

Highgate Neighbourhood Plan – Statement of Common Ground (Appendix 1)

This Appendix sets out correspondence between Intelligent Plans and Examinations, on behalf of the Neighbourhood Plan Examiner, and the Councils following the submission of the Statement of Common Ground on 19th January 2017. It concerns the Neighbourhood Plan proposals for key site **Policy KS3 (Highgate Bowl)** and Haringey Council's emerging **Site Allocations DPD**. The correspondence has been published at the request of the Examiner.

From: Steve Carnaby
Sent: 27 January 2017
To: 'Maggy Meade-King'; Triggs, Andrew
Subject: Policy KS3: Highgate Bowl

Good morning Maggie,

The examiner is aware from the latest response to Reg 16 comments that the Inspector examining the emerging Haringey Local Plan (site allocations) reached some presumably interim conclusions on its status. These are summarised on Page 67 of the latest document from the Forum to the examiner with comments from Haringey.

In summary, Key Site 3, Highgate Bowl, corresponds to Haringey's emerging Policy SA42. However, the Inspector at Haringey Local Plan examination has advised that the open space within the area is previously developed land and cannot be designated as Significant Local Open Space. An open space area to be secured has been identified (apparently), and the Inspector has indicated that public access across the site or within any area designated in future as open space can only be supported, not required, by planning policy.

In view of this advice, the examiner considers that Policy KS3 and the map in Figure 18 in the NP should be modified to be in general **conformity with latest evidence of Haringey's emerging policy.** Therefore, as Page 67 of the latest note to the examiner refers to proposals to change LP Policy SA42 from the Highgate Neighbourhood Forum and associated Highgate voluntary associations, she wondered whether the Forum could send a copy of these so that she can understand the latest position on the Local Plan and can suggest an appropriate modification to the NP?

Thanks in advance:

Steve Carnaby
Associate Director

Intelligent Plans and Examinations (IPE) Ltd
Regency Offices
3 Portwall Lane
Bristol BS1 6NB

Section	Camden response	Haringey response	Forum response
KS3	No comments. The site is not in LB Camden.	<p data-bbox="725 233 1335 296"><i>Submitted to Intelligent Plans via email on 27th January 2017</i></p> <p data-bbox="725 336 1200 368">Subject: Policy KS3: Highgate Bowl</p> <p data-bbox="725 408 837 440">Hi Steve</p> <p data-bbox="725 472 1375 775">Further to your email below I have attached the Schedule of the Inspector’s Main Modifications to the Site Allocations DPD. The modifications were published for public consultation on 18th November 2016, running eight weeks to 13th January 2017. We anticipate submitting all of the representations received and the Council’s consultation statement on these to the Planning Inspector next week.</p> <p data-bbox="725 815 1290 951">Please note Main Modification references SAMod80-SAMod85 and MapMod1 in the schedule, all of which concern Policy SA42 (Highgate Bowl).</p> <p data-bbox="725 1023 1323 1126"><i>Note – The Schedule of Main Modifications referred above can accessed online using the following link:</i></p> <p data-bbox="725 1158 1285 1294">http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/neighbourhood-planning/highgate-neighbourhood-forum-and-area</p>	<p data-bbox="1404 233 2009 296"><i>Submitted to Intelligent Plans via email on 30th January 2017</i></p> <p data-bbox="1404 336 1919 368">Subject: Re: Policy KS3:Highgate Bowl</p> <p data-bbox="1404 472 2024 671">Hello again Steve. Here are the amendments (in bold) to the new wording for Haringey’s SA 42 (and thus the NP’s KS3) submitted by the Highgate Bowl Action Group (which includes all the local voluntary associations, including the Forum):</p> <ol data-bbox="1449 751 2040 1366" style="list-style-type: none"> <li data-bbox="1449 751 2040 951">1. 2.12- Proposed wording: Protection of the Highgate Bowl as open space, and improvement of public access through limited development of Townsend Yard, Broadbent Close and Duke’s Head Yard (referred to below as ‘the Yards’) <li data-bbox="1449 959 2040 1158">2. 2.122 Proposed wording: This policy will establish the Highgate Bowl as a designated open space, and the heart of the Highgate Bowl section of the Highgate Conservation Area. Limited redevelopment within the Yards,.... <li data-bbox="1449 1166 2040 1366">3. Third site requirement: change opening sentence to: Limited and sensitive development within the Yards offers the opportunity to secure the area identified by and lying within the green line on the site allocation and Policies Map as

			<p>designated open space.</p> <ol style="list-style-type: none">4. Fourth site requirement to be reworded as: Limited redevelopment of the garages and workshops in the Yards will be allowed, etc etc5. Fifth site requirement to be changed as follows: Enhanced access to the Bowl will be supported through the Yards etc etc <p>Hope this answers the Examiner's query but I can send a fuller explanation of the changes, if required. best</p>
--	--	--	---