

Statement of general information about the planning system, neighbourhood plans and the referendum

The Planning System

1. The planning system manages the use and development of land and buildings. It exists to ensure that development is in the public interest and contributes to the achievement of sustainable development. This means ensuring that meeting the needs of the present do not compromise the ability of future generations to meet their own needs. It also means allowing growth that balances supporting the economy and community needs for homes, jobs, transport and infrastructure while protecting and enhancing the built and natural environment.
2. The planning system has two main parts:
 - Plan making – setting out proposals for development and policies to guide development over time; and
 - Managing development – where development is agreed through the granting of planning permission.
3. Not all forms of development require planning permission as some building operations, depending on their scale and type, are covered by permitted development rights. For development that requires planning permission, Haringey and Camden Council are responsible for deciding whether development proposals within their areas should be approved. Decisions on planning applications are made having regard to national planning policy, the London Plan, the Local Plan and neighbourhood plans where relevant.

National Planning Policy Framework

4. The National Planning Policy Framework (NPPF) was published in March 2012. **It sets out the Government's planning policies for England and how these are expected to be applied.** The framework gives guidance to local councils in drawing up local plans and on making decisions on planning applications. It includes a presumption in favour of sustainable development. The NPPF is available as an on-line resource, together with associated planning practice guidance, at the following link:

<http://planningguidance.planningportal.gov.uk/>

Local Plans

5. Local planning authorities must prepare a local plan which sets planning policies within the local authority area. Local plans must be prepared with the objective of contributing to the achievement of sustainable development. They must be positively prepared, justified, effective and consistent with national policy in accordance with the Planning and Compulsory Purchase Act 2004 (as amended) and the NPPF.

6. The Highgate Neighbourhood Plan is a cross-borough plan covering parts of Camden and Haringey. Its policies are in general conformity with the **Councils' respective Local Plans. This is discussed further under the 'Neighbourhood Planning' sub-heading.**
7. Planning decisions are made in accordance with the **Council's** development plan unless material considerations indicate otherwise. The Local Plan forms part of the development plan.

Camden's Development Plan comprises:

- London Plan (2016)
- Camden Core Strategy (2010)*
- Camden Development Policies (2010)*
- Camden Site Allocations (2013)

*Note: The Camden Local Plan is proposed for adoption in June 2017. Once adopted, it will supersede the Core Strategy and Development Policies documents.

Haringey's Development Plan comprises:

- London Plan (2016)
- Haringey's Strategic Policies Local Plan (2013)*
- Unitary Development Plan (UDP) Saved Policies (2013)*

*Note: Haringey has four emerging DPDs which, together with the **Strategic Policies, will make up Haringey's Local Plan. These** emerging documents are proposed for adoption in July 2017 and, once adopted, will supersede the UDP Saved Policies and parts of the Strategic Policies. The documents are:

- Alterations to the Strategic Policies
- Development Management DPD
- Site Allocations DPD
- Tottenham Area Action Plan (AAP)

Neighbourhood Planning

8. Neighbourhood planning was introduced under the Localism Act 2011 to give local communities a more hands-on role in the planning of their neighbourhoods. It introduced new rights and powers to allow local communities to shape new development in their local area. It enables communities to develop a shared vision for their neighbourhood and deliver the sustainable development they need through planning policies relating to the development and use of land.
9. Neighbourhood plans can be prepared by designated neighbourhood forums (or parish councils, where they exist). The local community can decide what

to include in a neighbourhood plan but the plan **must meet the ‘basic conditions’**, meaning it must:

- have regard to national planning policy and advice contained in guidance issued by the Secretary of State;
- contribute to the achievement of sustainable development;
- be in general conformity with strategic policies in the development plan for the local area (i.e. the Local Plan); and
- be compatible with EU obligations and human rights requirements.

10. Neighbourhood plans should not promote less development than set out in the Local Plan or undermine its strategic policies.
11. There is a statutory process that must be followed for the making of a neighbourhood plan. The neighbourhood area, that is the area to which the plan relates, must be designated by the local authority and there can only be one neighbourhood plan for each neighbourhood area. The neighbourhood plan must also specify a period for which it is to have effect.
12. The draft neighbourhood plan must be prepared by the Forum through a process of consultation with local residents, businesses and other stakeholders. The final draft plan is **subject to a set ‘publicity period’** where the public is given an opportunity to review the plan and submit comments (**referred to as “representations”**) on the proposals. Next, the draft plan undergoes a public examination, where an independent examiner reviews the representations and considers whether the neighbourhood plan meets the basic conditions and other statutory requirements. The examiner then reports on whether any modifications should be made to the plan and if it should proceed to referendum.
13. Camden and Haringey Councils have now considered the plan **Examiner’s Report** and its recommendations to progress the Highgate Neighbourhood Plan to referendum. Further details are **set out in the ‘Decision Statement’** published by each Council. As the decision has been taken to proceed to a referendum, the Councils are responsible for organising this. The referendum will consider whether Camden and Haringey Councils, as the local planning authorities, should use the neighbourhood plan for the area concerned to help them decide planning applications.
14. The neighbourhood plan will become part of the development plan if it is approved at referendum.
15. Additional information in relation to neighbourhood planning is available from the national planning practice guidance, which can be accessed at the following website:

<http://planningguidance.planningportal.gov.uk/blog/guidance/neighbourhood-planning/>

The Referendum

16. The referendum takes place on Thursday 6th July 2017. It will be organised by Haringey Council, as the authority with the larger share of the neighbourhood area, and will be conducted in accordance with procedures which are similar to those used at local government elections. No minimum turnout is required.

17. The referendum asks eligible voters the following question:

“Do you want the London Boroughs of Haringey and Camden to use the Neighbourhood Plan for Highgate to help it decide planning applications in the neighbourhood area?”

18. Voters will be asked to mark a cross (X) in either the ‘Yes’ or ‘No’ box on a ballot paper to indicate their preference. Should more than half of those voting at the referendum vote in favour of the neighbourhood plan, then the plan will become part of the development plan and used by Camden and Haringey Councils to determine planning applications.

Who votes in a referendum?

19. A person is entitled to vote if at the time of the referendum, they meet the eligibility criteria to vote in a local election (British, Commonwealth and European Citizens) for the area and if they live in the referendum area. Everyone on Camden and Haringey **Council’s electoral register (at the date of the vote)** within the referendum area is entitled to vote. A map of the Highgate referendum area is shown at the end of this Statement.

20. All those entitled to vote will receive a poll card informing them when and where to vote. If you have not received a poll card and you think you are entitled to vote please contact the elections office by midnight on 16 June 2017 on:

Haringey:

Telephone: 020 8489 1000

Email: elections@haringey.gov.uk

You can also visit our electoral registration office. The office is open 8.45am to 5pm, Monday to Friday.

Alternatively, you can write to the Electoral Registration team at:

The Electoral Registration Office P.O. Box 264 Civic Centre High Road
London N22 8LE

Camden:

Telephone: 020 7974 4444

Email: send an enquiry via [this webpage](#)

You can also visit our electoral registration office. The office is open 9am to 5pm, Monday to Friday.

Alternatively, you can write to the Electoral Registration team at:

The Electoral Registration and Elections Office Room 11 Camden Town Hall
Judd Street London WC1H 9JE

How to vote

In person: At the designated Polling Station shown on an electors Poll Card, also as listed on the Neighbourhood Planning Referendum page on the Councils' websites, which can be accessed using the following links:

[Camden Elections and Voting](#)

[Haringey Votes](#)

by proxy: Existing proxy voting arrangements are valid for the referendum. Anyone wishing to appoint a proxy must submit their application by 5pm on Wednesday 28 June 2017.

by post: Existing postal vote arrangements are valid for the referendum. Anyone wishing to apply or change a postal vote must do so by Wednesday, 21 June 2017.

Additional Information

21. **The referendum expenses limit that will apply is £3,115 based on a total of 12,766 electors.**
22. For further information on the neighbourhood planning referendum, the Councils will make available the following documents:
 - The referendum version of the Highgate Neighbourhood Plan
 - **The independent examiner's report on the draft Highgate Neighbourhood Plan**
 - A summary of the representations submitted to the independent examiner
 - A statement setting out that the Councils believes that the Highgate Neighbourhood Plan meets the basic conditions (included within the **document known as the 'Decision Statement'**)

- A statement setting out general information as to town and country planning (including neighbourhood planning) and the referendum (this document).

These documents will be available for inspection in Camden at:

Location	Opening hours
Pancras Square Library, 5 Pancras Square, N1C 4AG	Mon to Sat 8am to 8pm, Sun 11am to 5pm
Highgate Library, Chester Road, N19 5DH	Tue – Wed 10am to 5pm, Thu 10am to 7pm and Sat 10am to 4pm. Mon/Fri/Sun closed.
Camden Town Hall (ask for Electoral Services), Judd Street, London WC1H 9JE	Mon – Fri 9am to 5pm

These documents will be available for inspection in Haringey at:

Location	Opening hours
Haringey Civic Centre, Wood Green High Rd, N22 8LE	Mon – Fri 9am – 7pm
Level 6 River Park House, Wood Green, N22 8HQ	Mon – Fri 9am – 4:30 pm
Wood Green Library, High Road, Wood Green N22 6XD	Mon, Tues, Thurs, Fri 9am – 7pm, Wed 10am – 7pm, Sat 9am – 5pm, Sun noon – 4pm
Highgate Library, Shepherds Hill, Highgate, N6 5QT	Mon, Tues, Thurs, Fri 9am – 7pm, Wed 10am – 7 pm, Sat 9am – 5pm, Sun - Closed

Highgate Neighbourhood Plan Area

