



DELEGATED REPORT OF

GROUP DIRECTOR FOR HOUSING, CLIMATE AND ECONOMY

**HCE S679 PROPOSED CHANGES TO FUTURE SHOREDITCH AREA ACTION PLAN
- POST COUNCIL APPROVAL**

Decision Due Date: 16 January 2026

CLASSIFICATION:

Open

If exempt, the reason will be listed in the main body of this report.

WARD(S) AFFECTED

HOXTON WEST, HOXTON EAST & SHOREDITCH and HAGGERSTON

1. SUMMARY

- 1.1. Approval was given by full Council on 26th November 2025 to commence public consultation on the Future Shoreditch Area Action Plan and for subsequent submission to Government for an independent examination in public.
- 1.2. Delegated powers were given to the Group Director, Housing, Climate and Economy to approve amendments to the AAP and supporting documentation which are considered necessary ahead of consultation or ahead of submission to Government for examination in public.
- 1.3. Changes are being proposed for Part C of the AAP which contains the Opportunity Sites, which are sites that have been allocated for development potential. Each site contains guidance on land use, design, public spaces together with approximate indicative capacity. These changes are to update the approximate appropriate heights given for some Opportunity Sites so that they reflect the site modelling already undertaken for each site. For five opportunity sites, there are proposed changes to illustrations. For one opportunity site, the indicative capacity is proposed to be updated.

2. RECOMMENDATION(S)

- 2.1. **The Group Director, Housing, Climate and Economy, is recommended to:**
 - **Approve the proposed changes to the Future Shoreditch Area Action Plan as set out in Appendix 1**

3. REASONS FOR DECISION

- 3.1. The proposed amendments will improve the clarity of the Plan.
- 3.2. Part C of the AAP contains the Opportunity Sites, which are sites that have been allocated for development potential. Each site contains guidance on land use, design and public spaces together with approximate indicative capacity.
- 3.3. This report seeks approval for changes to this section of the AAP. The proposed amendments are set out in Appendix 1 and are summarised in Point 5.

4. DETAILS OF ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

- 4.1. The option of not amending the AAP ahead of consultation and submission for examination has been rejected. The proposed option improves the clarity of the plan ahead of consultation.

5. PROPOSED CHANGES

- 5.1. Updating the heights for the Opportunity Sites as set out in Appendix 1. This will ensure the heights reflect the site modelling undertaken for each site. The proposed changes do not affect the viability work undertaken for the sites as this was based on the modelling. Text has been inserted to the beginning of Part C of the AAP to clarify what heights are used for residential and commercial uses and the ground floor.
- 5.2. As a result of the changes to the proposed heights, two Opportunity Sites; FSOS 03 (35-45 Great Eastern Street - American Car Wash) and FSOS 13 (Mercury House, Chart Street), are now proposed to be identified as being potentially appropriate for tall buildings (30 metres +). The proposal is to change the indicative heights for FSOS 03 from 26m + set back to 29m + set back, and FS013 from 29.5m to 33m.
- 5.3. For Opportunity Site, FSOS 15 (Finsgate House, 5-7 Cranwood Street), the APP approved at full Council on 26 November sets out an indicative development of 4-8 storeys (15.5m-29.5m) for a portion of the site. This was an error within the document and it should have been 4-6 storeys (15.5-21m). The modelling that supports this site has not changed so this amendment will not affect the modelling or viability work.
- 5.4. For Opportunity site FSOS 06 (100-102 Curtain Road, former London College of Fashion), the indicative capacity has been updated to reflect the modelling - the overall capacity of the site has increased from 2150 sqm to 6690 sqm and the indicative mix of uses has changed from 1,800sqm community/office/workshop space and up to 350sqm of retail to 5,320sqm of office, 780sqm of community space and 590sqm of retail.
- 5.5. For Opportunity sites FSOS 03 (35-45 Great Eastern Street - American Car Wash), FSOS 06 (100-102 Curtain Road, former London College of Fashion), FSOS 07 (11 Clere Street - Clere Street Car Park), and FSOS 09 (Telephone Exchange, 74 Shoreditch High Street), the 'Indicative Ground Floor Uses' maps are proposed to be updated to reflect updated modelling and wording of the site allocations. For FSOS 13 (Mercury House, Chart Street), both the 'Indicative Ground Floor Uses' and the 'Indicative Upper Floor Uses' maps are proposed to be updated to reflect updated modelling and wording of the site allocation. These changes do not affect the modelling or the viability work.

6. Equality Impact Assessment

- 6.1. An EQIA has been completed as part of the development of the Future Shoreditch AAP and will be updated as the Plan progresses. These changes will not affect the EQIA.

7. Sustainability

7.1. The intention of Future Shoreditch AAP is to guide development to deliver sustainable growth in Shoreditch, for Shoreditch to continue to be a great place to work and live. The AAP will also ensure that development is sustainable in its construction, alteration or extension of buildings and works that can be done within the public realm to improve sustainability. The policy will cover the main points:

- Increasing green infrastructure to mitigate increased heat on the streets
- Passive design measures to reduce internal heat within buildings
- Employing beneficial and effective ways to deal with rain water
- Supporting the use of appropriate renewable energy sources
- Following the waste hierarchy prioritising prevent, reuse and recycling principles when considering development of buildings

7.2. The proposed changes would not impact on the Sustainability Appraisal or Integrated Impact Assessment already undertaken for the AAP.

8. Consultations

8.1. N/A

9. Risk Assessment

9.1. A full risk assessment has been carried out as part of the project plan produced for the AAP. The outcome of this has informed the 'reasons for decision' set out above.

10. COMMENTS OF THE GROUP DIRECTOR OF FINANCE AND CORPORATE RESOURCES

10.1. This report aims to address changes being proposed for Part C of the AAP which contains the Opportunity Sites, which are sites that have been allocated for development potential. Each site contains guidance on land use, design, public spaces together with approximate indicative capacity. These changes are to update the approximate appropriate heights given for most of the Opportunity Sites so that they reflect the site modelling already undertaken for each site and the townscapes in which they sit. There are no financial implications to the council as a result of the changes being proposed to the Future Shoreditch Area Action plan.

11. COMMENTS OF THE DIRECTOR OF LEGAL, DEMOCRATIC AND ELECTORAL SERVICES

11.1. Cabinet on 24th November 2025 approved and recommended to Full Council the proposed submission Future Shoreditch Area Action Plan and recommended to Full Council to delegate authority to the Group Director

Housing, Climate and Economy to approve amendments to the AAP and supporting documentation which are considered necessary ahead of consultation or ahead of submission to Government for examination in public.

- 11.2. Council on 26th of November 2025 approved the proposed submission by Cabinet on 24th November 2025 and delegated authority to the Group Director , Housing , Climate and Economy as outlined in recommendation 2.1 above.
- 11.3. Therefore the recommendation set out above can be taken forward.

APPENDICES:

Appendix 1

☰ FSAAP proposed changes to opportunity sites post cabine...

Appendix 2:

☰ Appendix 2: Future Shoreditch AAP - approved by Council ...

Appendix 3:

☰ Future Shoreditch Area Action Plan (final) - with amendme...

BACKGROUND PAPERS

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