

Executive Report

Report Title: Central Leaside Area Action Plan

Forward Plan reference number (if applicable):

Report of: Andrew Travers, Interim Director of Environmental Services

Wards(s) affected: Northumberland Park,
Tottenham Hale

Report for: Non-Key Decision

1. Purpose

1.1 To seek Members approval to prepare an Area Action Plan for Central Leaside jointly with London Borough of Enfield. The Area Action Plan will be drawn up under the planning regulations and will be subject to public consultation at each stage. The Plan needs to be ratified at each stage by each council and, when adopted, will form part of each borough's Development Plan Document portfolio. If Members approve the joint work, the Central Leaside Plan will be included in the Haringey's Local Development Scheme.

1.3 Under the Local Authorities (Function and Responsibilities) (England) Regulations 2000 [as amended] the decision to take part in a Joint Development Plan Document with other authorities cannot be a function of the Executive and it therefore needs to be considered and determined by Full Council.

2. Introduction by Executive Member for Enterprise and Regeneration

2.1 This report to brought to the Executive in order to seek approval for the preparation of a joint Area Action Plan for Central Leaside with the London Borough of Enfield, which will of course be subject to the necessary public consultation processes.

3. Recommendations

3.1 That Members note the arrangements for the preparation of a Central Leaside Area Action Plan jointly with London Borough of Enfield.

3.2 That Members recommend to the Full Council that the Central Leaside Joint Area Action Plan Document is prepared.

Report Authorised by: Andrew Travers, Interim Director Environmental Services

Contact Officer: Sule Nisancioglu, Group Manager Planning and Transportation Policy

4. Executive Summary

- 4.1 Central Leaside is the collective name given to the strategic employment areas that lie on the border between the London Boroughs of Enfield and Haringey. Central Leaside is identified in the current London Plan and in the Haringey UDP as one of the key strategic employment sites. The area comprises a mixture of brownfield opportunity sites, older industrial estates which are being rejuvenated and new industrial accommodation.
- 4.2 The majority of the Central Leaside business area is contained within the London Borough of Enfield, hence Enfield is the lead authority and commissioning body for an area action plan jointly to be developed by Haringey and Enfield.
- 4.3 The primary challenge for the Central Leaside Area is to identify investment and improvements required to ensure the long-term viability of the area as an employment location. London Boroughs of Enfield and Haringey intend to work jointly will to produce an Area Action Plan in order to provide a planning framework for future development and investment. AAP is expected to be adopted by June 2008.
- 4.4 Under the Local Authorities (Function and Responsibilities) (England) Regulations 2000 [as amended] the decision to take part in a Joint Development Plan Document with other authorities cannot be a function of the Executive and it therefore needs to be considered and determined by Full Council.

5. Director of Finance Comments

- 5.1 The estimated cost of producing the joint plan is £150k in total phased over the period 2006/07 to 2007/08. The bulk of this cost will be incurred by Enfield and Haringey's share is estimated at about £10k. There will be further additional costs in 2007/08 for the Examination in Public process which will again be shared between the two Boroughs . The AAP is expected to be adopted by autumn 2008.
- 5.2 The Council's budget process for 2006/07 allocated additional resources of £75k in each of the 2 financial years 2006/07 and 2007/08 in respect of the UDP/LDF processes. The Council's share of the above costs will be mainly met from within these resources.

6. Head of Legal Services Comments

- 6.1 The Head of Legal Services comments that Regulations made under the Planning and Compulsory Purchase Act require documents relating to part of the local planning authority's area, which identify that area as an area of significant change and contains the authority's policies relevant to areas of significant change shall be referred to as an Area Action Plan. Government Guidance in Planning Policy Statement 12, paragraph 2.17, is that a key feature of Area Action Plans will be the focus on implementation. They should:

- i. deliver planned growth areas;
- ii. stimulate regeneration;
- iii. protect areas particularly sensitive to change;
- iv. resolve conflicting objectives in areas subject to development pressures;
or
- v. focus the delivery of area based regeneration initiatives

7. Local Government (Access to Information) Act 1985

7.1 The following documents were used in the preparation of this report:-

- London Plan
- Haringey UDP 2006
- Project Brief for Central Leaside Area Action Plan

8. Background

8.1 Central Leaside comprises a mixture of brownfield opportunity sites, older industrial estates which are being rejuvenated and new industrial accommodation. The area straddles the A406 North Circular Road. Central Leaside is identified in the current London Plan and in the Haringey UDP as one of the key strategic employment sites.

8.2 The Area Action Plan will be drawn up under the planning regulations and will be subject to public consultation at each stage. The Plan needs to be ratified at each stage by each council and, when adopted, will form part of each borough's Development Plan Document portfolio.

8.3 Under the Local Authorities (Function and Responsibilities) (England) Regulations 2000 [as amended] the decision to take part in a joint development plan document with other planning authorities will need to be considered and determined by Full Council.

8.4 If Members approve the joint work, the Central Leaside Plan will be included in the Haringey's Local Development Scheme in the next update to Government Office for London.

9. Description

9.1 Central Leaside sits within the Upper Lee Valley which contains one of the largest clusters of manufacturing and technology-led industrial estates in London. It has been identified in the London Plan as an Opportunity Area for development and by the LDA as one of nine priority areas for investment.

9.2 Central Leaside is the collective name given to the strategic employment areas

that lie on the border between the London Boroughs of Enfield and Haringey. It comprises a mixture of brownfield opportunity sites, older industrial estates which are being rejuvenated and new industrial accommodation.

- 9.3 North Tottenham and Marsh Lane Industrial areas in Haringey are considered to be part of the Central Leaside Strategic Employment (industrial) location. The initial study will look at a wider area along the Upper Lea valley Corridor both in Enfield and Haringey in order to provide social, economic and environmental context. Following the initial assessment area boundary will be defined for the area action plan.
- 9.4 The Central Leaside business area itself is designated as a Strategic Employment Location in the London Plan (and more particularly as one of three Preferred Industrial Locations in Enfield). It is also identified as a Primary Industrial Area in the London Borough of Enfield's Adopted UDP 1994 and as a Strategic Employment Location (SEL) in Haringey's UDP (April 2006). The SEL designation is a framework intended to protect industrial land and reconcile the demand for, and supply of, productive industrial land in London. Taking account of the results of the recent Employment Study for Haringey, London Plan policies and local regeneration issues, Haringey's UDP offers strong protection to North Tottenham, Marsh Lane and Brantwood Industrial Estates.
- 9.5 The Central Leaside business area suffers from outdated industrial stock, poor public transport and utilities infrastructure, poor access and environmental quality. The retail park development has taken place incrementally in Enfield part of the Central Leaside including the new IKEA store and Tescos. There is a need to address current issues in relation to incremental growth as well as develop an integrated strategy to capitalise on future potential and avoid further incremental, uncoordinated development. The primary challenge for the Central Leaside Area Action Plan (CLAAP) will be to identify investment and improvements required to ensure the long-term viability of the area as an employment location. The AAP will provide a planning framework for future development and investment.
- 9.6 The AAP will need to reflect the statutory planning policy framework at national, regional and local level and take into account key strategies and evidence based studies. In particular, it will need to reflect its regional and sub-regional context as set out in the London Plan, the Mayor's Industrial Capacity SPG, the North London Strategic Alliance's Vision for North London, the draft North London Sub-Regional Development Framework, the Lee Valley Regional Park Plan and the emerging Upper Lee Valley Vision and Opportunity Area Planning Framework, the both Council's current and emerging Community Strategy.
- 9.7 The majority of the Central Leaside business area is contained within the London Borough of Enfield, hence Enfield is the lead authority and commissioning body for an area action plan jointly to be developed by Haringey and Enfield. A Memorandum of Understanding is currently being drafted between two authorities. A project manager has been employed by Enfield as lead authority. Her role is to co-ordinate activity and act as the main point of contact for the plan. The Project Manager will be responsible for ensuring that the timetable and budget is adhered to, for managing the performance of consultants and the consultation and

communication activity. Preparations are underway by Enfield to let a contract for consultants to carry out much of the work. A development Plan Document requires carrying out a sustainability appraisal, and a draft scoping report for the appraisal is currently in consultation with the statutory bodies. A steering group of officers from both boroughs is being set up. AAP is expected to be adopted by June 2008.

- 9.8 Area Action Plan development will be subject to consultation at various stages and each local authority will ensure that appropriate decision-making processes will be applied throughout the plan making process.

10. Consultation

- 10.1 The preparation of AAP will need to use consultation processes that conform to both Council's existing and emerging Statement of Community Involvement (SCI). A six-week statutory consultation period will follow the production of the preferred options for the action plan. Following this period of statutory consultation, a consultation statement in accordance with Regulation 28:1d including a Statement of Compliance with the SCI will be prepared summarising the consultation process throughout the preparation of the AAP.

11. Summary and Conclusion

- 11.1 Under the Local Authorities (Function and Responsibilities) (England) Regulations 2000 [as amended] the decision to take part in a Joint Development Plan Document with other authorities cannot be a function of the Executive and therefore this decision needs to be determined by Full Council.

12. Recommendation

- 12.1 That Members note the arrangements for the preparation of a Central Leaside Area Action Plan jointly with London Borough of Enfield.
- 12.2 That Members recommend to the Full Council that the Central Leaside Joint Area Action Plan Document is prepared.

13. Equalities Implications

- 13.1 During plan preparation, issues around equalities will be addressed. The Plan will be subject to sustainability appraisal which include consideration on economic, social and environmental factors. The Plan will also be subject to equalities impact assessment. Care will be taken to ensure that consultation exercises reach all sections of the community and that national and the Council's equal opportunity policies are complied with.