



Darren Johnson AM

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Our ref: DJ4567b

Your ref:

Date: 6th January 2014

Rt Hon Eric Pickles MP
Department for Communities and Local Government
Eland House
Bressenden Place
London, SW1E 5DU

Rt Hon Eric Pickles MP

**Planning application: 2013/3186 (full) & 2013/3197 (CA Consent)
Land at Wilmer Place and 198-201 Stoke Newington High Street London N16**

With respect to the above planning application, I strongly urge you to "call in" this application on the following basis:

The developer only proposes to provide nine affordable homes, 17 per cent of the total, and only two affordable homes with three or more bedrooms. This provision is unacceptable in an area that suffers from serious affordability problems. There is a particular need for family sized homes in the area, but prices for three bed homes average £491,000, which is eighteen times the local income. As such it fails to meet the ambitions of the Mayor's housing strategy. The provision of affordable housing contradicts Hackney council's policy for 50 per cent of units to be affordable and cannot be considered the 'maximum reasonable amount' required by London Plan policy 3.12.

Yours sincerely

A handwritten signature in black ink, appearing to be 'Darren Johnson', written in a cursive style.

Darren Johnson AM
Green Party Member of the London Assembly

cc. National Planning Casework Unit
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