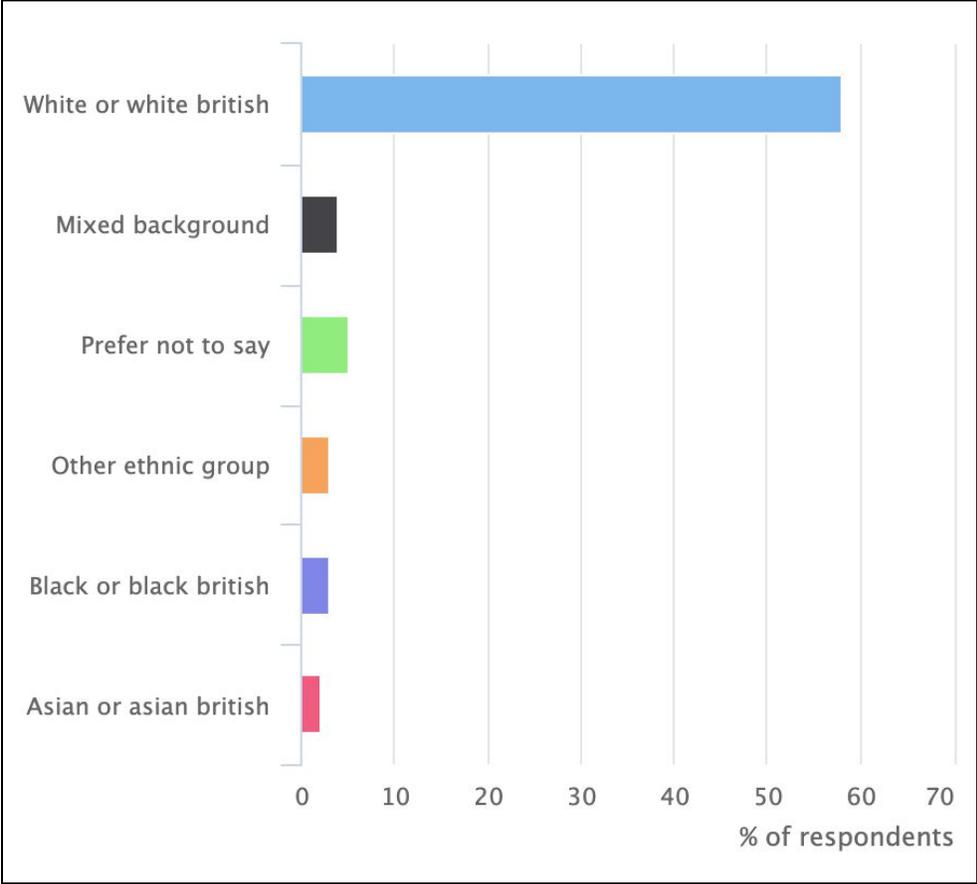
The question received 100 responses, with the highest proportion of those giving an answer stating they had lived in the area for 20+ years.

Figure P. What is your age group?



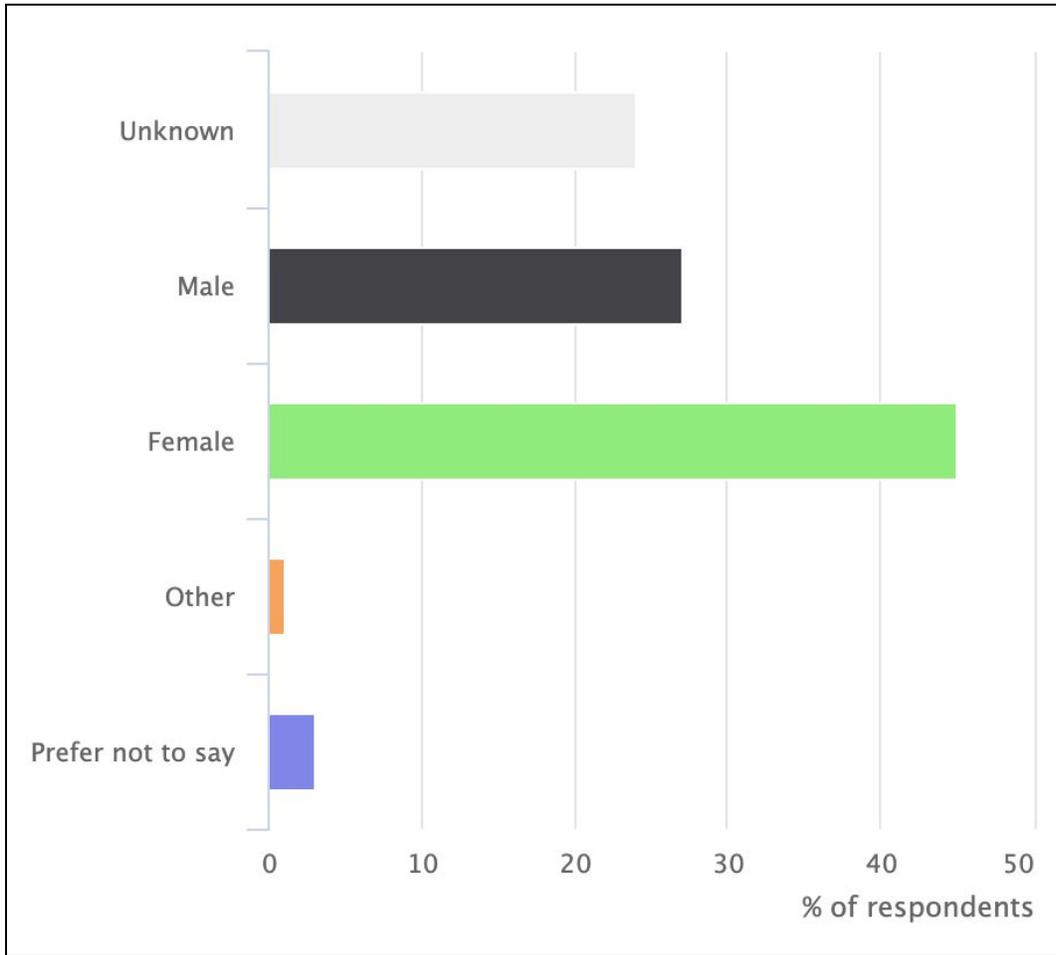
The question received 100 responses, with the highest proportion (24) stating that they were aged between 35-44 .

Figure Q. What is your ethnicity?



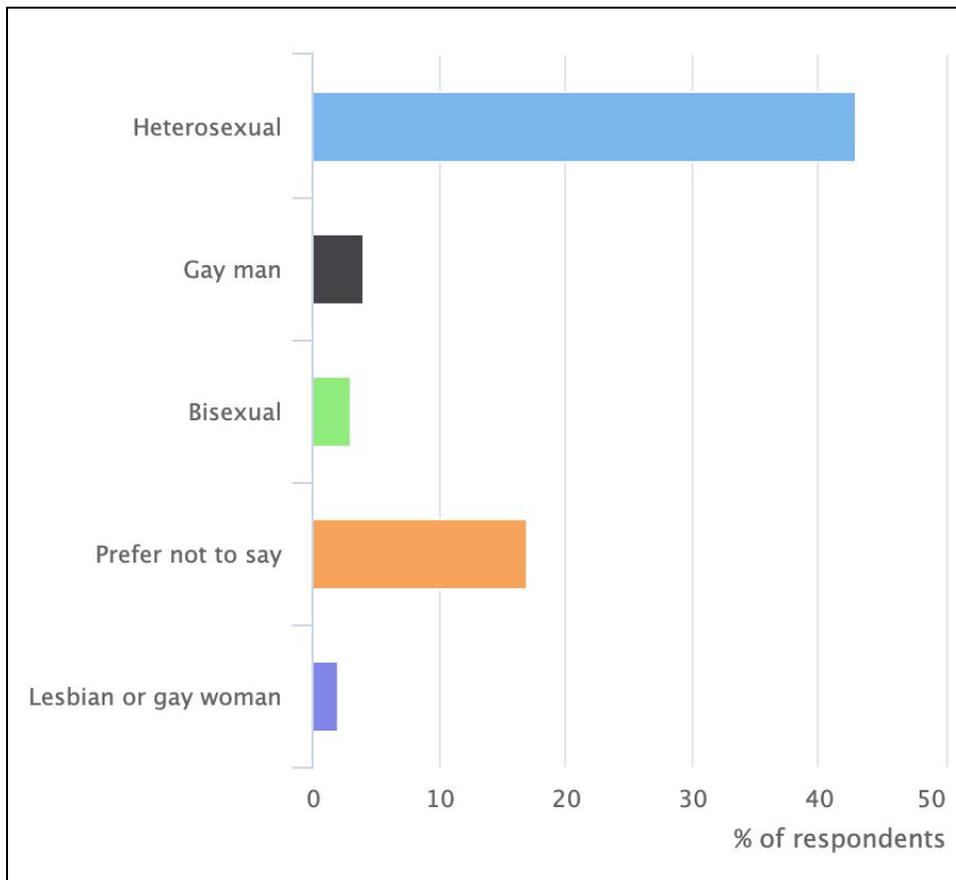
The question received 175 responses on ethnicity, and the highest proportion of those (58) identified as white or white British.

Figure R. What is your gender?



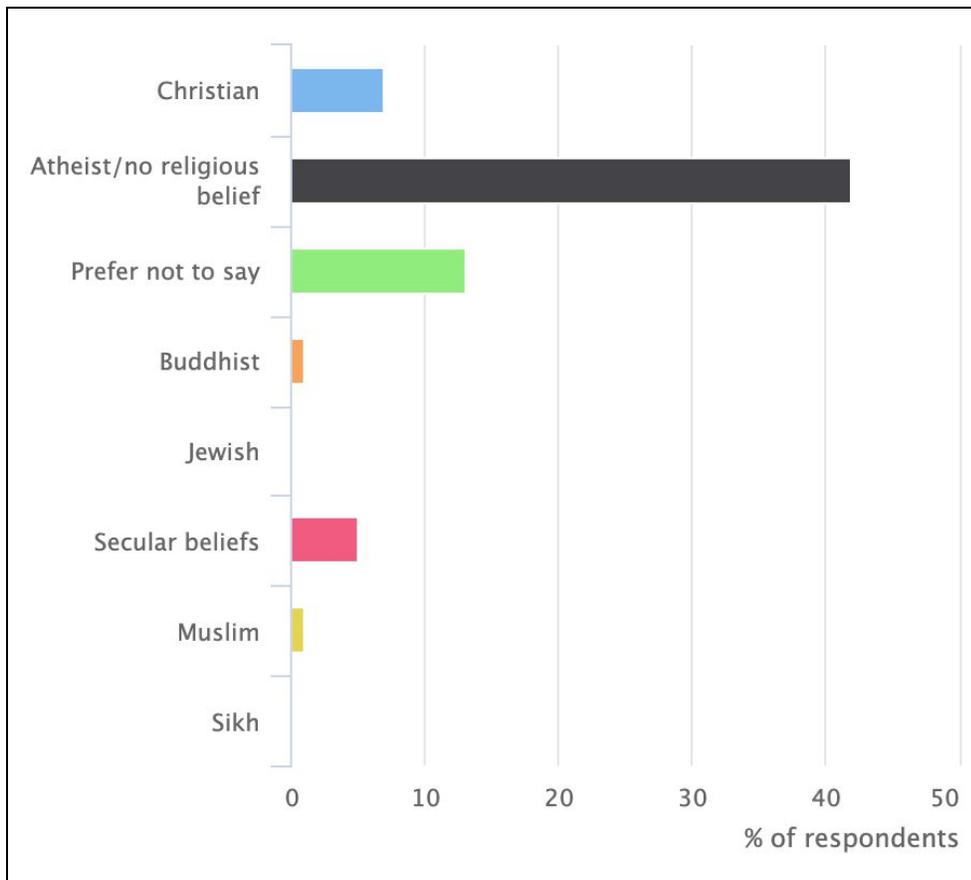
The question received 100 responses, with the highest with highest proportion (40) stating that their gender was female.

Figure S. What is your sexuality?



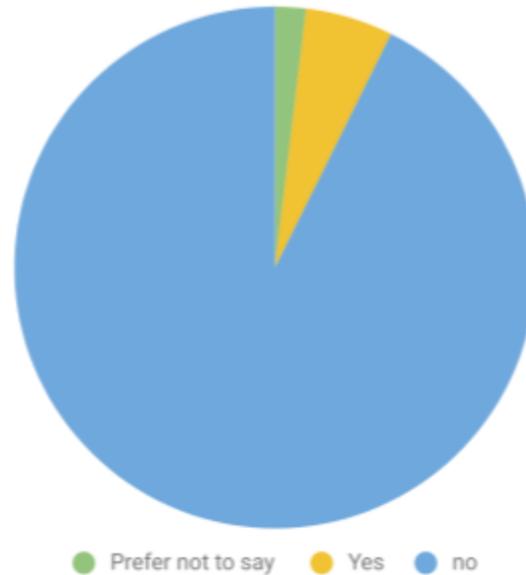
The question received 69 responses, with the highest proportion (43) stating that they were heterosexual.

Figure T. What is your religious belief?



The question received 69 responses, with highest proportion (42) identifying as atheist/no religious belief.

Figure V. Do you consider yourself to be disabled?



On the question of disability, the majority of the the 72 respondents selected no, with only 3 respondents selecting yes.

Engaging with local community and organisations groups

Respondents also had the opportunity to include information about organisations they were associated with. The list below shows the following community groups and organisations that the respondents noted being involved with:

- Dalston Eastern Curve Garden
- The Labour Group
- Rio residents
- Hoxton Health
- De Beauvoir Association
- Rio Cinema
- Refugee Community Kitchen Hackney
- Plastic-Free Hackney
- De Beauvoir Gardeners
- Rio Residents
- Hackney Singers
- Victim Support
- The Clapton Pond Neighbourhood Action Group
- North London Action for the Homeless
- Growing Communities
- Robin Hood Community Garden
- East London Solo Mums
- London Cycling Campaign
- Hackney Society

- Cantignorous Chorus Local Choir (St Paul's Hackney)
- DeBeauvoir Women's Institute
- Hackney Community Law Centre
- Mapledene Area Residents Association
- Tough Guy Book Club Hackney
- Victoria Park Singers
- Hackney Foodbank
- Howard Shellgrove Tenants and Residents Association Road Resource Centre
- HCD, HCVS , Vortex Foundation
- Sharp End Charity
- East End Trades Guild
- Dalston Square Residents Association
- The Mildmay Club
- Open Dalston
- Save Ridley Road, London Renters Union (Hackney)
- London Renters Union
- Green Party
- Theatres Trust
- Colvestone Parklet

Appendix B: Distribution Area

