

London Borough of Hackney

Ref: ID 24

Representations Reference: RSP63

Policy Document: **HARINGEY ALTERATIONS TO STRATEGIC POLICIES**

Relevant Policy

Matter 3 – CHAPTER 6 EMPLOYMENT AND TOWN CENTRES

Inspector Question 18

1. Hackney Council is committed to working with Haringey on strategic issues and as such an officer meeting was held on 6 April 2016. This statement sets out details of the outstanding concerns regarding employment policies.
2. Haringey's Employment Land Study February 2015 Final Report (Submission #61), by Atkins, indicates that to 2031 there is a need for between 48,800 – 102,600 sqm B1a/b space, and that Haringey should plan for a minimum of 8 Hectares of B1a/b land to meet this need. It also however cautions that these would be challenging to provide in light of the "council's housing and regeneration priorities", and so recommends that that Haringey re-uses surplus industrial sites, intensifies existing employment sites, promotes mixed use developments and safeguards good quality employment sites.
3. The Employment Study (Submission #61) has a specific section reviewing the role of live/work uses, which contains the following conclusion:

"[8.27] Based on the above [evidence from studies conducted in other boroughs] it is considered unlikely that live/work units can play a major role in Haringey in terms of promoting regeneration and housing growth while also providing employment floorspace."
4. The ELS (Submission #61) also indicates a decline in, but continued need for B2 and B8 uses in the borough so support businesses and it states that developments involving losses of employment land should look to relocate remaining businesses to suitable premises so that viable industrial and warehouse businesses are not affected.
5. Hackney is concerned that the approach to warehouse living detailed in policy DM39 (Submission #4) is not supported by evidence and will not deliver the employment growth set out in the London Plan and detailed in paragraph 5.1.18 of the alterations document (Submission #4). There is emerging evidence to suggest that businesses relocate from Hackney to larger/move on premises in the Upper Lea Valley and adjoining boroughs. It is therefore important for the wider economy to ensure that sufficient land and premises are available.