

4th March, 2016

Representations to London Borough of Haringey's Site Allocations DPD
pre-submission version, January to March 2016

My representations are with regard to the Haringay Warehouse District, and in particular SA34 where I have lived and worked for the last sixteen years. I run New River Studios CIC which is a community arts' centre , education and training facility and venue, and a separate large live/work development known as ExFed. Both are located within SA34.

There was a great deal to comment on in the previous DPD, primarily because it represented a sea-change in the Council's position over warehouse living and the Haringay Warehouse District. The result of this was that the resident creative community and the Council suddenly had a number of shared interests and objectives that we were excited to build on. In contrast, this latest version hardly departs from its predecessor, except where certain employment-related targets have been lowered.

There is still a great deal to remain enthusiastic about, especially with regard to the Council's vision for the area. The formalisation of gallery spaces and the introduction of a public-facing hub/venue for artistic activity are two goals that I am currently working towards with New River Studios. A commitment to preserving the creative community here is obviously very welcome, as is the reduced target of 4,374 square metres of reintroduced employment space which is far less likely to radically alter the make-up of the community that the previous target of over 11,000 square metres.

There is also little new ground covered, and currently insufficient detail in the proposals to make very meaningful observations. Although I am aware that there are inherent limitations, it is still difficult to know what we should expect from the process at this early stage. I have therefore limited my comments to issues which may pertain to the overall soundness of the document, and I concede that they may be down to unfounded expectations.

In terms of consultation, the DPD states that "the Council will work with local landowners and residents", but at what point should we expect this consultation to begin? The DPD states that the "process of community involvement for the Plan in question should be in general accordance with the LPA's Statement of Community Involvement (where one exists)" but I am unable to find one for Haringey, and therefore assume that one does not exist. So the exact nature of consultation is a question that remains. I have contacted my ward councillor and the LPA on several occasions seeking a dialogue on these issues, and have not had a reply to any of my requests.

Another area in which there is doubt is what happens between now and the time that development concludes? The DPD focuses almost exclusively on the Haringay Warehouse District post-development. I appreciate that controlling the nature of development is the DPD's key objective and that this focus is in line with those aims. However, given that the calendar for development extends ten to fifteen years into the future, and that the DPD also

aims to preserve the existing creative community, there is understandable concern as to the lack of provision for what happens between now and then. Traditionally artists are quite used to sheltering in the period of time in a building's lifecycle between planning and development and they often make use of old properties until they are torn down. The situation here is quite different, with gentrification exerting significant pressure before development has even begun. The danger is that the creative community as we know it will have long gone by the time the measures in the DPD come into effect, and although it will obviously be possible to tempt some to return, the essential authenticity and patina of the place will have been lost, along with the irreplaceable networks that have organically developed and that are so valuable. This is of course a London-wide problem and not unique to these estates by any means.

Despite these two reservations, I appreciate that we are still working with the broad brush strokes of planning policy, and in this context I have no reason to question the overall soundness of the DPD. I am enthusiastic about the future of the area, and I share many of the Council's objectives - the safeguarding of an artistic community, the creation of a limited destination, the support for new enterprise and the formalisation of cultural facilities. My regret is that there have been missed opportunities to work together to develop a genuinely progressive and successful community that will be an asset to the borough and to London. My fear is that if we continue to miss these opportunities, we will ultimately fail to realise the full potential of this opportunity. I sincerely hope to have the opportunity to work with the Council to make this vision a reality.

I look forward to this Summer's public consultation.

Best regards,

Ellis Gardiner