

John Hodson
Interim Head of Policy & Strategy
Hackney Council
Neighbourhoods and Regeneration Directorate
263 Mare St.
London, E8 3HT

6th August 2009

Dear John,

Hackney Local Development Framework (LDF)
Core Strategy Proposed Submission Document

Thank you for giving Haringey the opportunity to respond to Hackney's Core Strategy Proposed Submission Document. Our comments are set out below:

1. Core Strategy Policy 4 Woodberry Down New Community

Haringey supports the development of a new and mixed community at Woodberry Down. Intensification in Woodberry Down must continue to recognise the close proximity of Haringey residents, homes, jobs and community facilities and the impact that this development may have on existing facilities. Haringey also supports the recognition given to respecting the function of Green Lanes as a town centre.

Haringey submitted formal comments to the outline planning application for Woodberry Down in June 2007. At that time Haringey expressed concerns about:

- The Council requests that a financial contribution is made to us towards implementing traffic management measures deemed necessary to mitigate the impact of any regeneration development at Woodberry Down in that part of Green Lanes within this borough.
- A reassurance that those buildings closest to the borough boundary would not adversely affect the existing amenity of the properties in this borough closest to the application site
- The number of units is increasing on the estate from approx 1900 to approx 4600. This will lead to a significant increase in the number of school age children aged between 11- 16 for whom no new provision appears to be made. As 40% of secondary school age children within the application area are currently provided for outside Hackney, it must be assumed that a similar proportion of the increased numbers of secondary school children will be provided for in Haringey. The Council therefore requests that a contribution is made to education provision within this borough through a S106 agreement, the details of which the Council wishes to be involved in at all stages of the negotiation/discussion where the interests of this borough will be affected.

2. Core Strategy Policy 6 Transport

Haringey supports this policy which encourages patterns and forms of development that reduce the need to travel, particularly by car, and reflects the needs of pedestrians and cyclists. However, Haringey would still have concerns over the increased traffic flows on Green Lanes as a result of the redevelopment at Woodberry Down.

3. Core Strategy Policy 8 Focusing Social Investment

Haringey welcomes this policy. The provision of social and community infrastructure can have implications across borough boundaries and is particularly relevant along the Haringey/Hackney border with the redevelopment at Woodberry Down. Haringey is preparing a Community Infrastructure Plan to support the delivery of its Core Strategy and would welcome continued dialogue in the planning and delivery of social and community infrastructure where there are cross borough implications.

4. Core Strategy Policy 20 Affordable Housing

Because of the proximity of the Woodberry Down Estate to Haringey, provision of affordable housing or other types of housing must reflect the impact such a development would have upon demand in Haringey.

5. Core Strategy Policy 26 Open Space Network

The Council welcomes the commitment to protect and enhance the existing open space in Hackney. The provision of open space in Haringey shows that there is some deficiency in availability of open space in the south-east corner of the borough on the boundary with Hackney. We would ask that this deficiency in borne in mind in the provision of any additional open space as borough boundaries are not a barrier to locating and accessing good quality open space.

6. Core Strategy Policy 30 Low Carbon Energy, Renewable Technologies and District Heating

Haringey welcomes this policy. It should be recognised that the proposed District Heating Network at Woodberry Down can create opportunities for wider decentralised energy infrastructure beyond borough boundaries. Haringey would welcome this type of joint borough working.

If you need any clarification on these points please do not hesitate to contact me on 020 8489 5516.

Yours sincerely,

Ciara Whelehan
Planning Policy Team Leader