



Agenda item:

[No.]

Cabinet Member Signing

16 December 2008

Report Title: Central Leaside Area Action Plan Progress Report

Report of Niall Bolger, Director of Urban Environment

Signed :

Contact Officer : Sule Nisancioglu, Head of Planning Policy and Design ext 5562

Wards(s) affected: Northumberland
Ward, Tottenham Hale Ward

Report for: Non-key

1. Purpose of the report (That is, the decision required)

- 1.1. An area action plan for Central Leaside is being prepared jointly with LB Enfield to identify investment and improvements required to ensure the long term viability of the area as an employment location. The process for developing an Area Action Plan (AAP) for Central Leaside was approved by the Full Council in January 2007. Following the consultation on Issues and Options paper for Central Leaside in February-March 2008, Enfield and Haringey council are currently working on a set of informal preferred options for the area.
- 1.2. In June this year, the Government published changes to the way in which Local Development Framework are prepared. The changes are intended to simplify the process and give local authorities greater flexibility in taking the documents from initial production stages to adoption. The previously formal requirement to prepare and publish a Preferred Options report has been replaced in favour of the need to carry out informal ongoing consultation, which is appropriate to the subject of the document itself.
- 1.3. A draft Preferred Options report for Central Leaside Area Action Plan (CLAAP) was prepared by the consultants for consideration of both councils. This reports

highlights the key options in this document and seeks members' approval for amendments, clarifications and a way forward for the production of the final draft for public consultation. These amendments are based on officers assessments and comments received during internal consultation on the draft with other council services such as economic regeneration, housing and transport, and with Northumberland Park Ward members on the draft Preferred Options report prepared by the Urban Initiative Consultants.

- 1.4. Members are asked to agree the actions listed below in section 4 in order to progress the development of preferred options for Central Leaside Area Action Plan (CLAAP) for public consultation early in 2009.

2. Introduction by Cabinet Member (if necessary)

2.1 We are working with Enfield Council in developing the Central Leaside Action Plan. This report highlights Haringey's views and aspirations for the area which will be incorporated into a preferred options document for public consultation next year.

3. State link(s) with Council Plan Priorities and actions and /or other Strategies:

- 3.1 This reports relates to key council priorities for Making Haringey Green, Create safer, cleaner streets, Encourage lifetime wellbeing and Promote independent living,
- 3.2 It is being developed within the national and regional framework and Unitary Developed Plan
- 3.3 It relates to Regeneration Strategy and Greenest Borough Strategy priorities

4. Recommendations

Members to agree

- 1.1 To seek further information and clarification on the transport and other infrastructure implications of the proposed transformation of the Meridian Water area before agreeing housing numbers and release of vacant and under-used employment land for mixed use development (housing and employment) in the Meridian Water area of the Central Leaside Area Action Plan
- 1.2 Retaining existing viable businesses combined with targeted intensification, improvement and redevelopment with the aim to diversify the mix of businesses in part of Central Leaside Area within London Borough of Haringey.
- 1.3 Recognising the need for flexibility for opportunities in North East Tottenham Defined Employment Area for more intense and diverse employment and mixed use development

2. Agree that the following areas need clarification and inclusion in the draft Preferred Options Document

- 2.1 Further information on the transport implications of the proposed transformation of the Meridian Water area on the boundary with Haringey
- 2.2 Exploration of the future extension of the Victoria Line to Northumberland Park and beyond
- 2.3 Options for the refurbishment of Northumberland Park station with a belief that the focus is a better placed with this than Angel Road station
- 2.4 Impact of additional road-based transport generated on the capacity of the Watermead Way and on residential areas
- 2.5 Impact of proposed retail for the Meridian Water area on Haringey's town centres and local shopping areas
- 2.6 Clear explanation in the CLAAP on how the residents and businesses within Haringey area of AAP will benefit from the proposed transformation of the Meridian Water including investment in employment areas in Haringey
- 2.7 Clarity about the schools and social and community facilities needed for the proposed housing units in the Meridian Water area

- 2.8 Clear reference in the document to the potential White Hart Lane stadium-site proposals
- 2.9 Impact and benefits of the proposed development on the open space provision in the area and the green corridor along the River Lee
- 2.10 Clear emphasis in the CLAAP for promoting environmental industries cluster around Marsh Lane
- 2.11 Ensuring that climate change adaptation and mitigation is sufficiently addressed in the CLAAP including options on energy infrastructure
- 2.12 Including in the document clear urban design guidelines and principles for potential mixed use development in the Central Leaside Area
- 2.13 Including a section in the document on the process of engaging with the existing neighbouring communities in the further development and implementation of the AAP

5. Reason for recommendation(s)

- 5.1 Ongoing consultation on Local Development Documents is a statutory requirement. This report sets out Haringey Council comments and views on the emerging preferred options before a final document is produced for public consultation.
- 5.2 Concerns about the proper assessment of the social, community and environmental impact of the proposed development in the Meridian Water area on the existing neighbouring communities need to be addressed as the welfare of Haringey residents is a top priority.
- 5.3 The emerging Preferred Options document needs clarity in certain areas especially the impact of proposed transformation proposals for the Meridian Water area.
- 5.4 A meeting with Members of both boroughs who are affected by the development proposals will be organised for their comments and views.

6. Other options considered

6.1. None considered

7. Summary

7.1. An area action plan for Central Leaside is being prepared jointly with LB Enfield to identify investment and improvements required to ensure the long term viability of the area as an employment location. Central Leaside Area spans the borough boundary of Enfield and Haringey and has a small resident population of over 4,500 people. North Tottenham, Marsh Lane and the Brantwood Defined Employment Areas in Haringey are included in the Area Action Plan (AAP).

7.2. A draft Preferred Options report for Central Leaside was prepared by the consultants for consideration of both councils. A summary of key issues and preferred options are listed in Appendix 1. A copy of the draft Central Leaside AAP Preferred Options is placed in the Members Room.

7.3. The emerging Preferred Options document needs clarity in certain areas especially the social, economic and environmental impact of the proposed transformation of the Meridian Water area on Haringey's communities.

7.4. The reports seeks members' approval suggested amendments, clarifications and a way forward for the production of the final draft for public consultation on which both councils can agree.

7.5. Officers will organise a meeting with Members of both boroughs who are affected by the development for their comments and views.

8. Chief Financial Officer Comments

8.1. There are no significant additional financial implications arising from the recommendations of this report. The Council's share of the cost of producing the joint plan is estimated at about £10k, which is likely to be payable this financial year and will be met from the 2008/09 approved budget for PPD. There may be some further costs in 2009/10 for the Examination in Public process which will also need to be met from the PPD approved budget for that year.

9. Head of Legal Services Comments

9.1 The Head of Legal Services comments that the Central Leaside Area has an industrial designation in the London Plan but provided the Action Plan conforms to the emerging GLA employment and land use policies there will be no legal

impediment to the proposals. It will be helpful to Haringey if the GLA endorse particular policy objectives in the plan on Haringey's part of the Action Area.

10. Head of Procurement Comments [Required for Procurement Committee]

10.1. Not Applicable

11. Equalities &Community Cohesion Comments

11.1 The emerging preferred options will provide a further opportunity for all interested members of the community in Central Leaside to give their views on possible choices for their area.

11.2 Consultants report indicate that the LBH element of the Central Leaside area provides 27% of Haringey's total employment land supply; a significant proportion of employment land. Northumberland Park is characterised as being one of the most severely deprived areas not only in Haringey, but the whole country. Results from the Indices of Deprivation 2004 found that 85 per cent of residents in Northumberland Park live in areas that are amongst the 10 per cent most deprived in Haringey. Much of the deprivation stems from labour market disadvantage and this short briefing will look at the following characteristics of Northumberland Park: current worklessness levels; residential skill levels; main sectors of workplace based employment; and employment opportunities that lie within and outside of Northumberland Park.

12. Consultation

12.1 Officers from various services such as housing, transport policy, economic regeneration, risk management, major sites teams were consulted on the emerging preferred options

12.2 Regeneration Stream Board meeting on 17 October 2008

12.3 Ward members meeting with Northumberland Ward members on 4th November 2008

13 Service Financial Comments

13.1 The estimated cost of producing the joint plan is £150k in total and the bulk of this cost will be incurred by Enfield. Haringey's share is estimated at about £10k. There may be further additional costs in 2009/10 for the Examination in Public process which will again be shared between the two Boroughs.

13.2 The report contains a variety of future actions and options but does not in itself

commit Haringey Council to additional expenditure. Any future proposals with cost implications would need to be subject to separate reports and full financial appraisal.

14 Use of appendices /Tables and photographs

14.1 Appendix 1 – summary list of emerging preferred options

14.2 Appendix 2- CLAAP area and employment sites

15 Local Government (Access to Information) Act 1985

15.1 Central Leaside Area Action Plan Issues and Options Consultation Document

Appendix 1- Summary of Preferred options –based on draft document by LB Enfield (the lead borough) / November 2008

- 1.1 In the Enfield part of Central Leaside, release of vacant or underused employment land to mixed use development is proposed. In total there are proposals to accommodate between 3,000 and 5,000 new homes over the plan period in Meridian Water- an area around IKEA/ Tesco near Haringey boundary. Scale and phasing of this development will very much be dependent upon the local and regional transport capacity. Other infrastructure needs already identified include school provision, retail, health and decentralised energy. Parts of Central Leaside are in flood risk zone.
- 1.2 Whilst the whole Central Leaside area is characterised by some traditional industries in decline and a range of lower quality premises, the evidence suggests that the Haringey element is performing relatively well as an employment location. Existing businesses consider it a good and competitive location for their purposes, land and premises are well utilised and vacancy rates are acceptable. However, there exists the potential opportunity to improve the image in parts of the area to a wider range of employment activities. The area provides jobs in a location which can be readily accessed by some of the Borough's most economically deprived communities.
- 1.3 In Haringey element of Central Leaside, a strategy aimed at retaining existing viable businesses combined with targeted intensification, improvement and redevelopment, and efforts to diversify the mix of businesses appears is considered.. A range of growth industries, particularly in the green industries sectors should be promoted. The emerging green industries hub around the Marsh Lane area is very encouraging.

1.4 There are opportunities in the North East Tottenham Defined Employment area for more intense and diverse employment and mixed use development

Primary questions

1. How to protect and improve employment /industrial use in Central Leaside?
 - Improvement- environment, stock quality and access
 - Intensification-higher density
 - Diversification- new industries such as Green industries
 - Investment
2. Which parts of Central Leaside are suitable for major transformation?
 - Long-term vacant land around IKEA/TESCO
3. How to transform long-term vacant land?
 - Housing led regeneration with up to 5,000 units
 - Phasing of development – importance of transport capacity
 - Others

Secondary questions

1. Housing provision and quality

- Amount of housing: potential for up to 5,000 in Meridian Water area. This is very closely linked to transport capacity
- Housing density: Higher density to the south of North Circular to reflect public transport accessibility
- Housing type and mix: London Plan targets i.e 50% affordable and 70/30 split for social housing
- Existing housing: work with partners to improve quality of existing housing in adjacent areas

2. Community facilities and community hub

- Primary and secondary schools
- Health facilities
- Children’s centre, library, day care and youth provision
- Creation of local centre for convenience goods and day-to-day needs without compromising the vitality of existing town centres and Tottenham Hale

3. Transport and access

- The highway network: rationalisation and upgrade of local access to the proposed development sites, implementation of traffic management measures across the wider local network
- Rail access: in the short and medium term is to improve access and service capacity at Angel Road station by improving new station access to the south, west and east of the station
- In the longer term the 4-tracking of the Lee Valley Rail Line is supported to facilitate local services at Angel Road and Northumberland Park
- Maintain and improve existing bus services while seeking to provide new bus routes as required to meet the increasing level of demand generated from new developments
- Waterbus /taxi service to be instigated
- Improve walking and cycling routes with the CLAAP area
- Create east/west green fingers that link residential areas to the Lee Valley Park.
- Improve walking and cycling links beyond CLAAP area help connect the area to key facilities and amenities

4. Open spaces, green links, leisure

- Improve access to Lee Valley Regional Park
- Improve north/south link for the Park
- New recreational facilities in the Park and Banbury Reservoir
- Creation of network of open spaces across the CLAAP area
- Improve the quality and support the diversification of existing open spaces

5. Image of Central Leaside

- High design quality, public art and landscape strategy

6. Major transformation

- Meridian Water area-masterplan as a Supplementary Planning Document (SPD) based on principles stated in the Area Action Plan
- Phasing of development

APPENDIX 2A : CENTRAL LEESIDE AAP BOUNDARY

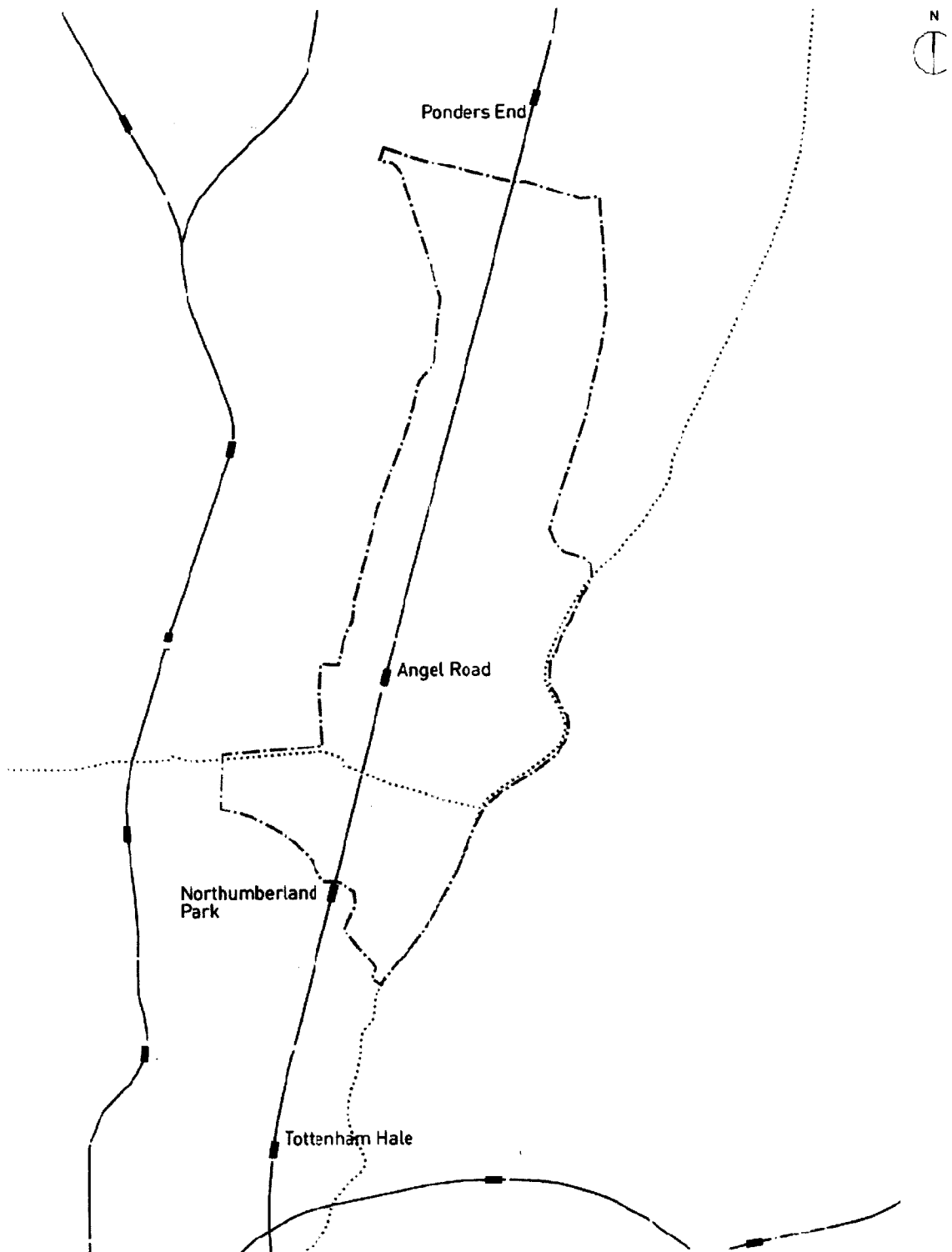


Figure 1.3 Central Leaside AAP area

APPENDIX 2B: CENTRAL LEESIDE EMPLOYMENT AREAS

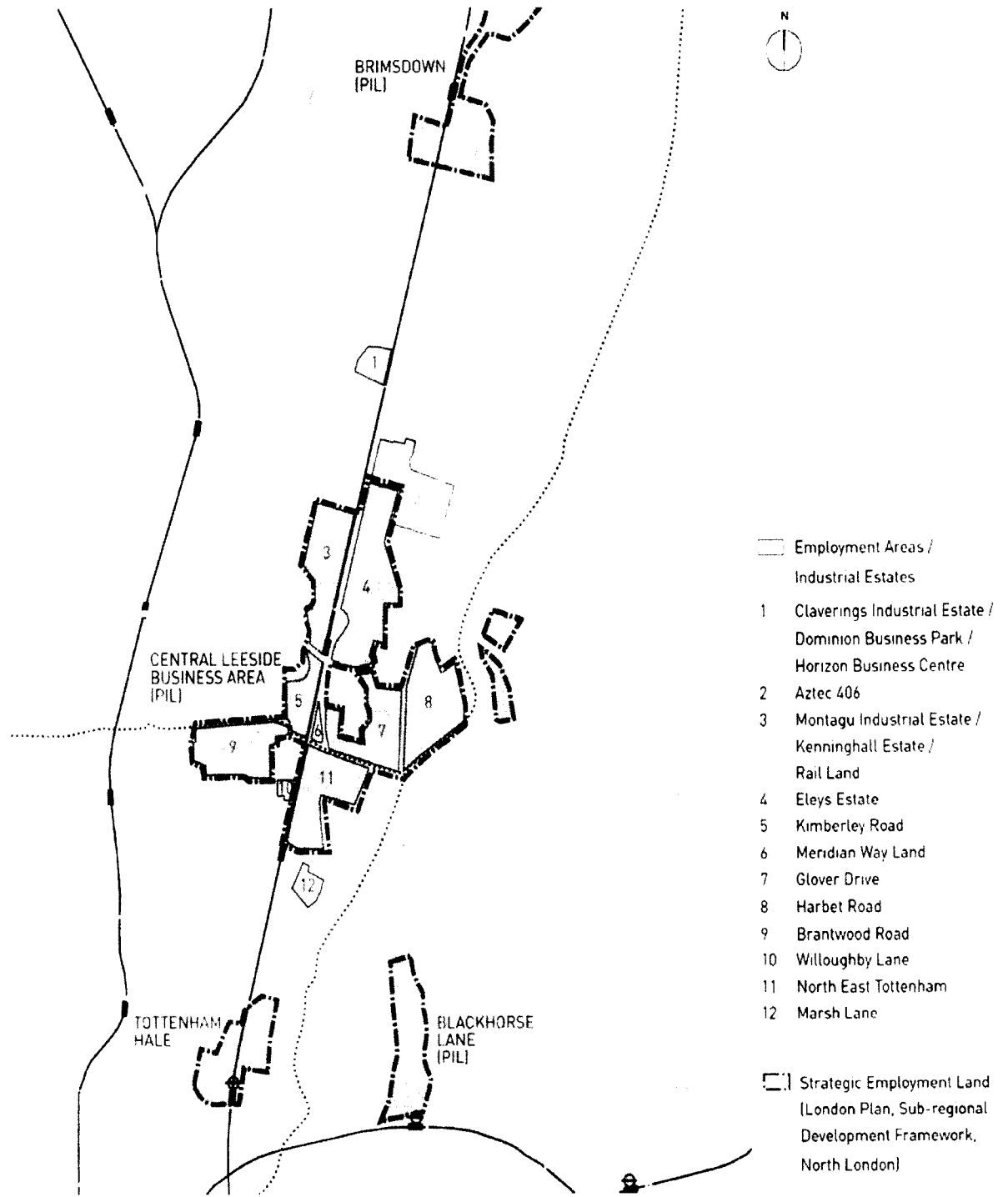


Figure 2.1 Employment Land, Central Leaside