

London Borough of Hackney

Ref: ID 229

Representations Reference: RSA366

Policy Document: **HARINGEY SITE ALLOCATIONS DPD**

Relevant Policy

Matter 2 GENERAL ISSUES FOR DEVELOPMENT SITES

Inspector Questions 6 and 7

Warehouse District Sites 33 and 34

1. London Borough of Hackney is in the process of developing an Area Action Plan (AAP) for the Stamford Hill area. The Council has been gathering evidence and carrying out a programme of community engagement in response to concerns expressed by residents in relation to the pressure for growth in the area. Sites 33 and 34 of the Haringey Site Allocations DPD are located close to the boundary of Hackney's Stamford Hill Area Action Plan.
2. The picture that emerges from the Stamford Hill Area Action Plan evidence is of a community which is experiencing significant growth which in turn is placing undue demands on existing services and resulting in increased pressure for social infrastructure such as schools and health facilities. There is an acute housing crisis in Stamford Hill with significant overcrowding across the whole community, more so than the rest of Hackney. This is particularly acute amongst the Charedi Jewish population, with 35% of all households overcrowded to some degree. Housing of all tenures is urgently needed to address current under supply and future need in the area.
3. The evidence collected on the Stamford Hill AAP has also identified an acute problem in relation to the future provision of educational infrastructure at all levels. Hackney has concerns regarding the educational, and wider learning needs which are coming forward as a result of the unusually large school-age population in the area. Given the projected growth figures that are emerging, the identification of major site(s) for new schools is now a priority for the area.
4. The Council is committed to working with Haringey on the master planning for these key sites which adjoin the borough boundary and have the potential to contribute to meeting local needs. The LB of Hackney is concerned that if a comprehensive site analysis and future development options for sites 33 and 34 are not fully explored, then a valuable opportunity to maximise development on these underutilised sites will be lost. The indicative capacity figures shown for both sites 33 and 34 include very low levels of potential development for both housing and employment floor space and no allocation at all of any future infrastructure needs in the area.

5. As set out London Borough of Hackney's representations to the Haringey Development Management DPD reference No RDM157. The Council is concerned that the approach to Warehouse Living set out in DPD policy DM39 will not deliver sufficiently towards the housing, employment and social infrastructure needs of the area. Furthermore, the Council does not accept, as outlined in Haringey Council's response to our representation that the master planning of these key sites should be left to the developer. Hackney Council would like to see the future development of these sites become part of a process of cross borough engagement involving the local community and both authorities. This approach will enable both Councils to develop a longer term strategy to meet local and strategic objectives and work together to maximise the development opportunity offered by these key sites.

Ends.