



Haringey Council

Agenda item:

[No.]

CABINET

On 26TH JANUARY 2009

Report Title. Neighbourhood Plan for the NDC Area

Report of Director of Urban Environment

Signed :

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Wards(s) affected: Seven Sisters, St Ann's and Tottenham Green

Report for: **Non Key Decision**

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

- 1.1. To seek Member endorsement for the Bridge New Deal for Communities (NDC) Neighbourhood Plan 2009-2025;
- 1.2. To highlight a key element of the Bridge NDC Partnership Board's plans for its succession and legacy

2. Introduction by Cabinet Member (if necessary)

2.1. In February 2008 the Bridge NDC commissioned a Neighbourhood Plan for the Seven Sisters area after extensive consultation with local residents. The Neighbourhood Plan will guide social, physical, and economic development in the area over the next ten to fifteen years. Its purpose is to support progress made to date by The Bridge NDC and its partners and to guide development proposals and environmental improvements by the Council, Homes for Haringey, The Mental Health Trust, The Primary Care Trust, and other stakeholders. It covers issues including transport, public open space, housing, employment, and community facilities.

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

3.1. The Bridge NDC Seven Sisters Neighbourhood Plan contains a menu of proposals which are organised around four themes of Connected Places, Connected People; Greenest District in Haringey; Community Focus, Neighbourhood Life and Open Neighbourhoods, Working Neighbourhoods. Delivery of the Plan's proposals will contribute to the Council's priorities as follows:

Priority 1 – Making Haringey one of London's greenest boroughs

Priority 2 –Creating a Better Haringey: cleaner, greener and safer

Priority 3 Encouraging lifetime wellbeing, at home, work, play and learning

3.2 Neighbourhood Plan for the NDC area provides a detailed framework and guidelines for socio-economic and physical development in the NDC area. It will also inform and support delivery of the Community Strategy, Unitary Development Plan, emerging Local Development Framework, Safer Communities Plan, Regeneration Strategy and Greenest Borough Strategy.

4. Recommendations

4.1. Members are requested to endorse the Neighbourhood Plan for the NDC area (2010-2025) as a framework to guide socio-economic and physical development in the Seven Sisters area as contained in Appendix 1.

5. Reason for recommendation(s)

5.1. The Neighbourhood Plan for the NDC area represents a key element of the NDC's succession and legacy plans after completion of its government funding in 2011. Successful delivery of the Plan's vision, aims and objectives is dependent on the engagement and participation of local stakeholders across all sectors.

5.2. The Council as the Local Planning Authority, major service delivery agency and landowner represents one of the most important stakeholders in the successful delivery of the vision, aims and objectives of the Neighbourhood Plan.

6. Other options considered

6.1. The visions and objectives of Neighbourhood Plan for the NDC area will not be realised for the benefit of the Seven Sisters area without the endorsement of the Plan by the Council as a key stakeholder.

7. Summary

7.1 In February 2008, the Bridge NDC commissioned an interdisciplinary team led by Urban Initiatives to develop a Neighbourhood Plan for the Seven Sisters area. The

Neighbourhood Plan is a document which will guide social, physical, and economic development in the area over the next ten to fifteen years - a plan for Seven Sisters up to 2025. Its purpose is to consolidate progress made to date by The Bridge NDC and its partners, and to provide a vision to guide development proposals and environmental improvements by all stakeholders including the Council, Homes for Haringey, The Mental Health Trust, the TPCT, NDC successor body and other stakeholders and private interests. It will cover issues including transport, public open space, housing, employment, and community facilities.

7.2 It is intended that the completed plan will inform the development of the Council's Core Strategy and may in due course be adopted in whole or in part as a Supplementary Planning Document (SPD). The Plan has been developed in parallel to an ongoing Sustainability Appraisal by the Council's independent consultants, in order to ensure it is fit for these purposes.

7.3. The NDC Neighbourhood Plan – Options for consideration

The vision the NDC is putting forward for Seven Sisters area is as "The Greenest District' in Haringey...

- A group of neighbourhoods that are socially, economically, and environmentally sustainable.
- Each neighbourhood develops its own identity and community focus.
- Workplaces, institutions, and community facilities are open, accessible, and integrated into the life of each neighbourhood.
- People and places are connected."

7.4 The Neighbourhood Plan is a flexible, variable menu of proposals, rather than a rigid, fixed master plan. Each proposal is broken down into a 'toolkit' of potential actions which can be assembled in different combinations, realised in different timescales, and implemented to different extents. Its purpose is to provide a common point of reference for all stakeholders, through which to discuss the future of the area and role for environmental improvements and community, residential, and commercial developments in delivering change. None of the proposals can proceed without more detailed consultation, investigation, and development.

7.5 The Neighbourhood Plan also includes Design Guidance for the area.

7.6 The Neighbourhood Plan was approved by the NDC Partnership Board on the 26th November 2008.

8. Chief Financial Officer Comments

8.1 The Neighbourhood Plan for the NDC area provides a detailed framework and guidelines for socio-economic and physical development in the NDC area. The Council already provides core services within the Seven Sisters NDC area funded from agreed revenue and capital budgets. However, if any of the proposals in the Neighbourhood Plan require additional resources over and above existing revenue and capital budget provisions, these will need to be fully assessed, as and when details of new proposals

are being developed and reported to Members for approval prior to implementation. Any additional resource requirements for the Neighbourhood Plan should ideally be aligned with the Council's financial and business planning framework, so that any emerging actions can be considered as part of these processes. Identifying and maximising external funding for the delivery of ongoing improvements within the area must be a priority. Wherever possible a joined up approach should be developed within the Council and with our external partners/stakeholders so that resources are most effectively utilised.

9. Head of Legal Services Comments

- 9.1. The Head of Legal Services comments that the Unitary Development Plan contains two adopted neighbourhood plans already – Archway Road and Myddleton Road – which were in effect Area Action Plans outside the priority areas for regeneration before the Planning and Compulsory Purchase Act 2004 came into effect.
- 9.2. Under the Government's latest version of Planning Policy Statement 12 published in June 2008 Area Action Plans should be used when there is a need to provide the planning framework for areas where significant change or conservation is needed; they can assist in producing a consensus as to the right strategy for an area and how it might be implemented; authorities may set criteria in their core strategy for identifying locations and priorities for the preparation of area action plans.
- 9.3. Accordingly, this Neighbourhood Plan may be supported to be taken forward into the core strategy as an Area Action Plan to include as far as practicable the time table for the implementation of the Plan.

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

- 10.1. Not applicable

11. Equalities & Community Cohesion Comments

- 11.1. The Bridge NDC Seven Sisters Neighbourhood Plan covers a significantly deprived area with a highly diverse ethnic population. The Plan aims to ensure that the needs and aspirations of these diverse and deprived communities inform development decisions impacting on the socio-economic and physical environment of the area.
- 11.2. The Plan particularly contributes to delivering community cohesion outcomes in the Seven Sisters area by providing a commonly agreed vision for the area and providing a framework through which strong and positive relationships can be developed between people from different backgrounds and circumstances.

12. Consultation

- 12.1. In order to fully understand community and stakeholder aspirations for the area, and to generate as broad a consensus as possible, the plan has been developed in

close consultation with local communities and stakeholders through a process that substantially exceeds statutory requirements. A dedicated focus group – the 'Neighbourhood Team', composed of the NDC Partnership Board, augmented by Resident Associations, Friends of the Parks, Health and other stakeholders from the NDC and adjacent areas – has generated, advised, and tested plan ideas through a series of workshops. A day of themed workshops was held with Council stakeholders on the 25th June 2008 and a dedicated meeting with the Mental Health Trust and Primary Care Trust was held to further test the proposals.

12.2 The ideas that emerged from the workshops were compiled into a public exhibition on view over a two-week period of public consultation and presentation in local public venues in July 2008. The exhibition was also available online where local residents could make electronic responses. Hard-to-reach groups such as young people were targeted for consultation assisted by the NDC's team of Young Advisors.

12.3 The public consultation was also supplemented by a door to door survey of households in the NDC area. Residents were in agreement with the proposals.

13. Service Financial Comments

13.1 It is intended that implementation of the proposals contained in the Neighbourhood Plan will be financed by the bending of mainstream budgets of stakeholders, use and development of stakeholder assets as appropriate, private sector leverage and external funding as opportunities arise.

13.2 The Plan will also guide proposals that come forward from developers looking to invest in the NDC area.

14. Use of appendices /Tables and photographs

14.1. Appendix 1 – 'The Bridge NDC and London Borough of Haringey, Seven Sisters Neighbourhood Plan 2010-2025' available in the Members' Room

15. Local Government (Access to Information) Act 1985

15.1. The Bridge NDC Partnership Board Delivery Plan 2008/09 Report November 2007; DCLG Planning Policy Statement 1: Delivering Sustainable Development; DCLG Programme Note 42 December 2007; DCLG Supplementary Planning Guidance on Urban Design (SPG1-11); DCLG Planning Policy Statement 3: Housing; ODPM Programme Note 34 – NDC Succession Strategies January 2006; Neighbourhood Renewal Unit NDC Succession Strategies October 2005; Making Assets Work Review of Community Management and Ownership of Assets – Barry Quirk 2007; Service Transformation – A better service for citizens and businesses, a better deal for the taxpayer – Sir David Varney December 2006;

15.2. [Also list reasons for exemption or confidentiality (if applicable)]