

Report for: Regulatory Committee 16 January 2017

Item number:

Title: Wood Green Area Action Plan

Report authorised by: Lyn Garner, Director, Regeneration, Planning & Development

Lead Officer: Gavin Ball x 5132

Ward(s) affected: Noel Park, Woodside, Harringay, West Green, Alexandra, Bounds Green

**Report for Key/
Non Key Decision:** Key

1. Describe the issue under consideration

1.1 Cabinet are requested to review and approve the “preferred option” Area Action Plan for Wood Green. This will be the key planning document governing the regeneration of the Wood Green (including Haringey Heartlands) area, providing a statutory framework for the determination of all new development proposals within the area.

2. Cabinet Member Introduction

n/a

3. Recommendations

1. That Regulatory Committee considers the findings of the Wood Green AAP & Investment Framework consultation report, as set out in Appendix A.
2. That Regulatory Committee provide comments on the “preferred option” Wood Green Area Action Plan (“AAP”) for approval by Cabinet prior to statutory public consultation, as set out in Appendix B. The AAP sets out the following vision: *‘Wood Green will be north London’s most prosperous and liveable town centre. It will combine outstanding places for people to shop, socialise and create, with a wide range of businesses. It will be a focus for opportunity and growth, a productive economic capital for Haringey where people can come together, exchange ideas and create new services and products.’*

- 3.1 This statutory preferred option proposes c7,700 net additional housing units, and 4,000 new jobs, together with improvements to the retail offer in the town centre, public realm improvements and associated community and social infrastructure thus unlocking the potential that the provision of Crossrail 2 brings to Wood Green. This is an increase of 3,400 units from the Site Allocations which is currently at Examination in Public, and expected to be adopted in 2017.

4 Reasons for decision

- 4.1 The AAP creates a positive, statutory, basis for determining planning applications within Wood Green and provides a means to unlock the further regeneration potential delivered by Crossrail 2. Once adopted, the AAP will:
- Safeguard Wood Green’s Metropolitan town centre status, by enabling an expansion of town centre floorspace, particularly for comparison retail uses, expanded and enhanced leisure uses, and the creation of an improved evening economy;
 - Revitalise the centre by increasing demand for town centre uses through the creation of 4,000 new jobs and 7,700 new homes;
 - Enable a range of new pieces of urban realm including the creation of a new town square on the site of a new Crossrail 2 station entrance, which will act as the centre point of a regenerated Wood Green;
 - Enabling the use of Council-owned land to act as a catalyst for regeneration by creating a positive planning framework enabling regeneration in Wood Green;
 - Establish enhanced north/south connections through the centre, enabling residents to have better access to services within the centre;
 - Co-ordinating new infrastructure in the regenerated town centre, to support the area’s increasing population;
 - Establish a set of sound planning principles to guide investment within the area.
- 4.2 There are currently dependencies that are required to be resolved prior to the completion of the AAP document. These are summarised as:

Dependency	Implication
Lack of Crossrail decision regarding Seven Sisters- New Southgate spur (currently anticipated for Spring 2017)	Critical to delivery of the AAP. The Council supports the creation of a new Central Wood Green station, and the current draft AAP has been drafted on the basis of this being TfL/DoT’s final position. The AAP preferred option can come

	forward in advance of a decision, and can be used as an indication of the benefits that could flow from a positive decision.
--	--

5 Alternative options considered

- 5.1 As set out in the Issues & Options Consultation Report, a number of “options” for the redevelopment of Wood Green were considered, and consulted upon. The Council has previously approved for submission a set of Site Allocations for Wood Green totalling approximately 4,300 net additional homes, which are at an advanced stage of preparation, and should be considered a baseline minimum for the quantum of development to be included in the AAP.
- 5.2 As set out in the consultation report, there is support for a high level of intervention, supporting co-ordinated and significant growth in Wood Green, when linked to a new Crossrail station.

6 Background information

Local Plan/ London Plan context

- 6.1 Wood Green is allocated as a growth area in The Local Plan: Strategic Policies (2013), and as a potential Opportunity Area in the London Plan (2015). The submitted Site Allocations DPD (2016) confirms the spatial distribution and quantum of growth anticipated to come forward within the centre, identifying the potential for 4,300 net additional residential units, 47,000m² of (gross) new employment floorspace, and 17,000m² of new town centre floorspace.
- 6.2 The AAP will supersede the submitted Site Allocations within the Wood Green area, and add AAP area-specific policies on issues covering town centre boundaries and uses, preferred locations for smaller and family-sized housing units, employment generation, the Wood Green Cultural Quarter, potential tall building locations/ views protection, improving the evening economy, and meanwhile uses.
- 6.3 These policies will be superseded with more detailed Site Allocation policies reflecting a new vision for regeneration in Wood Green, within the context of the provision of additional transport infrastructure in the area in the form of Crossrail 2. Together, when combined with the proposed suite of thematic policies, the AAP will provide an improved and more detailed narrative regarding the development of Wood Green.

Consultation so far

- 6.4 Consultation on the Issues & Options for the Wood Green AAP was carried out between February and April 2016 on four options for the regeneration of Wood Green. Over 30 events and 2 online surveys were used to collect the views of a broad range of local residents, businesses, traders, service providers, community organisations, landowners and public bodies. Over 23,000 flyers and letters, 100 posters, banners and 2,000 digital messages were used to promote the consultation. Over 1,100 people have been engaged with, with over 500 forms of feedback received, including 23 written responses.
- 6.5 Generally the community and major landowners of Wood Green, together with public bodies, are largely supportive of widespread redevelopment or significant transformation of Wood Green (Options 3 & 4 in the 2015 Options consultation document). The majority of respondents agree that major change is required to deliver Wood Green's potential, and in particular that the redevelopment of the Mall would be beneficial for the area. The Council is therefore progressing a vision which will deliver significant change, focussing on creating an improved town centre.

Transport and circulation

- 6.6 Respondents were supportive of the potential arrival of Crossrail 2, with many seeing the transformative potential of a new central Wood Green Station as being a positive. There was support for the establishment of a strong east-west connection between the High Rd and the cultural quarter/ Heartlands area, and many respondents were supportive of the removal of the Mall with a more permeable street-based network. Managing traffic in the area is recognised as being a significant issue. The Council has subsequently commissioned pieces of work to understand how a new central area of Wood Green could work, including implementing a new pedestrian network at the Mall site, and a high quality east-west route. A transport assessment of the preferred option will be carried out to ensure that the most appropriate decisions are being made with regards management of the road network.

Housing

- 6.7 Most respondents appreciate the need for new homes to be created in the area, however there was some concern about the affordability of new homes that will be created. There was qualified support for rehousing existing/ affected residents in an improved standard of accommodation, however some residents are concerned that they could become priced out of the area.

Existing planning policies will be used to ensure that an appropriate proportion of new homes are affordable, and that affordable stock levels are not reduced.

Social Infrastructure

- 6.8 Local residents sought assurance that any increase in population increase in the AAP area would be met with sufficient facilities in terms of health and education. An updated Infrastructure Delivery Plan will be produced to show what new facilities are required and how they will be funded.

Employment

- 6.9 Many people felt that diversifying the uses within the town centre will significantly improve the local economy and create employment, and that Crossrail 2 would attract more people to spend time and money in the Centre. There was concern about the loss of affordable workspace within the Cultural Quarter. The Council will seek to increase, not decrease the number and range of jobs in the centre, and particularly within the Cultural Quarter.

Retail/ Town Centre Uses

- 6.10 Respondents generally supported the idea of the creation of a new multifunctional centre for Wood Green providing a new library, council customer service centre, shops, community events and market linked to a new Crossrail 2 station. People would like to see both high quality and independent shops, a department store, cafes and restaurants, and a diverse range of community facilities, including a theatre and a swimming pool.

Accessibility and Inclusion

- 6.11 There is agreement that making the area more walkable, safe, and easy to navigate will improve the feel of the area for many. Human-scale design, pedestrian-friendly streets and new public places for people to meet and relax were supported. People would also like to see a reduction in traffic, cleaner streets and developments designed to encourage an active lifestyle would improve health. Accessible and inclusive design for the elderly and disabled was considered important.

Environment and sustainability

- 6.12 There was support for planting more trees and greening the area, as well as providing better waste and traffic management systems to improve the local environment. Providing new open spaces and greening streets were seen as a good way to increase biodiversity. There was concern about the impact tall buildings could have on the area. Work will be commissioned to understand the opportunity to create new, and improve access to open space in Wood

Green. Additionally a tall buildings study will seek to provide guidance on the most suitable locations for new tall buildings in Wood Green.

Local distinctiveness and culture

- 6.13 There is support for well designed buildings which create new public spaces, and make Wood Green a more attractive destination. Respondents recommended that the Cultural Quarter could be a greater asset and a key character area, but there is concern that existing artists are being priced out of the area. There was a strong feeling that removing the Mall could create opportunities to create a more harmonious and visually pleasing High Rd.

Short-term projects

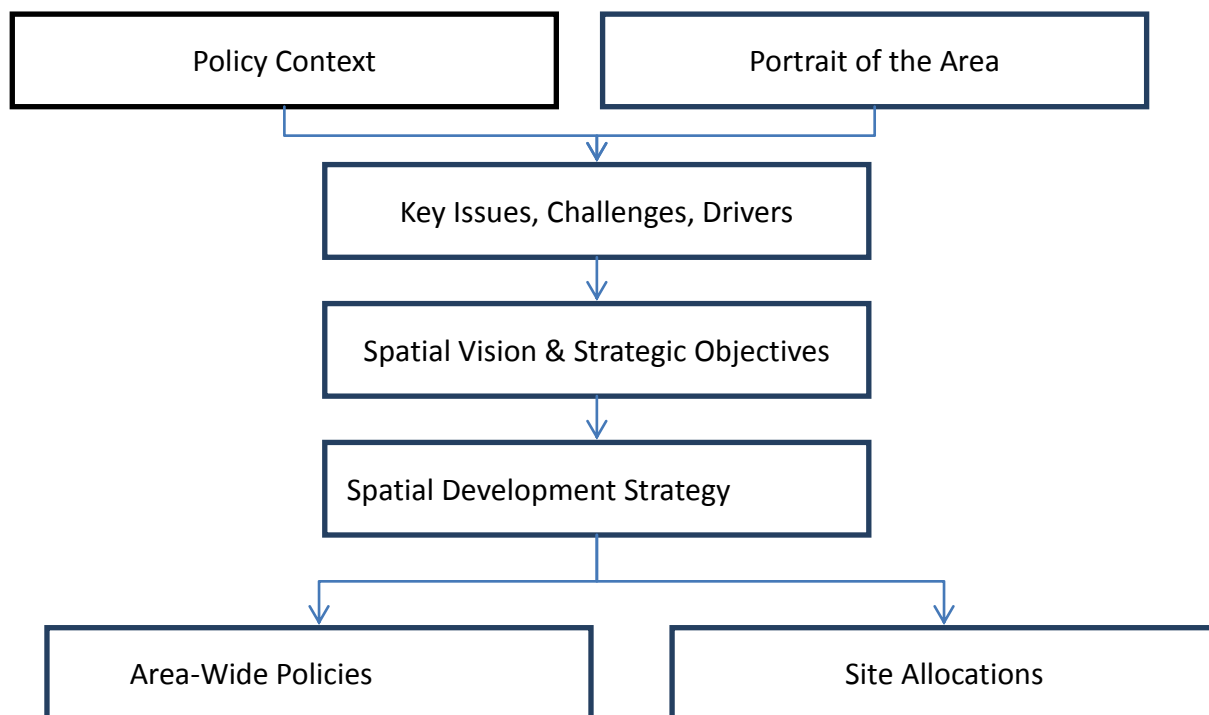
- 6.14 Respondents were presented with the opportunity to suggest short term initiatives, which may be initiated ahead or in some cases during the regeneration of Wood Green, taking advantage of temporarily vacant sites. A meanwhile policy supporting temporary projects will be included in the next version of the Plan.

Tie-in with Wood Green Investment framework

- 6.15 The Council has commenced the preparation of an Investment Framework for Wood Green. This portfolio of work will act over the long term to spur investment in the area, including co-ordinating and influencing the plans of major landowners, including the Council, and local businesses. It will include a number of projects including masterplans for the delivery of sites, co-ordinating infrastructure investment decisions, and managing meanwhile projects.
- 6.16 The Area Action Plan will provide a statutory land-use basis for determining planning applications, and undertaking land and property interventions to consolidate land parcels together, and as such is critical to the delivery of investment in Wood Green. Following the adoption of the Area Action Plan, the work undertaken as part of the Investment Framework will seek to deliver the development allocated, and objectives identified in the AAP.
- 6.17 Together the AAP and the Wood Green Investment Framework will provide a comprehensive, and statutory, framework that provides clarity and certainty to landowners, developers, service providers and the community about how places and sites within the Wood Green AAP area will develop, and against which investment decisions can be made and development proposals can be assessed.

Area Action Plan format

- 6.18 The Wood Green Area Action Plan is required to be in conformity with existing London-wide, and Local Plan policies. The locally distinctive characteristics of the area will inform where local responses to the existing policy position is appropriate.



6.19 Vision: AAP Area

Wood Green will be north London's most liveable town centre. It will combine outstanding places to shop and socialise with a wide range of creative and prosperous businesses and be an attractive destination and a focus for opportunity and growth.

6.20 Spatial Objectives: AAP Area

1. **Creating a productive and innovative economy:** Redeveloping underused sites to create a range of new workspaces and offices to accommodate growth for local and London-based businesses, creating 4,000 new jobs.
2. **Creating a town centre fit for a modern economy:** Enhancing street activity, revitalising and refreshing the town centre, creating additional places to shop, meet, and relax, improving opportunities to do business by creating space for markets, independent traders, and larger national retailers.
3. **Creating a liveable and interactive urban environment:** Creating safe, welcoming public spaces where people will enjoy spending time.
4. **Revitalising the evening economy:** Bringing more restaurants, cafés and places to socialise, in both the day and the evening, making Wood

Green one the best places to shop, eat, drink, and share ideas in London.

5. **Creating new homes:** Building 7,000 + new homes that current and future residents can afford, with value from these being spent on an improved public realm and other town centre infrastructure.
6. **Serving the borough:** Making the most of Wood Green's accessible location, performing a sub-regional Capital role in supporting and complementing neighbouring town centres.
7. **Celebrating the areas diversity and heritage:** Build upon the area's existing mix of cultures and lifestyles, heritage, and cultural/community capital, making residents proud to live in Wood Green.

Timeframes

- 6.21 Following the conclusion of the consultation, all responses will be analysed and responded to. Where appropriate, changes will be made to the document. The revised "proposed submission" version of the document will then be consulted on for a period of 6 weeks prior to being submitted to the Planning Inspectorate for Examination in Public. This consultation, and Examination, deal solely with issues of soundness and legality. Dates for these next steps are:

Stage of Plan preparation	Date
Cabinet Meeting	24 th January 2017
Reg 18 Preferred Options consultation	February 7 th - March 2017
Reporting of consultation outcomes, and seeking Cabinet authority to Publish the AAP for Examination in Public	June Cabinet
Proposed Submission (Reg 19) consultation	June-July 2017
Submission to Planning Inspectorate	August 2017
Examination in Public	October-November 2017
Receipt of Inspector's Report	December 2017
Adoption by Full Council	February Cabinet & Full Council 2018

Co-ordination with major landowners

- 6.22 Wood Green, as would be expected within a metropolitan centre, has a number of institutional investors with interests on larger land parcels. The Council is working with these in a number of ways. Workspace, National Grid in association with St. William, and Capital & Regional, as particularly large landholders, have formed a Wood Green Advisory Board, to work with the Council in sharing aspirations for the regeneration of Wood Green. The Council is seeking to engage with all landowners within the centre, to agree the objectives of the AAP and Investment Framework.

Potential Issues with new development

- 6.23 As Wood Green is an existing urban area, new development must come with the side effect of replacing existing uses, and these will directly and indirectly affect local residents and businesses.
- 6.24 In order to grow and regenerate the town centre, the Plan proposes the redevelopment of The Mall. This will create a generational change in the streetscape within Wood Green, and represents the most significant change for visitors to the centre. The Mall currently has c200 residential properties above it, which will need to be relocated in order to commence development. In addition to this there are c100 units on top of Bury Rd car park, and some residual residential units above shops in the Turnpike Lane area totalling c40 units.
- 6.25 Due to the complexity of redeveloping a constructivist building such as this, land will need to be provided to decant existing businesses to enable The Mall's owners, and the town centre more generally, to keep trading while the development takes place. For this reason, and to maximise the opportunity of growing Wood Green's town centre overall, the residential properties on Caxton Rd (numbers 1-19) and Mayes Rd (numbers 86-100 and 63-81) will be allocated for redevelopment to create new mixed use development. This is considered to be the minimum number of properties required to ensure the level of intervention required which will enable a successful regeneration of Wood Green Town Centre.

Consultation

- 6.26 In 2015 an organisation with a specialism for engaging with the public was appointed by Haringey to carry out community engagement to support the development of a future plan for Wood Green. The process had two stages, the first stage helped understand people's needs and aspirations and the second stage aimed to test objectives and explore ideas with local stakeholders and the community.
- 6.27 The second stage, consultation on the Wood Green Area Action Plan Issues and Options Report (AAP Issues and Options Report), was carried out between February and April 2016. Activities included a pop up shop on the high road, workshops, events and online surveys to collect the views of a broad range of local residents, businesses, traders, service providers, community organisations, landowners and public bodies. A consultation report can be found on the council's website.

- 6.28 A significant percentage of the consultation responses showed support for the highest growth options and the widespread redevelopment of the town centre. The comprehensive redevelopment of the town centre will affect some existing parties and will significantly transform Wood Green's townscape. It was proposed at Regulatory Committee in January 2016 that Haringey repeat the Regulation 18 stage of consultation when a more progressed Area Action Plan Draft Preferred Option (AAP Draft Preferred Option) was ready which would more clearly set out the impact of a high growth approach.
- 6.29 Subject to approval at Regulatory Committee and Cabinet in January 2017 a second round of Regulation 18 consultation will commence in February 2017 on the AAP Draft Preferred Option. This statement sets out the purpose of the consultation and the proposed activities to be delivered.

Purpose of the Consultation and Engagement

- 6.30 The purpose of the consultation and engagement to take place in February to March 2017 is to help to promote the statutory consultation on the AAP Preferred Option and also help to support the wider regeneration programme by building and maintaining relationships with stakeholders, promoting an open and accessible process and identifying issues and opportunities which are important to the community but which may sit outside of the spatial planning policy remit.
- 6.31 The outcome of the events will be that communities in Wood Green and Haringey are:
- well informed about the current regeneration plans for Wood Green
 - well informed about projects which are already in the development pipeline
 - engaged with the statutory consultation process on the Draft AAP
 - given a voice on investment priorities in placemaking and infrastructure investment
- 6.32 At the end of the consultation period a meaningful and representative number of stakeholders will have participated in the statutory consultation on the AAP Draft Preferred Option. The council will also have a more developed understanding of community priorities for placemaking and social and community infrastructure which will inform decisions on funding and phasing.

Approach

- 6.33 The consultation on the AAP Issues and Options Report carried out in early 2016 involved a six week exhibition at a shop on the high road, officers are trying to secure another shop on the high road but if this is not possible it may be that the exhibition will have to be mobile and move from location to location.
- 6.34 The AAP Draft Preferred Option will be made available on the Council's website and in locations around Wood Green for a six week period. During this time all stakeholders will be invited to make comments on the option by letter, email or by filling in a feedback form. There will be a series of activities during this period to allow stakeholders to understand and discuss the proposed AAP policies and also the opportunities and constraints around delivery, funding and phasing.
- 6.35 At the close of the consultation and engagement period all comments will be collated into a report and published on the Council's website. The Council will then consider the consultation findings and this will influence the Wood Green Area Action Plan Publication Draft (AAP Publication Draft), the findings will also be used to inform the Investment Framework.

Before the consultation commences:	<p>Communication setting out what/ why/ where of the proposed consultation and engagement would only commence after a positive decision at Regulatory Committee and Cabinet.</p> <p>At least 10 days (including two weekends) notice would be given for public events and meetings by:</p> <ul style="list-style-type: none"> • Public notices in the local press • Notification emails/ letters to consultees on the Planning Service database and Wood Green Regeneration database • Notification letter to directly affected parties (i.e. owners and occupiers of buildings and land with proposed site allocations) • Site notices for site allocations • Notification via Council's online support media such as blogs and social networks • Flyer drop to all households and businesses in consultation area • Posters in shop windows and community hubs
During the consultation:	<ul style="list-style-type: none"> • Plans and supporting information will be published on the Council's website • Plans and supporting information will be made available to view in local library and community centres • Public road show and drop in sessions at different locations in consultation area • Presentations/ discussion at meetings of stakeholders and interested parties forums • Walkabouts/ cycle trips – open to all – to discuss specific areas

	<ul style="list-style-type: none"> • Door to door conversations with directly affected parties (i.e. owners and occupiers of buildings and land with proposed site allocations) • Online questionnaire and mapping tool TBC • A free-phone service will be available • Equalities monitoring will be carried out at all events
After the consultation ends:	<ul style="list-style-type: none"> • A report setting out who was consulted, how they were consulted and a summary of the main issues raised will be published on the councils website within 4 weeks • A report setting out how the comments have been taken into account in the revised documents will be published at the same time as the next draft of the document

7 Contribution to strategic outcomes

- 7.1 Priority 4: Drive Growth from which everyone can benefit. By producing this document, the Council is sending a clear message that Wood Green is ready to receive investment that yields new employment floorspace, securing more, and a wider range of jobs, including in an expanded retail sector. Additionally, by prioritising local access to new jobs through construction schemes, new opportunities will be created for local residents to increase their skills within the construction sector. By planning for growth, the infrastructural requirements of new development will be planned for, and new development will be located and oriented in such a way to optimise delivery and access to new facilities for existing and new residents.
- 7.2 Priority 5: Create homes and communities where people choose to live and are able to thrive. The AAP creates a policy framework for the delivery of 7,700 new homes in the Wood Green area, as well as an enhancement of Wood Green Metropolitan Town Centre, which together will create an enhanced Wood Green in which local residents are proud to live, with excellent access to local services and jobs.

8 Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance and Procurement

- 8.1 Once adopted, the Wood Green AAP determines how planning applications will be assessed. The Council has a statutory duty to consult on the plan and the cost of this consultation will be met from existing Planning revenue budgets.
- 8.2 The AAP identifies the potential for 7,700 new homes (an increase of 3,400 from existing plans), as well as increased employment floorspace and 4,000 new jobs. These increases from the current assumptions in the Local Plan would lead to increased demand for Council services and increased council tax and business rates revenue. There is also potential income from Community Infrastructure Levy on the new development which will help to fund changes in infrastructure needs.
- 8.3 The Council is also preparing the Wood Green Investment Framework which is the framework to deliver the AAP, co-ordinate other plans, projects and investments in the Wood Green area.

Legal

- 8.4 Regulation 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) (“the Regulations”) identifies as a local development document any planning document which relates to a part of the area of a local planning authority, identifies that area as an area of significant change or special conservation and contains the authority’s policies in relation to that area. Such a document forms part of the local plan in accordance with which planning applications must be determined unless material considerations indicate otherwise. It must, therefore, be adopted in accordance with the procedure set out in the Regulations, comprising statutory pre-submission public consultation, consideration of representations received during the consultation, submission to the Secretary of State, public examination, revision to account for the recommendations from public examination (if necessary), and adoption by full Council.
- 8.5 Section 19(2) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that the local planning authority in preparing a Local Development Document such as an Area Action Plan must have regard to, amongst other considerations, national policies, the London Plan and advice in guidance issued by the Secretary of State and other requirements (if applicable) set out in the Regulations, such as local transport policies. The AAP must be in general conformity with the London Plan.
- 8.6 The National Planning Policy Framework (“NPPF”) states that a local planning authority should produce a single local plan for its area and that any additional development plan documents (such as the AAP) should only be used where clearly justified.
- 8.7 The NPPF also states that early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses to be essential, and that each local development document should be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. The local plan should also be based upon and reflect the NPPF’s presumption in favour of sustainable development, which should be done by identifying and providing for objectively assessed needs and showing how the presumption will be applied.
- 8.8 The NPPF holds that in order for a plan to be considered “sound” so that it may be recommended for adoption it should be:
- Positively prepared
 - Justified
 - Effective
 - Consistent with national policy

- 8.9 The AAP must be accompanied by a sustainability appraisal incorporating a strategic environmental assessment.
- 8.10 The Council will have to ensure it works proactively with other authorities on any strategic cross boundary issues as per the duty to co-operate.
- 8.11 The consultation must be carried in accordance with the Regulations and the Council's statement of community involvement.

Equalities

- 8.12 The Council has a public sector equality duty under the Equality Act (2010) to have due regard to:
- tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
 - advance equality of opportunity between people who share those protected characteristics and people who do not;
 - foster good relations between people who share those characteristics and people who do not.
- 8.13 We will be proactive in consulting with a wide and diverse range of people and stakeholders on the preferred option Wood Green Area Action Plan. This will include groups that represent those with protected characteristics. Documents will be made available in accessible formats upon request.
- 8.14 Equality impact assessments will be carried out to inform the final decision on whether to adopt the Wood Green Area Action Plan when it returns to Cabinet following the statutory consultation period. The impact assessments will focus on the following issues:
- The relocation of people and businesses should the proposal to redevelop the Mall and properties along Mayes and Caxton Road proceed. An impact assessment will identify the groups affected, capture their views and put forward mitigating measures.
 - How the overall Area Action Plan is expected to impact on different groups living and working in the Wood Green area, covering physical accessibility and the environment, the sufficiency of community infrastructure, employment opportunities and the housing mix.

9 Appendices

Appendix A - Wood Green AAP & Investment Framework consultation report.

Appendix B - Wood Green Area Action Plan Preferred Option Development Plan Document

10. Local Government (Access to Information) Act 1985

- a. Local Plan: Strategic Policies (2013)
- b. Alterations to the Local Plan: Strategic Policies DPD (Proposed Submission Version, 2016)
- c. Local Plan: Development Management Policies DPD (Proposed Submission version, 2016)
- d. Local Plan: Site Allocations DPD (Proposed Submission version, 2016)
- e. Statement of Community Involvement (2013)

All documents are available at <http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework>