

Representation to Policy SA29: Arena Retail Park

Site Allocations Development Plan Document

1. Planware Ltd acts on behalf of McDonald's Restaurants Ltd. The McDonald's restaurant is located to the North West corner of the current development site at Arena Retail Park Haringey, to which the above policy relates.
2. We have considered the above policy and supporting text with regard to the principles set out within the Framework and associated Local Plan. Local Plans should plan positively for development; be justified, effective and consistent with the Framework.

Planning Policy

National Planning Policy Framework

3. The National Planning Policy Framework 'foreword' confirms that sustainable development is about positive growth, making economic, environmental and social progress for future generations.
4. The Policy is not consistent with para 19 and 21 of the Framework. Para 19 states:

'Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'
5. Furthermore, para 157 highlights the guidelines to which Local Plans should be based on. These include:

'Plan positively for the development and infrastructure required in the area to meet the objectives, principles and policies of this Framework.'
6. It is considered the Policy is contradictive of the guidelines set out within the NPPF. Not only will the Policy disrupt the sustainable development of the town centre, but also act as an impediment to economic growth within the town Centre.
7. No consideration has been given to the potential negative impact the policy may have on the local community, employment provision or to sustainability.
8. The Planning System should contribute to building a strong and competitive economy ensuring it supports growth and innovation.
9. In essence, an overriding presumption in favour of sustainable development is threaded throughout the NPPF and should be considered effectively in all Local Development Plans.

Haringey Local Plan Strategic Policies (Adopted March 2013)

10. Policy SP0: Presumption in favour of sustainable development states:

'The Council will always work proactively with applicants to find solutions, which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in Haringey.'

11. Policy SP10: Town Centres states:

'The Council will promote and encourage development of retail office, community, leisure, entertainment facilities, recreation uses, arts and cultural activities within its town centres according to the borough's town centre hierarchy. The district town centre of Green Lane will continue to be supported and strengthened as important shopping and service centres to meet people's day-to-day needs.'

12. It is therefore considered Policy SA29 is contradictory of adopted Policy SP10, which does not support the retention of Green Lane District Centre. Arena Shopping Park contributes to economic vitality and viability for the town providing a variety of services for its residents. The Council have indicated in Policy SP10 that they wish to 'where possible secure development that improves the economic, social and environmental conditions in Haringey'; it is considered Policy SA29 is also contradictory of Policy SP0, as the removal of the Arena Shopping Park from the town centre will negatively impact its economic, social and environmental viability.

Reasoned Justification

14. Removing the Arena Shopping Centre from the town centre would lead to long term loss of economic prosperity and loss of a long term assured sustainable asset.
15. Removing the retail park from within the town centre boundary will further disrupt the legibility and walkability of the town centre.
16. Not only will the removal of the retail park from the town centre effect local residents, it will reduce the attractability of the centre, therefore causing a loss of appeal to the surrounding town thresholds.
17. No consideration has been given to the viability of the Arena Shopping Centre and the potential negative impact the policy could have on the local community.
18. We have demonstrated above that the policy is not consistent with National Planning Policy and contradicts Policy adopted in the Haringey Local Plan Strategic Policies (Adopted March 2013). The proposal does not accord with the 'golden thread' running through the Framework which seeks to build a strong competitive economy.
19. In light of the above, we cannot support this policy or the reconfiguration of the town centre Boundary to exclude the Arena Shopping Centre.