

COUNCIL STATEMENT

Wood Green, including Turnpike Lane and its Western Heartlands

SA8

On SA8, it is considered that all of the site requirements and development guidelines are appropriate to the scale of development on the site, and directly relate to the development on the site. It should be noted that the Council is the majority landowner of this site, and the developer supports the requirements of this site. Regarding the need to co-ordinate development with the Bus Garage site, it is considered appropriate that consideration of how the adjoining site could come forward is an appropriate requirement for this site. Experience of sites coming forward post Regulation 19 consultation shows that developers are willing to engage in this type of site, or multi-site-wide masterplanning process, and that it helps to establish certainty around what form development should take on a site to enable early pre-application discussions.

On the specific issue of access between sites SA7 & SA8, it is considered that if both sites come forward, that due to their significant land take, and town centre location, a fine-graining of the street layout is an essential design criteria. As such the site requirement is required. It is not considered that it has an impact on viability, as it is an essential design criteria, without which the development would not be acceptable in planning terms.

SA17

It is agreed that the New River Path and Hornsey Station site requirements are outside the part of the site which is to be developed. This site, however, due to its location, has the potential to make a contribution to improving access to both of these local assets, it is considered appropriate that references are included in the allocation.

SA18

The Council's Workspace Viability Assessment shows that new commercial floorspace is unlikely to come forward as the sole use on sites within the borough. It also demonstrates that with cross subsidisation from other uses, mixed use sites become viable. Each site which has been designated for a mix of commercial and residential use has an estimated capacity for residential and commercial uses, and these assumptions are set out in Appendix A to the Site Allocations DPD. The actual amount of each use will be negotiated on a site-by-site basis, once detailed designs come forward enabling viability assessments. This is considered to be the most flexible approach to meeting both employment and residential needs in the borough.

It is considered appropriate that this site is designed around a new connection of Clarendon Rd and creation of new public realm within the context of establishing an improved Cultural Quarter in Wood Green. As with other sites it is expected that new development can use these requirements as

the starting point for design of the new development, and as such these requirements shouldn't make a significant impact on the viability of development. Additionally there is scope for flexibility in the ratios of commercial:residential, and affordable:private housing to ensure that the site remains viable.

SA20

On sites in multiple ownership, it is considered that the requirement to produce a masterplan identifying how each ownership remains deliverable is the fairest method to ensure each interest is protected, and the initial development does not compromise more appropriate design layouts being delivered on neighbouring parcels. As such, anybody seeking planning consent on a site allocation with this site requirement will be required to draw up a masterplan showing how the rest of the site can be delivered, in the context of the development proposed. The Council will adjudicate in the first instance (although neighbouring landowners have the opportunity to object to a planning application), with subsequent masterplans having the potential to build upon the existing consented schemes. As such the masterplan process is used as a safeguard on the delivery outcomes of the wider overall site.

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SA21

In relation to the Site Requirement 4, this is intended to recognise the primacy of delivering a new east-west route, compared to achieving the employment: residential mix. For clarity, if the mix of development required was 0% affordable, 0% employment use, and the values in the site were only just able to provide the new route, this would be acceptable. In practice this is not considered to be the case, as the new route will help to establish design parameters for the site, rather than prejudice its delivery.

SA22

The current allocation reflects the information available at the time of writing the Plan, which is, that there will be two Crossrail stations at Turnpike Lane and Alexandra Palace stations, and there is a granted planning consent on the site in question. It is therefore considered appropriate that this is reflected in the Plan, rather than speculating on Crossrail decisions, and the future capacity of any future applications. It is agreed, that should a new Crossrail station be proposed in the centre of Wood Green, that this will affect the status of this site, and early engagement with the developer into the potential for this site has already commenced in advance of this decision. The Council's intention is to prepare a Wood Green Area Action Plan to guide development in this area, which will in any event supersede the Site Allocations for Wood Green.

While the Clarendon Rd gas collectors are tall structures, they do not set a precedence for “tall buildings” – being open frames. The policy DM6 does not rule out the potential for tall buildings on this site, but these should be justified on their design and placemaking merits, not because of the existence of the gasholders.

Sites in the South of the Borough

SA26

The need for a new health centre at this location is informed by joint work undertaken by the Council and the NHS’ Clinical Commissioning Group to understand the impacts of population growth, and GP profile in the local area. A new facility here will help address both growth, and the fact that a number of nearby GP practices are sole practices, where the GP is approaching retirement age. This is set out in the Infrastructure Delivery Plan update, which has a link to further evidence.

Harringay Warehouse District

There is concern that this area has the potential to make greater contribution to meeting the cross-boundary housing, employment, and educational needs. It is the Council’s view that the current designation of the area for employment-led uses, with a masterplanned transition to provide a range of uses including non-conventional housing is the most appropriate solution to meeting employment and residential needs across the borough. The Council’s School Place Planning Report identifies a sufficiency of primary school planning places over the period to 2024/5, and are already engaging with Hackney on the issue of the local Cheredi Jewish community’s school-age population.

SA30

Arena Design Centre at present is a former employment site, which over a number of years has started to accommodate residential uses, generally informally, which were later legalised through lawful development certificates. Its existing planning designation is set out in the 2006 UDP as a Site Specific Proposal for Employment Led mixed use development. While the majority of employment on this site has ceased, there remains an element of existing employment on this site. It will form a part of the Harringay Warehouse District within the submitted Local Plan.

The Council is clear that the emerging position, if appropriately managed, is sustainable, and has the potential to create a positive area within the borough that will provide alternative housing options, and creative employment outcomes for the area. Furthermore, there has been engagement between the landowner of this site, and the Council, regarding how these new uses could be created.

It is considered that a release of this site’s designation from an employment area to residential use, would create conditions in which the alternative use value vastly exceed the existing use value for the site, which will lead to the existing mix of uses being replaced with new, higher density residential use, of a building typology that displaces existing communities, losing all potential for creation of mixed use development, and reducing the range of types of residential accommodation within the borough.

It is important that this site is considered alongside the other sites in the Harringay Warehouse District. This site, alongside the adjacent Crusader Industrial Estate, and Omega Works, share a history of former employment use, and the Plan enables the three sites to build upon this legacy together, to create a mixed use future for the area.

As such, residential use is, and will be acceptable here, but the published Policy seeks to use this as an enabling use to improve connectivity, and drive a proliferation of employment uses that can complement the opportunities for small enterprise creation in the area in support of the existing warehouse community.

Highgate Neighbourhood Area

General

It is considered that the Site Allocations, when considered in conjunction with the Development Management policies and Strategic Policies, offer a suite of policies that enable the protection of all parts of the borough, including Highgate. DM1, 9 and 12 offer principles that will be used in the determination of planning applications in the borough in respect of character and heritage, with the Site Allocations offering additional site-specific requirements to inform design.

SA39

As set out in the Site Allocation, the design of any future redevelopment of the site would benefit from a comprehensive site-wide approach. This would include consideration of the benefits of retaining Coleridge Gardens as well as other options to facilitate new development that includes facilitating linkages with existing open spaces. This part of the site is currently non-designed open space. It is therefore afforded little strategic protection. It is considered appropriate that a development guideline could be added to guide consideration of the value retaining the gardens has to the site, using an options approach through any future masterplan.

SA42

The site requirements and development guidelines on this site aim to ensure that this area of open space, which is of significance to the Conservation Area is protected as SLOL in the Local Plan, while enabling developments to come forward that could yield enhancements to the Bowl, including improved access to and through it. As such the site requirements seek that future development is co-ordinated, respects historic site layouts, protects the Bowl itself, enhances access to it, and seeks to protect the community use on the site. The Council believe that the allocation is progressive, in that it provides for new development which will benefit the Bowl by sensitively enabling access to it.

The designation of the Bowl as SLOL is considered to be justified as it will ensure that this asset which is of significance to the setting of the Conservation Area, is retained in perpetuity as an open space asset. This is consistent with a number of appeal decisions on this site, which consistently recognise the value of the Bowl to the Conservation Area.

SA44

The indicative capacity for this site is identified through the Council-funded masterplan for this site (Option 1). This takes a detailed appraisal of the site, including the existing buildings and open

spaces on it. This land is Council-owned, and we are investigating a range of delivery mechanisms to ensure that housing estate renewal sites are deliverable. The Site requirements and development guidelines are considered consistent with the draft approach in this document.

http://www.haringey.gov.uk/sites/haringeygovuk/files/hillcrest_estate_-_site_analysis_and_concept_-_jan_2015.pdf

SA49

There is no mention of five storeys in this Allocation, only in the commentary. After reviewing the particulars of the consented scheme the Council would be content to amend the commentary from five to four storeys. The density/height of any future scheme will continue to be design led, reflecting the site's context, and surrounding uses.

The policy requires replacement employment floorspace to be provided. It is recognised that this is likely to be B1 rather than B2/8, which is more suitable for a site on the edge of a District Centre, and could feasibly create an uplift in jobs on the site. While the aim of the Policy is to retain all of the employment floorspace, the NPPF states that viability will be an issue in determining planning applications, and as such it is not possible to guarantee a total replacement of all employment floorspace. To this end, if, after negotiation, the best use of the site results in a loss of employment floorspace, SP9 and DM40 will come in to play. The site requirements and development guidelines on this allocation are consistent with those of the rest of the document, which are considered appropriate, when considered alongside DMDPD policies.

SA52

The landowner of this site considers a development consistent with the employment designation to be deliverable and wishes the site be retained in its existing employment designation. The Employment Land Review identifies that there is significant unmet need for employment land in the borough, and as such preserving this opportunity is considered appropriate. The site is proximate to the A406, and therefore a suitable location for new employment floorspace.

There is an opportunity to connect Orion Rd, and the New Southgate Retail Park and adjacent open space through the site to Hollickwood Park and beyond. Additionally, there may be a long term opportunity to provide a new link along the rail line through the east of the site (north-south) to connect with the tunnel gardens open space, and beyond.

The site has been identified as having biodiversity value, sufficient to require a Grade 1 Borough SINC designation. It will be for any subsequent planning application to demonstrate that the development proposal will not adversely impact on the biodiversity value of the site or that such impacts can be appropriately mitigated.

Sites in the East of the Borough

SA60

As a result of pre-application discussions on the Keston Centre site, it is acknowledged that the existing entrance to the site is constrained, and while access is currently possible, it may not be optimal for new users of the site, or adjoining properties. A range of options to provide access have

been provided, including the use of a small amount of Downhills Park, which has a MOL designation. This has been identified as a constraint on the site in the allocation, and will be managed at the planning application stage, should it arise as an issue. The DM20 (A)(B) is clear that loss of open space will not be permitted, but reconfiguration which results in enhancements will be supported.

SA61

At present the industrial uses sit cheek-by-jowl with residential uses, as such further proliferating the range of uses in this area is not considered in principle to be inappropriate. The connection will be secured by a S278 agreement upon receipt of an application. The alignment would be as direct as possible from the current cul-de-sac end of Crawley Rd through to the Lordship Rec park entrance. This would enhance the Haringey green grid network, as set out in DM20.

SA62

The Site Allocation does not identify the site for wholesale estate renewal, rather it identifies that there is likely to be a need to improve elements of the estate in the future, and that an SPD will be developed to explore options to achieve these. It will be expected that any applications for development which come forward within the Plan period within this allocation will adhere with other planning policies in the Plan, which will seek to ensure mixed and balanced communities. It is entirely possible that a range of approaches could be successfully combined on a site of this size, and that refurbishment rather than demolition could be most appropriate/viable option for different buildings.

As such, building flexibility into this policy is seen as the most suitable approach on this site. The Local Plan does not act in isolation when considering options for renewal of estates. Issues concerning community involvement are also addressed in the Council's Estate Renewal Re-housing and Payments Policy, which seeks to ensure:

- Estate renewal can only be undertaken where there is support for change and consensus will need to be built as far as possible by fully involving residents in the development of any proposals.
- Full consultation will be undertaken with residents on estates where renewal is being considered and normally, an Independent Leaseholder and Tenant Advisor will be appointed to ensure residents can participate meaningfully.
- Rehousing will be in accordance with the council's Allocations Scheme and the priority afforded to households currently on the Housing Register.
- Tenants will be able to bid for homes under the choice based lettings scheme
- Residents will be put in the best possible position to secure homes on the new estate, even if the right of return cannot be guaranteed
- Residents' statutory entitlements to compensation will apply in full and no residents should be financially worse off as a result of estate renewal

SA63

The Site Requirements and Development Guidelines are particularly non-prescriptive on this site, as it is acknowledged that identifying the best use for this site in the future remains to be decided. There is no requirement to build residential to meet housing need, and as such if a scheme that comes forward as 100% community uses, this could potentially be acceptable. Aside from this, the addition of other requirements including requirement to be community-led, or requiring the community to be a key partner are not planning issues. There is not a necessity for a significant amount of open space to be provided on this site as the site adjoins two open spaces.

SA65

The housing estates in the borough have been assessed for suitability to improve stock and proliferate housing mix/tenure. On this site there is considered to be an opportunity to renew the existing housing stock and increase the overall number of units, thereby creating opportunities to improve the size and tenure mix to the end of achieving sustainable communities.