

Local Plan Team
London Borough of Haringey
River Park House (6th Floor)
Wood Green
N22 8HQ

13 January 2017

Dear Sir/Madam,

HARINGEY LOCAL PLAN CONSULTATION ON THE FOLLOWING DOCUMENTS:

- **MODIFICATIONS TO THE DEVELOPMENT MANAGEMENT DPD**
- **MODIFICATIONS TO SITE ALLOCATIONS DPD**

We write on behalf of Highgate School in relation to the above consultation documents.

We have no substantive comments to make on the modifications to the abovementioned documents. However, the subsequent modifications do give rise to a requirement to clarify what the Council's intent is in respect to some of these within the Development Management DPD and the Site Allocations DPD. The details of these suggestions are set out below for your consideration.

Development Management DPD

The Highgate School understands the need to have regard to views identified within the relevant Conservation Area Appraisals, however clarity and justification on the proposals in DMMod10 (Policy DM5) on the specific views that this relates to is required. The current Highgate Conservation Area Appraisal is considered to be outdated (2013) and includes numerous views and vistas which are considered to be of importance. A smaller number of 'Key Views and Vistas' are also mentioned and also require similar clarification. In addition Appendix A of the modifications document also includes a list of 'Locally Significant Views' but it is not clear whether these are also relevant for Policy DM5. The School considers that if such a significant modification to the Plans is proposed then greater clarity on the views that need to be considered when developing proposals is necessary and would suggest that a list of these would be most appropriate. Alternatively, additional explanatory text should be included in paragraph 2.35 which would also clarify the views to be considered.

The Highgate School welcomes the proposed amendment DMMod45 to Policy DM20. The Highgate School benefits from large areas of Metropolitan Open Land. The school seek to utilise, enhance and protect this open space, but may in exceptional circumstances be required to utilise this space to enhance their education and sporting offer. Following on from this, the Highgate School considers that a further minor modification (DMMod47) to Paragraph 4.11 is required that

reiterates that the loss of open space would be acceptable in accordance with the NPPF and where exceptional circumstances can be robustly justified.

Site Allocations DPD

The proposed modification SaMod78 (Policy SA41) is welcomed by the Highgate School as the revised boundaries are now fully inclusive of the School's Estate.

The proposed inclusion of an additional 'Site Requirement' (SaMod79, Policy SA41) is understood in light of the comments from Historic England, however the School would appreciate further clarification from Historic England as to the location of the archaeological remains (medieval settlement) so that they can fully understand the extent of the remains and thus can incorporate the protection of these should any development proposals come forward.

Whilst we appreciate that these are not substantive comments and suggestions, we would welcome these amendments being included within the final version of the plans for Haringey.

We look forward to continuing engagement with the Council with regards to the Emerging Development Plan for the Borough. If you have any queries please do not hesitate to contact me or my colleague Laura Morris (020 3214 1896) to discuss.

Yours sincerely

A black rectangular redaction box covering the signature of Robyn Prince.

ROBYN PRINCE
ASSOCIATE DIRECTOR