

Philip Glanville, **Mayor of Hackney**

Cllr Guy Nicholson, **Cabinet Member for
Planning, Culture and Inclusive Economy**

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Sadiq Khan
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17 November 2020

Dear Sadiq and Andy,

Crossrail 2

We are writing to you following the news that Crossrail 2 has been put on hold indefinitely due to current TfL funding pressures and the deal with Government. We understand that all consultancy work on Crossrail 2 will shortly come to an end and I'm concerned that the land which is currently safeguarded as part of the 2015 Safeguarding Directions will now remain safeguarded for the foreseeable future if no decision is taken by DfT to progress with the planned update of the safeguarding lines.

We are very concerned about the detrimental impact that the ongoing uncertainty over Crossrail 2 generally, and the ongoing retention of the 2015 Safeguarding Directions and safeguarded sites, will have on our plans to bring forward development in our major town centres to support the inclusive growth and recovery of the borough. We also are very concerned about the impact of the continued safeguarding of much valued green and open



spaces in the borough such as Shoreditch Park as well as heritage and community assets in Dalston we had fought hard to protect

While the Council supports Crossrail 2 we are unable to put our plans for town centre growth and recovery, and the delivery of much needed new homes and jobs, on hold while sites are safeguarded for a project whose future is extremely uncertain. We would ask that in order to allow the Council and other landowners to progress with confidence with our plans, that the current 2015 Safeguarding Directions be formally reviewed and updated as soon as possible to ensure that the most relevant parcels of land and sites are identified. This will ensure that land which is no longer required for Crossrail 2 can either be released to be put to an alternative use or ensure for those Dalston assets we refer to above are no longer at risk.

Over several years the Council has worked with TfL to ensure that the proposed Crossrail 2 route would maximise benefits and opportunities for the borough whilst protecting our most important assets: our built heritage, green and open spaces, town centres, street markets and local businesses. Whilst we appreciate that such a significant piece of infrastructure will inevitably have an impact on the borough, the Council has worked very hard to ensure these impacts would be kept to a minimum. We had hoped to receive more certainty on this likely impact via the amendments to the existing 2015 Safeguarding Directions which we are supportive of as it is our understanding that these would remove sites of surface interest designations from Shoreditch Park as well as Bradbury Street, Ridley Road and Birkbeck Mews in Dalston. Indeed for almost the entire time I have been Mayor we have been working with Crossrail 2 to ensure this objective.

We have ambitious plans for the delivery of new homes and jobs in the borough as set out in our new Local Plan. The Local Plan sets out our borough growth strategy including the delivery of 26,250 new homes and 23,000 new jobs by 2033. A large proportion of this growth will be concentrated in our town centres including the major centres of Dalston and Hackney Central. In both these areas the Council is preparing, with the local community, Supplementary Planning Documents to add more detail to the Local Plan, we are developing town centre strategies, and we have recently earmarked circa £2,000,000 to bring forward Council owned sites in our town centres. As you know, large areas of both Hackney Central and Dalston are subject to safeguarding directions, with major opportunity sites earmarked to support the borough's growth strategy such as the Kingsland Shopping Centre, Clapton Bus Garage and land around Hackney Central station, directly impacted by the safeguarding. We are concerned that the retention of this safeguarding, without any certainty that Crossrail 2 will go ahead will severely limit the future potential of our town centres.

To that end I'd request that you proceed as planned as quickly as possible with the refresh of the safeguarding lines. We would also request that the Hackney Central sites which are currently safeguarded are now removed from the Crossrail 2 safeguarding directions. In relation to the CR2 Eastern Branch, the London Borough of Hackney is now minded to withdraw its support for this part of the route as, given the uncertainty on the delivery of the main Crossrail 2 north-south route, we believe that there are more benefits to the town centre and to the borough as a whole by ending our support for the eastern branch which will allow us to progress our town centre growth and regeneration plans in the short term to medium term.

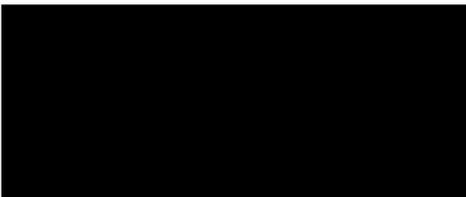
By removing the safeguarding from Hackney Central, future plans for the sites immediately surrounding Hackney Central station and the Clapton bus garage will be able to progress more quickly, and with much more certainty. Officers are working closely with colleagues in TfL on both short and medium improvement plans for Hackney Central station, including the potential for a long term new station entrance in the town centre, and also the rationalisation of bus garage sites in the borough, including Clapton Bus Garage.

It would also be useful to understand what resources will be in place in TfL for Crossrail 2 in the short term given planning applications and schemes are likely to come forward on safeguarded sites. We would anticipate a team remaining in place to comment on planning proposals and applications.

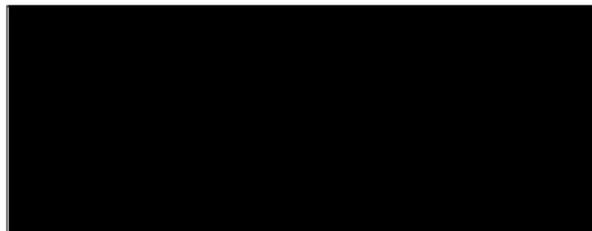
Finally, whilst Crossrail 2 remains on hold indefinitely this means that much needed improvements to Dalston Kingsland station are delayed further. Dalston Kingsland is desperately in need of investment to resolve capacity issues and provide step free access. This investment has been on hold pending a new Crossrail 2 station however, given the lack of certainty on the delivery of Crossrail 2, we would ask that you now ensure that short term investment into Dalston Kingsland station is expedited where possible and that the station is prioritised by TfL to be submitted to the DfT Access for All programme.

We would welcome a discussion about how we deal with the current uncertainty over Crossrail 2 to ensure that it does not unnecessarily restrict the delivery of our town centre plans, we can protect valuable green and heritage assets, and provides more certainty in the short and medium term while the long term future of Crossrail 2 is on hold.

Yours sincerely



Philip Glanville
Mayor of Hackney



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**Cabinet Member for Planning, Culture
and Inclusive Economy**

cc:

Meg Hillier MP, Hackney South and Shoreditch
Diane Abbott MP, Hackney North and Stoke Newington
Cllr Joseph Ejiofor, Leader of Haringey
Cllr Nesil Caliskan, Leader of Enfield
David Lammy MP, Chair APPG for Crossrail 2
Grant Shapps MP, Secretary of State for Transport

