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15 January 2018

To: All Members of the Cabinet

Dear Member,

Cabinet - Tuesday, 16th January, 2018

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

10. WOOD GREEN AREA ACTION PLAN - ADDENDUM (PAGES 1 - 4)

[Report of the Strategic Director for Planning, Regeneration and Development. To be introduced by the Cabinet Member for Economic Development, Social Inclusion & Sustainability.]

Cabinet to consider the comments of the Regulatory Committee which considered the Wood Green Area Action Plan report and officer updates to the report since publication.

Yours sincerely

Ayshe Simsek
Committees Manager
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LATE BUSINESS SHEET

Report Title: Addendum

Wood Green Area Action Plan - Item 10

Committee/Sub etc.: Cabinet

Date: 16 January 2018

Reason for lateness and reason for consideration

The minutes of Regulatory Committee are for consideration with item 10, Wood Green Area Action Plan. This information is late as the Committee met on the 8th of January 2018, after publication of the Cabinet papers. The Cabinet are required to consider the comments of the Regulatory Committee, in accordance with Part three of the Council constitution, section B, paragraph 7, sub paragraph D, which requires the Regulatory Committee to make informal recommendations to Cabinet on planning policy matters. There is further attached, a note on the officer updates to be completed on the Wood Green Area Action Plan following publication. These relate to typos/the addition of images that have been picked up since publication on the agenda. There are a limited number of substantive changes. These relate to a number of references to a new civic building. Given that the decision to move Haringey's Civic Centre has not been made before Cabinet these references have been qualified to make clear that if the new civic centre were not to move to the site suggested that the site is equally suitable for a B1 (a) office use. In addition, following discussion with landowners, adjustments are proposed to the site allocations for WG SA 21 Wood Green Cultural Quarter South, WG SA 23 Clarendon Road and WG SA27 Clarendon Rd.

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MINUTES OF THE MEETING OF THE REGULATORY COMMITTEE HELD ON MONDAY, 8TH JANUARY, 2018, 7.00 - 8.20 pm

PRESENT:

Councillors: Natan Doron (Chair), Toni Mallett (Vice-Chair), Dhiren Basu, Barbara Blake, Zena Brabazon, Clive Carter, Jennifer Mann, Peter Mitchell, James Patterson, Reg Rice and Ann Waters

42. WOOD GREEN AREA ACTION PLAN AND STRATEGIC REGENERATION FRAMEWORK

Emma Williamson, Assistant Director Planning, introduced the report as set out. There were two main documents – the Wood Green Area Action Plan (AAP), which had been updated to remove the predication on Cross Rail 2, as well as adding / removing sites; and the Strategic Regeneration Framework (SRF), which was due for adoption by Cabinet. The papers would be reported to Cabinet on 16 January 2018 and if approved, there would be a consultation between February-March 2018, with the SRF launching in March 2018.

The Chair asked for comments from the Committee, and advised that any comments made would be provided to Cabinet on 16 January 2018.

NOTED:

- Pages 4-13 of the AAP document (pages 240-249 of the agenda pack) appeared to be the same as the previous version, with references to Cross Rail 2, and 2017 dates, and it was suggested that this needed updating.
- It needed to be clearer in the response to comments where a decision had been made to remove a site from the AAP.
- Page 107 of the agenda pack referred to Policy DM7 – it was suggested that this should be DM6.
- In relation to secondary schools, it was requested that a detailed response be provided to give the reasons why there was not a need for secondary schools.
- Page 30 of the AAP (page 266 of the agenda pack) referred to the rat running along Watsons Road / Ringslade Road / Cumberland Road due to drivers wanting to avoid the Wood Green junction – it was pointed out that drivers used this as a cut through due to them being unable to turn right at the junction. It was also noted that there was no information as to how this would be dealt with.
- It was unclear how the improvements to parks in the area would be funded.
- Page 3 of the SRF referred to 12,000 people living in Wood Green – clarification was requested as to whether this was the number of people in the AAP area, as there were more than 12,000 people living in Woodside ward alone.
- Some members of the Committee raised concerns that there was a decline in people visiting town centres and an increase in online shopping. There were also questions raised around competition with large retail areas such as Stratford.
- Councillor Brabazon wished to place on record that she could not endorse the plan in its' current form. She raised concerns about including sites in the AAP

which were predicated on the HDV going ahead, the future of building high rise towers following completion of the Grenfell Tower inquiry, and the lack of provision of genuinely affordable housing and the reliance on the new Council office. In response, Emma Williamson advised that 5 out of the 28 allocation sites had been identified as potential HDV sites, however, this was not predicated on the HDV going ahead, as these sites would still be suitable for development by others, that the affordable housing policies are the same as those in the Local Plan and any affordable housing would meet the NPPF definition and that the AAP will be revised prior to consultation to make clear that of the new Council office were not to be taken forward that the sites identified would be allocation for another prime office user.

- Councillor Blake endorsed the plan, particularly noting the importance of a framework to ensure that Wood Green could be improved to the highest standards given that there is already significant development interest.
- Councillor Mallett set out that she felt that outdoor swimming is seasonal and that there should also be indoor provision.
- Councillor Doron set out that he supported the AAP and disagreed with the comments of other councillors that the plan was predicated on the HDV

RESOLVED that

- i) The findings of the February 2017 ‘preferred option’ consultation on the Wood Green Area Action Plan (AAP), as set out in the consultation report at Appendix A, be noted;**
- ii) The key changes between the previous and the revised ‘preferred option’ versions of the AAP, as set out at paragraphs 6.6 and 6.7, be noted;**
- iii) The revised ‘preferred option’ Wood Green AAP, as set out in Appendix B, be noted and comments of the Regulatory Committee be put forward for consideration at Cabinet;**
- iv) The proposal to revoke the now out of date Haringey Heartland Development Framework (2005) be noted; and**
- v) The proposal to adopt the Wood Green Strategic Framework (Appendix A), due to be adopted in March 2018, be noted, and comments of the Regulatory Committee be put forward for consideration at Cabinet.**

Planning Officers Updates

The following changes will be made to the AAP following Cabinet. The majority of these are typos/the addition of images that have been picked up since publication on the agenda. There are a limited number of substantive changes. These relate to a number of references to a new civic building. Given that the decision to move Haringey's Civic Centre has not been made before Cabinet these references have been qualified to make clear that if the new civic centre were not to move to the site suggested that the site is equally suitable for a B1 (a) office use. In addition, following discussion with landowners, adjustments are proposed to the site allocations for WG SA 21 Wood Green Cultural Quarter South, WG SA 23 Clarendon Road and WG SA27 Clarendon Rd.

- Page 5 – Change to refer to the Site Allocations as ‘adopted’ and change of date to reflect this. Add reference to draft London Plan and the allocation of the area as an Opportunity Area
- Page 6 – Change from 7,000+ new homes to 6,000+ new homes to reflect the revised Plan figures
- Page 12-13 – Changes will be made to reflect consultation dates and venues if approved
- Page 36-45 – Pictures will be added to show these sub areas (same images as the 2017 consultation document). These are omitted due to excessive file size.
- Page 53 - Picture will be added to show negative uses in Wood Green (same images as the 2017 consultation document). These are omitted due to excessive file size
- Page 54 – Added the omitted word ‘Rehousing’ to ‘Housing Estate Renewal, Rehousing and Repayments Policy’ for accuracy
- Page 56 – Changed to word ‘civilised’ to ‘pedestrian and cycle friendly’ for clarity.
- Page 56 – Deleted reference to proposed 2017 changes to CPZ coming into force, as this has already happened.
- Page 57 – Image to be inserted showing current cycling routes. This is being produced by Graphic designers and will be ready prior to consultation
- Page 60 - Image to be inserted showing a revised Key Diagram (omitting sites excluded and adding in the new sites). This is being produced by Graphic designers and will be ready prior to consultation
- Page 86 WG1 4 C (i) add if the civic hub is not taken forward this will be an officer quarter
- Page 86 - Added the omitted word ‘Rehousing’ to ‘Housing Estate Renewal, Rehousing and Repayments Policy’ for accuracy
- Page 103- WG3 A (i) add if the civic core is not created an alternative B1 (a) office use will be sought and this will be an office quarter
- Page 110 - Image will be added to 3D Model view to Alexandra Palace (same images as the 2017 consultation document). This is omitted due to excessive file size
- Page 115 WG5 E add /office after Civic
- Page 116 - Image to be inserted showing the Green Grid for the area. This is being produced by Graphic designers and will be ready prior to consultation
- WG SA1 Civic Centre Commentary replace ‘a new preferred’ with ‘potential’
- WG SA 18 Bittern Place add /employment after civic
- WGS A 20 Coburg Road North in site requirements bullet point 3 change to a potential location rather than preferred location and add if not selected for a civic use the site is suitable for a B1 (a) office use.
- WG SA 21 Wood Green Cultural Quarter South remove town centre uses requirement.
- WGS A 14 16-54 – delete second bullet point under development guidelines – this site is within an area generally less suitable for family housing within the AAP area.

- WG SA 23 Clarendon Road change to 1,465 homes employment sq.m. 6,105. Add current planning application quantum min 7,500 sq.m employment town centre uses up to 6,500 sq.m. and 1,697 units.
- WG SA27 Clarendon Rd South in site requirements add another requirement no net loss of existing employment floorspace and change employment to 8,435 sq.m.
- Changes to site allocation delivery assumptions table- overall totals amended to 6,405 residential units, 94, 237 employment and 52,835 town centre uses.