

Appendix B Highgate Neighbourhood Plan - Decision Statement

1. Summary

- 1.1. Following an independent examination of the Highgate Neighbourhood Plan (**'the Plan'**), Haringey Council recommends that the Plan proceeds to referendum subject to the modifications set out in Table 1 of this statement.
- 1.2. **The Council concur with the Examiner's recommendation that the referendum area for the Highgate Neighbourhood Plan (as modified) should be the designated neighbourhood area as set out in Figure 1 of the Plan.**
- 1.3. **The decision statement, Examiner's Report and other documents can be inspected on the Council's website at:**
www.haringey.gov.uk/neighbourhood_planning
- 1.4. Copies of these documents are also available in for inspection at:
 - **Wood Green Library**, 187-197A High Road N22 6XD (Opening hours Monday, Tuesday, Thursday and Friday: 9am-7pm, Wednesday: 10am-7pm, Saturday: 9am-5pm, Sunday: 12pm-4pm)
 - **Highgate Library**, 1 Shepherds Hill, N6 5QJ (Opening hours Monday, Tuesday, Thursday and Friday: 9am-7pm, Wednesday: 10am-7pm, Saturday: 9am-5pm, Sunday: Closed)
 - **Haringey Civic Centre**, 225 High Road N22 8LE (Opening hours Monday, Tuesday, Wednesday, Thursday, Friday: 9am-4:30pm)
 - Planning Department at **River Park House**, 225 High Road N22 8LE (Opening hours Monday, Tuesday, Wednesday, Thursday, Friday: 9am-4:30pm)
- 1.5. If the Neighbourhood Plan is approved at referendum, the Council will use it **alongside the London Plan and Haringey's Local Plan when making** decisions on planning applications in the Highgate neighbourhood area.

2. Background

- 2.1. On 18th December 2012 Haringey Council formally designated the Highgate neighbourhood area and approved the Highgate Neighbourhood Forum (**'the Forum'**) as the qualifying body for this area, in accordance with Section 61G of the Town and Country Planning Act 1990 (**'the Act'**). The same was done by Camden Council on 17th December 2012.
- 2.2. The neighbourhood area covers parts of Haringey and Camden boroughs. In Haringey the area covers parts of Highgate and Crouch End wards, along with some open space in Muswell Hill ward. The neighbourhood area includes the local centres at Archway Road, Aylmer Road parade and

Highgate village core, along with residential areas and numerous areas of open space.

2.3. Draft versions of the Plan were published by the Forum for two pre-submission public consultations (Regulation 14) commencing in January 2015 and December 2015 respectively. In both instances, the draft Plan was amended taking account of consultation responses.

2.4. Following the submission of the Plan and all supporting documents to the Councils in September 2016, the draft Neighbourhood Plan was publicised for a consultation (Regulation 16) and comments were invited from the public and stakeholders. The consultation ran from 23rd September to 4th November 2016.

2.5. Haringey and Camden Councils, in consultation with the Forum, appointed an independent examiner, Ms Jill Kingaby BSc(Econ), MSc, MRTPI, to review whether the Neighbourhood Plan met the basic conditions required by legislation and other legal requirements, and if it should proceed to referendum. The basic conditions are set out in Paragraph 8(2) of Schedule 4B to the 1990 Act and provide that the Plan must:

- Have regard to national policies and advice contained in guidance issued by the Secretary of State;
- Contribute to the achievement of sustainable development;
- Be in general conformity with the strategic policies of the development plan for the area;
- Be compatible with and not breach European Union (EU) obligations; and
- Meet prescribed conditions and comply with prescribed matters.

2.6. The Examiner considered that a public hearing into the Plan was not required.

2.7. **The Examiner's Report** was issued in February 2017. It concludes that, subject to modifications recommended in the Report, the Plan meets the basic conditions set out in legislation and should proceed to a local referendum.

2.8. **The Examiner's Report** also recommends that the area for the referendum should be the designated Highgate neighbourhood area.

3. Decision

3.1. The Neighbourhood Planning (General) Regulations 2012 (as amended) require the local planning authority to outline how it intends to respond to the recommendations of the plan examiner.

3.2. Having considered each of the **recommendations in the Examiner's Report** and the reasons for them, the Council has decided to make the

modifications to the draft Plan set out in Table 1 of this decision statement. These changes are considered to be necessary to ensure that the Plan meets the basic conditions and legal requirements.

3.3. Haringey and Camden Council prepared an Addendum to the Strategic Environmental Assessment (SEA) Environmental Report Update, August **2016. This ensured that the Examiner's proposed modifications were** appropriately considered for their potential environmental effects. The Addendum demonstrates that these modifications do not significantly impact on the overall assessment of the Plan, or trigger the need for new mitigation measures. No significant negative effects were identified.

3.4. Haringey Council agrees:

- a) That the recommendations of the Examiner and the subsequent amendments proposed as set out in Table 1 be accepted.
- b) **That the Examiner's recommendation that the Highgate Neighbourhood Plan, as modified, proceed to referendum on the basis that the Plan meets the basic conditions, is compatible with the European Convention on Human Rights, complies with the statutory definition of a neighbourhood development plan and comprises provisions that can be made by such a document.**
- c) **That, in accordance with the Examiner's recommendations, the referendum area should be the Highgate Neighbourhood Area as designated by Haringey and Camden Councils in December 2012.**

3.5. Accordingly, Haringey Council confirms that the Highgate Neighbourhood Plan as modified:

- i. Meets the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990;
- ii. Is not considered to breach or otherwise be incompatible with any EU obligation or any of the Convention rights (within the meaning of the Human Rights Act 1998); and
- iii. Complies with the provisions made by or under 38A and 38B of the Planning and Compulsory Purchase Act 2004.

Table 1: Examiner’s recommendations and Haringey Council response

Proposed modification number (PM)	Page no./ other reference	Examiner’s recommended modifications New text shown as <u>underlined</u> Deletions shown as strikethrough	Haringey Council response and reasons for change
PM1	Pages 21 - 22	<p>Policy SC1: Highgate’s Housing Needs New opening sentence: <u>The Neighbourhood Plan will help to facilitate delivery of a minimum of 300 net additional housing units in Highgate up to 2026.</u> Planning applications will</p> <p>Policy SC1 amend to read:</p> <p><u>1.Affordable housing that meets the Boroughs’ targets and is delivered on-site;</u></p> <p>2.Efficient <u>Optimise the use of land</u></p> <p>3. Inclusion of smaller units <u>to provide for a mix of house sizes and to allow older..... to provide ‘starter homes’ for younger people affordable housing products aimed at first time buyers;</u></p> <p>4.These may include custom build <u>where there is a demonstrable need.</u></p>	<p>Agree with modification. To ensure the Plan helps to facilitate delivery of the Borough’s strategic housing requirement consistent with the Local Plan.</p> <p>Agree with modification. To align with the Local Plan approach for delivery of affordable housing provision.</p> <p>Agree with modification. Terminology change for clarity and effective implementation.</p> <p>Agree with modification. To align with the Local Plan approach for delivery of affordable housing provision.</p> <p>Agree with modification. To align with the Local Plan approach for delivery of custom-build housing.</p>

	<p>Supporting text –</p> <p>(i)add a new second sentence as follows:</p> <p>.... needs and budgets. <u>Haringey’s Local Plan seeks to deliver a minimum of 300 net additional housing units in Highgate to 2026, which the Neighbourhood Plan supports and will help to facilitate.</u></p> <p>While the demand for affordable</p> <p>(ii)add a new sentence between first and second paragraphs:</p> <p><u>On-site provision of affordable housing will be sought given the under-provision locally, and where off-site provision is to be provided, proposals should seek to deliver this in Highgate where possible.</u></p> <p>(iii)modify paragraph 4 as follows:</p> <p>It will supplement the level of older person and ‘starter homes’ housing required by the London Plan.... Specialist forms of housing are encouraged to meet identified local need <u>and in line with higher level policies</u>, the loss of housing will be resisted unless replaced <u>at existing or higher densities</u> with at least equivalent floorspace and meets/<u>to</u> meet local housing need.</p> <p>(iv)after paragraph 4 add:</p> <p><u>For the respective Local Plans, the Councils have made arrangements for the gathering of evidence of need for</u></p>	<p>Agree with all modifications in the supporting text. For clarity and effective implementation.</p>
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		<u>self-build housing.</u>	
PM2	Page 23	<p>Amend first sentence of 3rd paragraph:</p> <p>In line with paragraph 69 of the NPPF, it is vital that all new development in the Plan area ...</p> <p>New <u>Policy SCX: Community Facilities</u> at top of Page 23</p> <p><u>The Highgate Neighbourhood Forum's recommended priorities for Community Infrastructure Levy (CIL) are listed as follows (in order of popularity in poll during Consultation):</u></p> <ul style="list-style-type: none"> • <u>Feasibility for shuttle buses linking local communities</u> • <u>Enhancing Pond Square</u> • <u>Supporting Waterlow Park</u> • <u>Highgate Bowl Project</u> • <u>Community space at 271 terminus</u> • <u>Trees on North Hill / Archway Road</u> • <u>Facility for young people</u> • <u>Dedicated safe cycleways</u> • <u>Creating green pockets and corridors</u> • <u>Crossings on Archway Road /Wellington etc</u> • <u>Playgrounds at Hillcrest and Parkland Walk</u> • <u>Safe cycling learning space</u> • <u>Solar panel and wind turbine schemes</u> • <u>Enabling guerrilla gardening</u> 	<p>Agree with modification. To ensure the requirements are not unduly onerous and in line with the NPPF.</p> <p>Agree with modification. For effectiveness, to ensure the Forum's recommended CIL priorities are entrenched in the Plan.</p>

		<ul style="list-style-type: none"> • <u>Green walkways</u> • <u>Support for Holly Lodge Community Centre</u> • <u>Signage from stations to Cemetery, Village etc</u> • <u>Make Highgate Station cycle/disabled /pedestrian friendly</u> • <u>Grants for improved shopfronts</u> • <u>Old Highgate overground station project.</u> <p><u>This CIL priority list may be subject to periodic review and updating over the life of the Plan.</u></p> <p>Add supporting text immediately below the new policy:</p> <p><u>The Forum asked the community how the local proportion of CIL should be spent as part of the consultation for the draft Plan. (ie. http://www.highgateneighbourhoodforum.org.uk/plan/cil-list/) (Dec 2015), and an earlier list was consulted on in 2014).</u></p>	<p>Agree with modification. To clarify that the CIL priority list has been informed by public consultation.</p>
PM3	Page 23	<p>Policy SC2: Allotments and communal garden land.</p> <p>I. The loss of allotments wherever possible.</p> <p>II. The provision of <u>communal outdoor open space for residents, potentially including areas for additional self-managed allotments or garden land..... wherever possible and viable. Where such open space provision is delivered, it should be positively managed.</u></p>	<p>Agree with modifications. To ensure conformity with higher level policies on provision of allotments and amenity space.</p>
PM4	Page 25	<p>Extend 3rd paragraph of supporting text:</p>	<p>Agree with modification. To ensure the Plan supports sustainable</p>

	 over the plan period. <u>The provision of additional floorspace for business purposes to meet the anticipated growth in employment will be viewed favourably, especially where proposals would complement the policies for existing commercial core areas and allocations for Key Sites.</u>	economic development, consistent with higher level policies.
PM5	Page 28	<p>Policy EA1: Highgate Village Core</p> <p>Delete criterion III and replace with a new <u>Policy EAX: Loss or Change of Use of business premises from Highgate Village Core</u></p> <p>Any application proposing a loss or change of use of A or B class premises is assessed for its potential <u>must not result in an unacceptable impact on the vitality and viability of, and employment opportunities within, the shopping area.</u></p>	Agree with modifications. To ensure the Plan supports sustainable economic development, consistent with higher level policies.
PM6	Page 28	<p>Policy EA1 – second sentence:</p> <p>As a general guideline, The non-A class use ...</p>	Agree with modification. To provide for effective policy implementation.
PM7	Page 31	<p>Policy EA3: Aylmer Parade</p> <p><u>Aylmer Road Parade comprises the designated Local Shopping Centre at Aylmer Road and Cherry Tree Hill and the non-designated employment land and buildings to the rear.</u></p> <p><u>I. Within the Local Shopping Centre, proposals for retail (Class A1 uses) will be supported. The use of ground floor units for appropriate town centre uses will be permitted.</u></p>	<p>Agree with modification. Clarification to provide for effective policy implementation.</p> <p>Agree with modification. To ensure the Plan supports sustainable economic development, consistent</p>

		<p><u>where the overall number of units in non-retail use will not exceed 50% across the entire frontage, unless it can be demonstrated the proposal will significantly enhance the vitality and viability of the centre.</u></p> <p>† II. Retail (Class A1) and Employment floorspace including small office and workshop ... will be retained for employment use unless they can be shown to be no longer commercially viable ... that the property has been actively suitably marketed for an appropriate period, in line with higher level policies. †2 months on realistic terms.</p> <p>‡ III. The provision of new small office, workshop and retail units (100 sqm or less) of this type within</p> <p>‡‡ IV. Any application proposing premises is assessed for its potential must not result in an unacceptable impact on the vitality and viability of, and employment..</p>	<p>with higher level policies.</p> <p>Agree with modification. To ensure the Plan supports sustainable economic development, consistent with higher level policies.</p> <p>Agree with modification. Clarification to provide for effective policy implementation.</p> <p>Agree with modification. To ensure the Plan supports sustainable economic development, consistent with higher level policies.</p>
PM8	Page 37	<p>Policy TR1: Promoting Sustainable Movement</p> <p>New development should promote walking, cycling and public transport use. <u>Major</u> Commercial, service based and residential (more than ten units) development should make suitable provision, where appropriate, for pedestrians, cyclists and access to public transport.</p> <p><u>Where justified by a site's location and the character of</u></p>	<p>Agree with modification. To ensure the Plan's definition of "major development" aligns with that set out in legislation.</p>

		<p><u>the proposed development, and where the delivery of an otherwise sustainable development would not be threatened, smaller developments may also be expected to make provision for better pedestrian, cyclist or public transport access.</u> Provision may include:.....</p> <p>Footnote to TR1: <u>Major development is defined as residential development of 10 or more units, and commercial development of at least 1,000 sqm or a site area of at least 1 hectare.</u></p> <p>Second paragraph of supporting text:</p> <p>Large Major residential and material changes to schools, medical facilities and other non-residential developments will be required to <u>should</u> take account of their impact on the community in a way that they have not done in the past. On-site and off site, all new developments will be required to contribute <u>Planning obligations will be secured, where it is legitimate to do so and subject to viability, viable</u> to enhancing the connectivity of the Plan area through <u>measures including</u> the provision of new and improved cycle links ...</p>	<p>Agree with modification. To ensure appropriate scope for consideration of smaller developments.</p> <p>Agree with modification. To ensure the Plan’s definition of “major development” aligns with that set out in legislation.</p> <p>Agree with modification. To ensure supporting text aligns with the policy as modified.</p> <p>Agree with modification. To provide that the plan is a positively worded document.</p> <p>Agree with modification. To ensure the requirements for planning obligations are consistent with national policy.</p>
PM9	Page 38	<p>Policy TR2: Movement of Heavy Goods <u>Vehicles</u></p> <p>I. Have a construction management plan (CMP)...logistics of heavy good vehicle movements – this will be required for any significant <u>major</u> development. For smaller developments, the Councils will consider the</p>	<p>Agree with modification. Clarification point.</p> <p>Agree with modifications. To ensure the Plan’s definition of “major development” aligns with that set out in legislation and</p>

		<p>requirement for a CMP or SMP, having regard for access issues, and the potential impact on the local road network, <u>and impact on properties in the vicinity of the development site.</u> It will be designed to keep disruption to a minimum. <u>These CMPs and SMPs will be secured through a condition attached to the permission or through a section 106 planning obligation,</u> and must be agreed with the council prior to the commencement of works;</p> <p>New sentence at beginning of supporting text: <u>Delivery and servicing plans are the same as servicing management plans (SMPs).</u></p> <p>New sentence at end of second paragraph of supporting text: <u>Camden Planning Guidance 7, paragraphs 8.8-8.10 provides guidance on CMPs.</u></p>	<p>requirements are consistent with higher level policy.</p> <p>Agree with modification. To ensure effective implementation, recognising the different approaches taken by the local planning authorities on securing CMPs.</p> <p>Agree with modification. Clarification point to ensure effective policy implementation.</p> <p>Agree with modification. Clarification point to ensure effective policy implementation.</p>
PM10	Page 39	<p>Policy TR3: Minimising the Impact of Traffic Arising from New Development</p> <p><i>Delete existing policy and replace with:</i></p> <p><u>New major development, or smallscale development likely to generate significant additional traffic movements and demand for parking, will be expected to demonstrate the following:</u></p> <p><u>I. That a transport assessment has been carried out, or a</u></p>	<p>Agree with modification. To ensure the Plan’s definition of “major development” aligns with that set out in legislation and to provide appropriate scope for consideration of smaller developments.</p>

		<p><u>transport statement prepared, to quantify future vehicle movements to, from and within the site including links to existing transport networks. Appropriate connections to highways and street spaces should then be put forward to serve the development;</u></p> <p><u>II. Proposals should provide information on planned parking arrangements to demonstrate that there would be no detrimental loss of on-street parking or harmful impact from additional parking on the surrounding area and transport network;</u></p> <p><u>III. Developments requiring pick-up, drop off, or waiting areas, should put forward appropriate arrangements within the site where possible which will ensure safety and minimise congestion; and</u></p> <p><u>IV. The development should protect and exploit opportunities for the use of sustainable transport modes for the movement of people and goods. In order to minimise traffic movements and parking demand and any associated harmful impacts, travel plans should be prepared and implemented in accordance with guidance from Transport for London and the Boroughs of Haringey and Camden.</u></p> <p>New sentence in supporting text between the two paragraphs on Page 39:</p> <p><u>Appendix 2 describes the traffic and parking issues faced by residents and others in Highgate. Further information</u></p>	<p>Agree with modification. To clarify requirements and ensure effective policy implementation.</p> <p>Agree with modification. To clarify requirements and ensure effective policy implementation.</p> <p>Agree with modification. To clarify requirements and ensure effective policy implementation.</p> <p>Agree with modification. To clarify requirements and ensure effective policy implementation.</p> <p>Agree with modification. To ensure effective policy implementation.</p>
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		<p>on transport assessment and parking is available in <u>Transport for London's Best Practice Guidance.</u></p>	
PM11	Pages 40 & 41	<p>Policy TR4: Reducing the negative impact of parking in Highgate</p> <p>VI. Create, or add to, an area of car parking that harms <u>would have an adverse impact on local character or a building's setting</u></p> <p>VII. Any new off-street parking will additionally <u>should have regard for its impact on the character of the local area, and could</u> be required to preserve or re-provide any means of enclosure.....</p> <p>VIII. Provide....increases in surface <u>water</u> run-off.</p> <p>Amend third paragraph on Page 41:</p> <p>(Camden already has policies in their Development Policies Plan (DP18 and DP19) that seek to manage parking in such areas, as does Haringey in DM43 <u>saved Policy M9 of the UDP</u>). <u>Camden Council is seeking car free development throughout the Borough regardless of PTAL ratings, through Policy T2 of the emerging Camden Local Plan. Haringey's Policy DM32 in its emerging Local Plan will only support car-free development where PTAL is 4 or higher and within a CPZ. When these Plans have been adopted, the strategic policy framework should provide greater certainty for Highgate, and the Neighbourhood Forum may need to review its policy.</u> Other than in exceptional</p>	<p>Agree with modification. To provide clarity and ensure effective policy implementation.</p> <p>Agree with modification. To provide clarity and ensure effective policy implementation.</p> <p>Agree with modification. Clarification point.</p> <p>Agree with modification. To ensure that the Plan remains in conformity with the strategic policies of the Boroughs' respective Local Plans.</p>

PM12	Page 42	<p>Policy TR5: Dropped kerbs and cross-overs</p> <p>Where planning permission is required, planning applications forareas covered by a CPZ <u>where this would adversely reduce on-street parking capacity within the CPZ.</u></p>	<p>Agree with modification. To ensure the policy provides sufficient flexibility to support sustainable development.</p>
PM13	Page 46	<p>Major open spaces</p> <p>Multifunctional areas of outstanding importance in local, regional or national terms,to include but not limited to, <u>These are Hampstead Heath</u></p> <p>Policy OS1: Vistas from and to Highgate's Major Open Spaces</p> <p>Any new d-Development which is visible from adjacent to Highgate's....intrusive. New d-Development visible from adjacent to Highgate's</p> <p>Delete criterion I.</p>	<p>Agree with modification. To provide clarity and ensure effective policy implementation.</p> <p>Agree with modification. To ensure the policy is not unduly onerous and supports sustainable development, consistent with higher level policies.</p> <p>Agree with modification. To ensure the policy supports sustainable development, consistent with higher level policies.</p>
PM14	Page 47	<p>Policy OS2: Protection of Trees and Mature Vegetation</p> <p>I. Within the conservation areas..... should be retained <u>where possible.</u> If such loss is shown to be absolutely necessary, developers and others <u>new development</u> will be expected to provide suitable replacements ie. with like for like <u>replacement being supported where appropriate and feasible.</u></p>	<p>Agree with modification. To ensure the policy provides sufficient flexibility to support sustainable development.</p>

		<p>II. Developments will and vistas to the setting of the major open spaces.....</p> <p>III. Within the conservation areas or when protected by a TPO, specimen veteran and mature trees ie. like for like if a mature tree is found to be diseased and requires extensive works which would reduce the crown by so much that it would impact severely on its significantly reducing its ecological or amenity value, then a similar broadleaved replacement (in terms of mature height and/or canopy) should be replanted <u>appropriate replacement planting will be sought as close to the original site of the tree as possible. Veteran trees should be retained where possible.</u>"</p>	<p>Agree with modification. To ensure the policy is not unduly onerous and supports sustainable development, consistent with higher level policies.</p> <p>Agree with modification. To ensure the policy is not unduly onerous and supports sustainable development, consistent with higher level policies.</p>
PM15	Pages 48-50	<p>Policy OS3: Local Green Space</p> <p>LGSD2 Hillcrest Open Land</p> <p>LGSD7 Aylmer Road Open Space</p> <p>Figure 10 Local Green Space Allocations should be amended accordingly.</p>	<p>Agree with modification. To ensure conformity with the Local Plan.</p> <p>Agree with modification. To ensure consistency with the NPPF and associated guidance.</p> <p>Agree with modification. Consequential amendment to ensure effective implementation.</p>
PM16	Page 51	<p>Policy OS4: Biodiversity and Ecological Corridors</p> <p><u>Highgate's Green Grid</u></p>	<p>Agree with modifications. To ensure the policy is not unduly onerous and supports sustainable</p>

		<p>Development should not harm or reduce support the ability of ‘ecological corridors’ <u>‘Highgate’s Green Grid’</u> (detailed in Appendix 3 on website) to act as an element in the local ecological network. Unless the need for, and benefits of , the development in that location clearly outweigh the loss. <u>The impact of a proposal on the Green Grid will be assessed against its wider benefits to the local area.</u></p> <p>Move the second sentence of the policy “Any development which triggers...” to the beginning of the second paragraph in the supporting text.</p>	<p>development, consistent with higher level policies.</p> <p>Agree with modification. To ensure effective policy implementation.</p>
PM17	Page 53	Figure 11: The <u>Highgate Conservation Area (LB Camden)</u> and the <u>Highgate Conservation Area (LB Haringey)</u> and Holly Lodge Conservation Areas	Agree with modification. Clarification point to ensure effective policy implementation.
PM18	Page 56	<p>Policy DH3: Rear Extensions</p> <p>Amend last sentence: Development should respect and preserve existing architectural features <u>where these contribute to local character and appearance</u>, for example ...</p>	Agree with modification. To ensure sufficient flexibility to support sustainable development, consistent with higher level policies.
PM19	Page 57	<p>Policy DH5: Roofs and Roofscape</p> <p>Roof extensions, or dormers <u>and rooflights</u> should respect be restricted to the rear except where they are part of the established local character <u>and a new extension or dormer would not have an adverse impact on the amenity of the area or the significance of heritage assets; rooflights should be confined to the rear or hidden slopes;</u> re-roofing</p>	Agree with modifications. To ensure sufficient flexibility to support sustainable development, consistent with higher level policies.

		<p>materials should match the original <u>avoid the use of inappropriate substitute materials that can erode the character and appearance of buildings and areas.</u> Chimneystacks ...</p> <p>Change the last sentence of the supporting text:</p> <p>Further guidance..... Haringey's emerging policy DM12 and Haringey Highgate Conservation Area Appraisal and Management Plan, including companion Design Guide; and Camden Planning Guidance 1: Design paragraphs 5.6 to 5.29.</p>	<p>Agree with modification. Clarification to ensure effective policy implementation.</p>
PM20	Pages 57 & 58	<p>Policy DH6: Front Boundaries</p> <p>The removal of e Original boundary walls, gate piers or railings should be permitted <u>should be retained only where unless their removal is necessary due to the condition of a structure, or replacement provision is proposed which would enhance the character of the area. justifiable due to their structural condition...</u></p> <p>III. Affect the <u>Would result in a loss of visual permeability or and connectivity through the scheme public accessibility where this contributes to local character.</u></p> <p>Supporting text - New sentence at top of Page 58: <u>Permitted development rights mean that planning permission may not be needed for works to front boundaries for certain developments. However, f Front gardens and boundary walls.....</u></p> <p>New sentence at end of supporting text: <u>It may be</u></p>	<p>Agree with modification. To ensure sufficient flexibility to support sustainable development, consistent with higher level policies.</p> <p>Agree with modification. To ensure effective policy implementation.</p> <p>Agree with modification. Clarification point.</p> <p>Agree with modification. To ensure</p>

		<p><u>desirable to reinstate boundary treatments where they have been lost in some cases.</u></p>	<p>effective policy implementation.</p>
PM21	Page 58	<p>Policy DH7: Basements</p> <p>Where basement development.....</p> <p>1. Enhanced Impact Assessment Requirements</p> <p>2. Protection for Neighbours</p> <p>Where a Construction Management Plan (CMP) is <u>secured, it a condition of planning consent, this plan</u> should be submitted, and must be approved by the LPA, prior to the commencement of works. Or as required by the condition. Unless justified by exceptional circumstances (for example, concrete pouring), the ... Sundays or public holidays.</p> <p>Supporting text - amend the sub-title to read:</p> <p>Enhanced Basement Impact Assessments (BIAs)</p> <p>Add text to the end of the 4th paragraph:</p> <p>The Forum's Plan seeks to build.....and robust manner. <u>Applications for basements in Highgate must therefore meet the requirements of the relevant borough policy and supplementary guidance and Policy DH7.</u></p> <p>Protection for Neighbours</p> <p>It is difficultEvidence Report Feb 2016). This policy seeks to mitigate as far as possible, tThe effect of</p>	<p>Agree with modification. Clarification point.</p> <p>Agree with modification. To ensure effective implementation, recognising the different approaches taken by the local planning authorities on securing CMPs.</p> <p>Agree with modification. To reflect that construction working hours are not a matter for planning policy.</p> <p>Agree with modification. To ensure conformity with the Boroughs' respective Local Plans and guidance.</p> <p>Agree with modification. To ensure effective policy implementation, recognising construction working</p>

		<p>construction on neighbouring residents <u>should be mitigated as far as possible.</u> The CMP two years to complete. <u>CMPs should also include limits on hours of construction.</u> <u>Construction working hours do not fall under planning legislation but under the Control of Pollution Act 1974.</u> <u>Camden's construction working hours are set out in its Guide for Contractors Working in Camden.</u> <u>The Neighbourhood Forum recommends that, unless justified by exceptional circumstances (for example, concrete-pouring), work on basements should be limited to 8am-6pm on Mondays to Fridays only.</u> <u>High impact works, including all demolition and concrete breaking, should be restricted to 9am-noon and 2pm-5.30pm on weekdays.</u> <u>At no time should there be any works on Saturdays, Sundays or public holidays.</u> <u>These limited hours of construction in Part 2 of the policy have been introduced recently by the Royal Borough of Kensington and Chelsea as part of their Code of Construction Practice.</u></p>	<p>hours do not fall under planning legislation.</p>
PM22	Page 60	<p>Policy DH8: Refuse Storage</p> <p><u>Where appropriate, All proposals for new development buildings will be required</u></p>	<p>Agree with modification. To ensure effective policy implementation, recognising not all types of development necessitate refuse storage.</p>
PM23	Page 62	<p>Policy DH10: Garden land and Backland Development</p> <p>1. <u>Development in back gardens hobby rooms, greenhouses. There will be a presumption against the loss of garden land in line with higher level</u></p>	<p>Agree with modification. To ensure conformity with the Boroughs' respective Local Plans.</p>

		<p><u>policies.</u></p> <p>2. Other b Backlandfollowing conditions:.....</p> <p>II. Proposals, including conversions ... on front gardens, will be resisted unless should be accompanied by satisfactory <u>mitigation measures such as</u> landscaping proposals which address drainage.</p> <p>III. Alterations and extensions in materials that match the original or neighbouring buildings <u>deliver high quality design and reinforce local distinctiveness.</u></p>	<p>Agree with modification. To ensure conformity with higher level policies.</p> <p>Agree with modification. To ensure sufficient flexibility to support sustainable development, consistent with higher level policies.</p>
PM24	Pages 63 & 64	<p>Policy DH11: Archaeology</p> <p>Within the area of archaeological potential shown on the accompanying map and in the designated <u>Archaeological Priority Areas of Archaeological Value</u> as shown on the Councils' Policies Map, where planning permission has been granted, a condition will be required for, in the first place, <u>development proposals will be required to assess the potential impact on archaeological assets. Where appropriate, a desktop survey for developments which require significant digging down. Such developments would include those laying new foundations or excavating a basement. should be undertaken to assist in the assessment, and</u> Pending the findings, a further <u>field evaluation</u> or trial excavation may be required and if necessary, more complete excavation. <u>Proposals will be expected to provide satisfactory arrangements for excavation and recording, in advance of development. The information thus obtained from the desktop surveys will be published or otherwise made publicly available.</u></p>	<p>Agree with modification. To ensure the policy is justified and in conformity with higher level policies.</p> <p>Agree with modifications. To ensure that archaeology is appropriately considered at the early stage in the planning process, consistent with higher level policies.</p>

		<p>Fig. 14 should be amended to show only the designated Archaeological Priority Areas, and the title of the map should refer to these rather than “Areas of Archaeological Value”.</p> <p>Amend supporting text on Page 64: Haringey SPG2 (Conservation and Archaeology) Section 6, SITES OF ARCHAEOLOGICAL IMPORTANCE – dating to 2006 but, according to <u>Haringey’s website</u>, still only in draft – shows an inadequate <u>some albeit not total</u> understanding of the archaeological potential of the area, and its requirement for archaeological assessment and excavation has rarely been implemented in the Highgate area. <u>Camden’s policy on archaeology is limited to comprises a brief statement in its Core Strategy (25.22) which is both inadequate and out of date. Neither policy embodies sufficient</u> of the Highgate area.</p> <p>However, Figure 14 shows that these are too limited in extent and demonstrates that archaeological remains from all periods can be expected <u>the designated Archaeological Priority Areas.</u> The available evidence</p>	<p>Agree with modification. To ensure the policy is justified and in conformity with higher level policies.</p> <p>Agree with modification. To ensure the Plan is a positively worded document.</p> <p>Agree with modification. Consequential amendment.</p>
PM25	Pages 67 & 68	<p>Policy KS1: 460-470 Archway Road</p> <p>Add the following criterion:</p> <p><u>VIII. Development should not adversely affect the operation of the London Underground air shaft or TfL Freehold land on the site, or prevent access to the Highgate Depot.</u></p>	<p>Agree with modification. To ensure that the policy appropriately supports sustainable development.</p>

		<p>Extend paragraph 4.3.2 as follows:</p> <p><u>VI.TfL should be consulted on any development proposals to ensure that its operational requirements are recognised and secured.</u></p>	<p>Agree with modification. To ensure effective policy implementation.</p>
PM26	Page 69	<p>Policy KS2: Former Highgate Station Buildings and Surrounds</p> <p>Any allocation of land</p> <p>I.The development includes.....existing <u>locally</u> listed station</p> <p>II.Any further buildingsand the height policies <u>considerations</u> set out in</p> <p><u>and</u></p> <p><u>VII. Development should be of high quality design and layout, and have no adverse impact on the amenity of neighbouring residents.</u></p>	<p>Agree with modification. Clarification point to ensure effective policy implementation.</p> <p>Agree with modification. Clarification point to ensure effective policy implementation.</p> <p>Agree with modification. To ensure delivery of sustainable development consistent with higher level policies.</p>
PM27	Pages 71, 72 & 73	<p>Figure 18 should be modified to remove the reference to Significant Open Local Land and refer to land within the green line as “land with potential for open space provision”.</p> <p>Policy KS3: Highgate Bowl</p> <p>In the site map, Development offers the opportunity to secure the area the land within the green line, on the site map, as open space. is designated as SLOL (Significant Local Open Land). This policy refers to any allocation of</p>	<p>Agree with modification. To ensure conformity with the Local Plan.</p> <p>Agree with modification. To ensure conformity with the Local Plan.</p>

		<p>development...</p> <p>KS3.II Any proposal seeking to deliver new development within the fringe locations of the Bowl must ensure that the open character of the Bowl is maintained under the classification of Significant Local Open Land, assist the Bowl...</p> <p>KS3.IV Any development... must additionally respect the local built form and <u>any identified</u> vistas leading into and out of the Bowl</p> <p>KS3.V Any pProposals to develop should demonstrate how they have considered, and where appropriate, will deliver improved access to the centre of <u>and within</u> the Bowl both by foot and bicycle, <u>subject to the operational requirements of existing landowners and/or occupiers</u>.</p>	<p>Agree with modification. To ensure conformity with the Local Plan.</p> <p>Agree with modification. To ensure delivery of sustainable development consistent with higher level policies.</p> <p>Agree with modification. To ensure conformity with the Local Plan.</p>
PM28	Page 75	<p>Policy KS4: 40 Muswell Hill Road</p> <p>KS4.I The development contributes towards all types of <u>meeting</u> local housing need, in line with policies elsewhere in this Plan (see SC1);</p> <p>KS4.IV The form, height, massing should preserve and <u>or</u> enhance New development should make use of the relief/topography of the land and adopt appropriate heights in accordance with <u>having regard to</u> the 2015 Urban Character Study to ensure that the built form is not</p>	<p>Agree with modification. To ensure delivery of sustainable development consistent with higher level policies.</p> <p>Agree with modification. To ensure delivery of sustainable development consistent with higher level policies.</p> <p>Agree with modification.</p>

		overbearing in nature”.	Clarification point to ensure conformity with the Local Plan.
PM29	Page 87	Appendix 1 – Add a new introductory sentence: <u>The following Appendices are background evidence documents which have been used to develop the Neighbourhood Plan.</u>	Agree with modification. Clarification point to ensure effective implementation.