

AREA PLAN

Crouch End, Hornsey & Stroud Green Area Forum & Committee Area Plan

Aspiration (3 year vision)	Year One Activity 2012/13	Service / Partner Action	Lead Service & Lead Officer Contact
1. Active Community Life	<p>Make better use of existing community buildings</p> <p>Explore potential for communities to rent space at an affordable price</p> <p>Ensure that Hornsey Town Hall, when re-opened, has adequate access for community based groups catering for young and older people.</p>	<p>The Council is undertaking a review of Council buildings leased to community organisations to improve support for Haringey's voluntary sector (in line with the Voluntary Sector Strategy 2011-16). Key issues the Building Review will consider are;</p> <p><u>Building condition</u> – generally the portfolio is considered to be in poor state of repair overall, with limited capacity to invest</p> <p><u>Community use</u> – some buildings could be made more generally available as a flexible resource</p> <p><u>Utilisation</u> – some buildings are under-utilised due to limited opening hours, constraints to flexibility in uses and building condition</p> <p>The approach to the Buildings Review is as follows:</p> <ol style="list-style-type: none"> 1. Assess the building stock condition and utilisation of the buildings and other Council properties available for community use 2. Evaluate all buildings to identify opportunities for redevelopment and consider disposal options that could help realise or contribute to other Council objectives relating to regeneration and housing and employment 3. Develop options for increasing the efficiency and effectiveness of community building assets. <p>The review is in progress and a list of relevant properties, initial outcomes and options will be available</p>	Dinesh Kotecha – Property Services Manager

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1. Active Community Life (cont)		<p>in Autumn 2012.</p> <p>Recommended that outcome of Review is considered as part of future Area Forum agenda</p>	
	Encourage local traders to offer work placements / apprenticeships	<p>This is currently done through Town Centre Business Group. The Crouch End Project represents independent businesses in the area. It is funded through trader contributions and over the past five years has worked to deliver a range of innovative marketing initiatives for town centre businesses. It also works closely with the council's economic regeneration team to promote council services. Further information on membership and initiatives is available on their website or by email to the Chair Clare Richmond info@thecrouchendproject.co.uk.</p> <p>It will also be an element of the new employment programme being launched in 2012 whereby the Council will work with local businesses to create new employment and skills opportunities. The new Employment Programme (particularly the job creation element where a minimum of 200 new jobs will be created in partnership with businesses) will include apprenticeships leading to Level 2/3 qualifications. The job creation scheme will include a wage subsidy to small and medium sized enterprises to create new jobs for local unemployed people with incentive payments if the job lasts 9 months and 12 months. Young people under 25 will be the primary focus of the programme.</p> <p>Recommended that local impact of Employment Programme is considered as part of a future Area Forum agenda</p>	Martin Tucker – Regeneration Manager, Employment & Skills

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1. Active Community Life (cont)	Review potential use of empty buildings to increase community provision	<p>Council owned shops becoming vacant are generally re-let in a reasonable time period. These are advertised on the Council's website and are available for any organisation to apply for the lease on the terms appropriate for the property.</p> <p>As regards leasing empty properties for community use generally, the Council is under an obligation to get the best consideration from leasing or disposal of properties. Generally this means that the Council should seek to achieve market rents for the proposed use. Where a property or space is likely to remain vacant for a period of time the Council considers interim uses which might include short term community lets.</p> <p>As part of the Community Buildings Review and in view of the number of Council occupied properties expected to become vacant a formal approach for this will be considered.</p>	Dinesh Kotecha – Property Services Manager
2. Support for Business Community	<p><u>Local Traders:</u></p> <p>Explore rent subsidies / business rate caps for independent shops</p> <p>Improve direct links between traders and Council</p> <p>Scope the potential for a Farmers Market in Crouch End</p>	<p>Businesses can apply for rate rebates. However, vacancy rates and variety in Crouch End & Hornsey is healthy.</p> <p>The Council supports local traders through the local Town Centre Business group (TCBG). Proposals for a potential farmers market in Crouch End would have to be put to this group. The Council will explore the opportunity for a local market with the TCBG by March 2013.</p>	Martin Tucker – Regeneration Manager, Employment & Skills & Nick Schlittner – Policy & Projects Officer

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2. Support for Business Community (cont)	<u>Hornsey High Street:</u> Recruit a Town Centre Manager to promote the area, liaise with traders, Council and TfL and generate new opportunities Regeneration of Hornsey Town Hall	Council Town Centre Manager support needs to be focused on the basis of need and lack of vitality/variety in the Town Centre. The local Town Centre Business Group (TCBG) would need to consider and support this proposal. Hornsey Town Hall is a Council priority led by Property Services.	Martin Tucker – Regeneration Manager, Employment & Skills & Nick Schlittner – Policy & Projects Officer
	<u>Town Centres:</u> Develop Town Centre Plans for Crouch End, Hornsey and Stroud Green	Research on Town Centre Improvement Plans will be undertaken in 2012/13 and plans produced in 2013/14. Improvement Plan Headings: Key development opportunities; transport, safety and public realm improvements and business promotion. Improvement Plans will be developed through Town Centre Business Groups and will need to take account of existing resources and look to develop local action and resources. Recommended that this is a future Area Forum agenda item	Martin Tucker – Regeneration Manager, Employment & Skills and Nick Powell – Head of Carbon Management and Sustainability
	<u>“Chuggers”:</u> Investigate by-laws / local legislation to limit / ban number of on-street charity collectors	Eubert Malcolm, Group Manager Regulatory Services, has provided a briefing on the Council’s position to tackle on street charity workers. This information will be shared with residents at the Area Forum meeting on 24 April 2012. (Link to response to be inserted)	Eubert Malcolm - Group Manager Regulatory Services
3. Community Safety	Explore possibility of increased SNT patrols in the evenings	SNTs require more information / data on this concern. There is a tri-borough group (Hackney/Islington and Haringey) that meets to discuss cross-borough issues around the Finsbury Park area and they can supply the data part if the community can expand on their exact	Mark Long – Chief Inspector Safer Neighbourhoods

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		concerns (concerns should be fed through the local ward panel or Area Forum Chair).	
4. Health Provision	Scope future impact on health provision in light of population projections, housing developments, emerging needs etc	Recommended that this is a future Area Forum agenda item	
5. Housing	Prioritise affordable housing planning policy (Review the proportion of affordable housing to achieve maximum delivery)	The Council supports affordable housing and it is prioritised in the <u>Unitary Development Plan / Local Development Plan</u> along with other key policies.	Nick Powell – Head of Carbon Management and Sustainability & Sule Nisancioglu – Group Manager
	Explore use of mediation services to resolve disputes with developers	The Planning Service already seeks to do this through the Pre Application service. The new Localism Act will require some major scheme to formerly go through a “pre application consultation” process and this will turn good Haringey Practice into a statutory requirement. This will come into force in 2012/13 (date unknown)	Paul Smith – Head of Development Management
	Contribute to Shelter campaign on rogue landlords	The Housing Improvement Team respond to all referrals regarding housing conditions in the private sector and take enforcement action in the worst cases.	Steve Russell – Manager, Housing Improvement Team (Private Sector)
6. Parks, Green Space and Greener	Develop a “Finsbury Park Accord” led by a multi-agency forum, to look at: commercial use of parks, licensing of events, planning, transport, noise, health, ASB Establish an Officers and Users Park Group	Leisure Services will investigate the suggestion of a Finsbury Park multi-agency group by March 2013. A Friends of Finsbury Park group already exists that Officers attend. In addition there is a borough wide forum for friends group, which officers also attend. Cllr Canver (Cabinet Lead – Neighbourhoods) hosts a regular parks summit to which officer, partners and friends are invited.	Simon Farrow – Head of Client Services

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6. Parks, Green Space and Greenery (cont)	Undertake a mapping exercise to defend Parkland Walk boundaries and identify thefts and losses	The Council is committed to the defence of Parkland Walk boundaries and is implementing a programme of enforcement action to prevent any loss of the Nature Reserve. This action was preceded by a mapping exercise to identify where encroachments had occurred. The Council has worked successfully with the Friends of Parkland Walk to identify previous theft and loss and will continue to do so.	Paul Ely – Head of Commissioning Services, Leisure Services
	Create an online database that details street trees to be removed and when they will be replanted	The Tree Strategy will be updated in 2012 and these proposals will be considered. Revisions to the strategy will be subject to relevant stakeholder consultation. This could include the presenting the recommendations to the area forum should they wish. This would be in the Autumn of 2012. Suggested that an update is provided as a future Area Forum agenda item.	Simon Farrow – Head of Client Services
	Identify more food growing spaces (in schools, community gardens or individual plots) and make creative use of vacant space	A decision has been taken not to proceed with and Allotments Review in 2012/13. However, should any new opportunities arise information will be provided to the forum (updated 28.05.12) Suggested that an update is provided as a future Area Forum agenda item.	Simon Farrow – Head of Client Services
	Audit of current open space and usage levels to determine if action is needed to encourage better use	Leisure Services undertake a review of the Parks Management Plan every 3 years. This review is due to take place in 2012/13 and an audit is part of the review activity. Reviews of the green flag parks will be completed in January 2013 and published on the council website. Suggested that an update is provided as a future	Simon Farrow – Head of Client Services

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		Area Forum agenda item.	
7. Planning & Development	Encourage / incentivise developers to contribute to local community through employment initiatives and live / work	Planning policy already sets out a wide range of community benefits (S106) that officers seek to negotiate on including employment and community/environmental benefits. This is set out in SPG10a. Comments on such issues can also be made when planning applications go out for public consultation. Many non intrusive work practices can take place in homes without the need for planning permission. Once home work activities become significant and there is an environmental impact – planning permission would be needed. The location of genuine live/work will be considered in appropriate locations.	Nick Powell – Head of Carbon Management and Sustainability
	Evaluate planning service community engagement processes	The Planning Service is happy to answer enquiries/concerns residents have about currently engagement processes.	Paul Smith Head of Development Management
	Communicate Council response to Localism Act re: Neighbourhood Forums and Neighbourhood Plans	The Planning Service prepared and presented a report on the Localism Bill at the recent Muswell Hill Area Forum and Committee. The report also includes a summary of the Haringey Planning Service offer and how residents and councillors can get involved at the policy stage and pre application and final decision making stages. The papers are available to view on the Area Committee pages of the Council website here . Suggested that this is included as a future Area Forum agenda item	Nick Powell – Head of Carbon Management and Sustainability & Paul Smith Head of Development Management
	Pursue enforcement against rogue developers	The Planning Enforcement Team service aims includes this and it reports on performance to every <u>Regulatory Committee</u>	Paul Smith – Head of Development Management & Myles Joyce – Planning

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7. Planning & Development (cont)			Enforcement
	Advertise the role and powers of Councillors in relation to Planning issues	Objections to planning applications can be made to both the Planning Service and / or Ward Councillors.	Nick Powell – Head of Carbon Management and Sustainability
	<p><u>Conservation Area Issues:</u></p> <p>Review and improve conservation area design guidance (e.g. shop-front quality)</p> <p>Conservation Area Advisory Committees need to be re-invigorated with new members</p> <p>Review and minimise use of satellites on buildings</p> <p>Review and minimise use of cycle sheds in front gardens</p>	<p>The Planning Service is reviewing Conservation Area Guidance in 2012/13.</p> <p>This is for Conservation Area Advisory Committees (CAAC) to do.</p> <p>A policy already exists to minimise the use of satellites on buildings in a Conservation Area. The Council has less Enforcement Officer resource than in previous years so residents are asked to support enforcement by reporting concerns.</p> <p>At present this is not a consideration of the Conservation Area Guidance (but this document is being reviewed during 2012/13). The service will require more information on how wide-spread this issue is as restrictions need to be considered against the Council's commitment to promote cycling.</p>	Nick Powell – Head of Carbon Management and Sustainability
	<p><u>Pavements:</u></p> <p>Respond to residents February 2012 street audit of Crouch End</p>	Audit was undertaken in February 2012. Officers are reviewing resident concerns and will include activity that can be undertaken as part of this area plan.	Tony Kennedy – Sustainable Transport Manager

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8. Public Realm (cont.)	Repair / replace pavements outside Budgens and Tesco in Crouch End (in more traditional paving)	Unable to commit to this due to unknown level of funding beyond 2012/13 and that funding has already been allocated to other locations.	
	<u>Lighting:</u> Review lighting standards and repair criteria – find out what happened to the original ‘replacement programme’	The Council operates to European lighting standards. A report on past replacement programmes will be compiled for the Area Forum & Committee to consider at a future Area Forum. Residents to note that 2012/13 will see the replacement of some cast iron lighting columns in Crouch End.	Tony Kennedy – Sustainable Transport Manager
	<u>Dogs:</u> Investigate possibility of more dog waste bins Advertise Veolia reporting contact number more widely Article in Haringey People on responsible dog ownership	Requests for more dog bins will be considered but residents need to identify prospective sites for Veolia and Neighbourhood Action Teams to consider. The Veolia contact no. currently advertised in all marketing material sent to residents, online, on sides of fleet vehicles and in Haringey People. Hours of operation and details of how to email enquiries. An article is currently being prepared and will be published in Haringey People in Autumn 2012.	Michael McNicholas – Neighbourhood Action Team Manage
9. Transport & Connectivity	Encourage children to walk and use bikes	This is part of an extensive Smarter Travel programme. In 2011/12 a travel road show promoting the benefits of cycling was held in Hornsey. In 2012/13 a road show will take place in Crouch End.	Tony Kennedy – Sustainable Transport Manager

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9. Transport & Connectivity (cont.)		<p>Cycle training will be offered to Year 6 pupils in all local primary schools (and in some secondary schools).</p> <p>In addition, a 'Hornsey DIY Streets' programme will be in operation in 2012/13 providing traffic calming measures and promoting positive behaviour change.</p>	
	<p><u>School Travel Plans:</u> Monitor and evaluate <u>School Travel Plans</u> (link through to extra notes?)</p>	<p>A School Travel Plan (STP) is a continually evolving document between the council and borough schools to identify and improve road safety issues and reward good practice.</p> <p>By ensuring schools have STPs, the Council can ensure that any available funding is channelled to schools who have highlighted transport issues. STPs therefore incentivise schools to consider transport issues.</p> <p>STP activities can include encouraging Walking Once a Week, taking part in a Wheelie Great Cycle event as well accepting theatre in education focused on poignant topics of road safety and behaviour on public transport.</p> <p><u>Monitoring School Travel Plans (STP)</u></p> <p>A new online monitoring site informs schools how to gather the relevant information, how to upload and the criteria that is needed to achieve Bronze, silver or Gold status. Training in the new system has been offered to all schools and has been positively received.</p> <p>School Travel Plans are monitored and evaluated annually.</p>	Zoe Robertson – Enablement & Engagement Manager
	<p><u>Buses:</u></p> <ul style="list-style-type: none"> • Invite TfL representative to attend future Area Forum to hear and respond to 	<p>Transport Forum occurs every 3 months and an item can be included at a future meeting on the topic of bus routes. On the issue of national rail liaison it is considered more appropriate to liaise with the current</p>	Malcolm Smith – Transportation Team Leader

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9. Transport & Connectivity (cont)	<p>residents concerns about bus routes / provision locally</p> <p>(Issues include traffic noise from 91 bus, removal of 91 and 41 bus stops from Tottenham Lane and consolidation of W7, 41 & 91 bus stops on Broadway as recommended in recent CE street audit)</p>	<p>franchise holder [First Capital Connect] as it is responsible for day to day safety and security at its rail stations.</p>	
	<p>Lobby Network Rail to ensure safety standards at Hornsey and Stroud Green railway are same standard as Crouch Hill Station</p>	<p>This is an agenda item for the Area Forum taking place on 24 April 2012. Minutes will be published here.</p>	
	<p>Investigate potential for traffic calming in Stroud Green centre, Stapleton Road, Ferme Park Corner junction</p>	<p>The Sustainable Transport Neighbourhoods programme is designed to look holistically at Highway issues in a neighbourhood area and we have adopted a community led approach, known as DIY Streets, to engage residents and traders. For 2012/13 we will be investigating locations in the Harringay and Hornsey wards. The Stroud Green neighbourhood will be placed on the Planning department's list for consideration when developing our Local Improvement Plan (LIP) for 2014 – 2017.</p> <p>The junction of Stapleton Hall Road and Ferme Park Road will be investigated as part of the Council's 2012/13 Road Safety programme.</p>	<p>Tony Kennedy – Sustainable Transport Manager</p>
	<p>Introduce "traffic management zones" where speed and parking permissions are standardised (instead of areas</p>	<p>The consideration of speed limits and parking permissions must take account of the existing road conditions. It would not be possible to standardise parking controls for an area as there will be</p>	<p>Tony Kennedy – Sustainable Transport Manager</p>

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9. Transport & Connectivity (cont)	where speed limits change)	<p>requirements for different operating hours to reflect the road layouts, for example double yellow lines at junctions. It is possible however to review existing restrictions to assess if they are meeting the needs of the area and amend accordingly.</p> <p>The Council does not currently support the introduction of a blanket wide 20mph limit due to enforcement limitations. We will however consider 20mph zones for residential areas to provide a standard speed limit throughout the neighbourhood.</p>	
	Investigate potential for improved/increased traffic management on Nightingale Lane	Our priorities for investment over the next year are set out in our Sustainable Transport Works Plan , which has been agreed by Cabinet. Where funding has not been allocated to specific schemes, such as road safety funding, we do keep a list of such requests and then seek lead member approval for the highest priority schemes, which is normally based on those with the highest concentration of accidents which have resulted in a fatality or serious injury. Nightingale Lane is not considered a priority at this present time.	Tony Kennedy – Sustainable Transport Manager
	Evaluate Controlled Parking Zones (CPZs) and publish findings	The Council has not formally evaluated the Controlled Parking Zones in Crouch End. There is an agreement to do so in line with the Hornsey Town Hall redevelopment and this is included in the S106 agreement. However, since implementation our engineers have undertaken a technical evaluation surveying the area, which indicated that parking pressure has been alleviated during the operational hours. The formal evaluation will be more detailed.	Gary Weston – Traffic Management