



Crouch End Neighbourhood Forum

crouchendforum@gmail.com

Contact c/o Norman Beddington

Secretary, CENF

47 Barrington Road N8 8QT

4th March 2016

Dear Sir,

Re: Haringey Council Proposed Submission Sites Allocation Development Plan Document

Representation by the Crouch End Neighbourhood Forum

The Crouch End Neighbourhood Forum and Crouch End Neighbourhood Area were approved and designated by the London Borough of Haringey in December 2015. The Forum is presently preparing a Neighbourhood Plan which will include site specific policies and potential Neighbourhood Development Orders. Our comments on the SADP document are below.

Two sites listed in the SADPD are within the Crouch End Neighbourhood Area: SA48 Hornsey Town Hall, and SA49 72-96 Park Road and Lynton Road.

In regard to SA48 Hornsey Town Hall:

Haringey Council are currently disposing of the site to private developers under the terms of an OJEU procurement process. This process is due to complete in the latter part of 2016 and the site already possesses an implemented planning consent to build substantial residential units.

1. We note that the designations and description in the SADPD do not indicate the status of the Town Hall and Square as an 'Asset of Community Value', declared as such by the local authority in August 2015 under the terms of the Localism Act 2011. This should be rectified.
2. Furthermore, we feel that there is cause to comment upon the inclusion of the public square within the site. The Town Hall square and green lie at the centre of Crouch End on Crouch End Broadway, and represent a well loved and well used open space and 'village green' to the local community. The public square, as mentioned, is an Asset of Community Value, and should also be protected under the Council's policies in the 2013 Local Plan (SP13). We ask that safeguards to full and unfettered public access to the public square be included in the site description, with any other identifiable constraints to development such as public highway status (three sides around the perimeter were the original access road) made clear.

In regard to SA49 72-96 Park Road and Lynton Road:

1. The development guidelines seek to safeguard the number of jobs and the employment floorspace on site. The Forum are also keen to retain employment in the local area, which is under threat, and supports the Council's intention. However it is not clear to us how this is deliverable – clauses state that financial compensation will be payable for loss of employment floorspace, but that jobs lost through development will have to be re-provided on site, an apparent contradiction. We ask that both aspects of employment – jobs and floorspace – be ensured.
2. We note that the description seeks to protect mature trees, but in our view fails to pay due regard to

the value of the green open space in the SE corner, or provides options for its retention, particularly as the threat to the green received significant numbers of comments in the original consultation and is plainly valued by local residents. It is not clear to us why it was necessary to include this amenity within the red line of the site, given the earlier representations. The space would also serve to protect existing residents from excessive density or massing in any future development.

We note in this regard the Council's policy to retain, provide and protect local amenity space in the 2013 Local Plan (SP13). The retention and protection of local open space will also form part of the Neighbourhood Plan. We ask that due regard is paid to the green space, or that it be removed from the red line.

Yours sincerely,

Mark Afford, CENF Executive Committee

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