

Report Title: **Public consultation on the Draft Lawrence Road Planning Brief (SPD)**

Forward Plan reference number (if applicable):

Report of: **Assistant Director, Planning, Policy & Development**

Ward affected: Tottenham Green

Report for: non-key decision

1. Purpose

1.1 To consider the Draft Lawrence Road Planning Brief (Supplementary Planning Document) and Sustainability Appraisal, and to agree formal statutory consultation on both documents.

2. Recommendations

- 2.1 That the Sub-Committee approves the Draft Lawrence Road Planning Brief and Sustainability Appraisal, which are appended to this report, for a statutory six-week period of public and stakeholder consultation, commencing on 21st May
- 2.2 That a further report be made to the Sub-Committee at a later stage, recommending any appropriate changes to the draft planning brief as a result of statutory consultation in order to seek authorisation to carry out pre-adoption notifications and recommend the planning brief to Executive for adoption as a Supplementary Planning Document.

Report Authorised by: **Shifa Mustafa, Assistant Director, PP&D**

Signature: *Shifa Mustafa* Date: *29.3* / 2007

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3. Executive Summary

3.1 Lawrence Road is a former employment area covering some 3.76 hectares, which is under increasing pressure to change, due mainly to the decline in the clothing industry and the subsequent loss of employment opportunities. The adopted Unitary Development Plan (2006) identified Lawrence Road as a Site Specific Proposal, and re-designated the area from one protected for solely employment uses to an area suitable for mixed use – which includes residential and employment. The UDP also

proposed that a planning brief should be prepared.

- 3.2 A draft planning brief was reported to the Transforming Tottenham Advisory Committee in April and June 2005; to the Transforming Tottenham Consultative Board in January 2007 and more recently, to the Regeneration Stream Board in March.
- 3.3 It was agreed that a planning brief should be prepared, accompanied by a sustainability appraisal, which would be progressed through the statutory process for adoption as a Supplementary Planning Document (SPD).
- 3.4 The draft planning brief will provide clear guidance for the sustainable regeneration of Lawrence Road, and facilitate a co-ordinated approach to development that will provide new homes and jobs.

4. Reasons for any change in policy or for new policy development (if applicable)

5. Local Government (Access to Information) Act 1985

5.1 Background documents include:

- The Mayor's London Plan (2004)
- L.B. Haringey Adopted UDP (July 2006)
- Draft North London Sub-Regional Development Framework
- Lawrence Road Baseline Business Survey (May 2005)
- PPS 1 Delivering Sustainable Communities (2005).
- PPS 3 Housing (2006).
- PPG 4 Industry, Commercial development & Small Firms (1992).
- PPS 12 Local Development Frameworks (2004).
- DCLG Sustainable Appraisal of Regional Spatial Strategies and Local Development Frameworks: Consultation Paper (September 2004).
- DCLG Making The System Work Better - Planning At Regional And Local Levels (July 2002).
- The Town and Country Planning (Local Development) (England) Regulations 2004.
- The Environmental Assessment of Plans and Programmes Regulations 2004.
- Sustainability Appraisal Report (October 2006).
- L.B. Haringey Local Development Scheme (April 2006).

- 5.2 These documents are located at 639 High Road, London N17 8BD. Anyone wishing to inspect the background papers in respect of any part of the following report should contact Jimmy Jemal on 020 8489 5527.

6. Background

6.1 Location

The draft planning brief covers the land and buildings sited to the east and west of Lawrence Road, along the stretch between Clyde Road to the north and West Green Road to the south. The buildings comprise mainly multi-storey blocks; a significant number of which are vacant and under utilised. The majority of occupiers are, or were, in industrial manufacturing use, with live/work development at number 28 Lawrence Road. The Clyde Circus Conservation Area surrounds the site on all sides. The map attached as Appendix 1 outlines the site boundary in red.

6.2 Ownership

Haringey's Property Services has advised that the Council has sold the majority of its freehold interest in the area; except for number 63 (which is yet to acquire its freehold), and the small car-park area (which is still owned by Housing for use by tenants). The map attached as Appendix 2 shows details of land ownership.

6.3 The Lawrence Road Baseline Survey (May 2005)

A baseline survey of Lawrence Road was completed in May 2005. The purpose was to gather factual information about the characteristics of the established business community that would be used to inform production of a planning brief. The map attached as Appendix 1 indicates vacancy rates. The key findings of the survey included:

- 95% of companies responded to the survey (only one declined).
- There was a 40% vacancy rate (which has subsequently increased). Local estate agents consider that vacancy rates will continue to rise. The map in Appendix 1 shows the vacancy rates of individual buildings.
- 68.5% of businesses are linked to the clothing industry.
- Only 18% of businesses recorded an improvement in trading conditions.
- Over 66% of business employed 10 staff or less.
- Of those businesses interviewed a total of 238 full time and 73 part time staff were employed.
- Only 18% were positive about business turnover.
- Over 50% of businesses highlighted the need for environmental improvements.
- There was an urgent need to find alternative uses for these industrial buildings such as business units, live/work spaces, residential and mixed-uses.
- Street crime and fear of crime were perceived to be a big problem.
- The area suffers from poor environmental quality and public realm, including fly tipping and graffiti.
- The road suffers from parking problems caused by heavy delivery vehicles and overnight parking.
- There is a lack of investment in the area.
- Area is becoming increasingly blighted.

6.4 Conclusions of Baseline Survey

- Given the high and increasing vacancy rates there is an urgent need for regeneration.
- Road safety and environmental improvements are required.
- Significant investment is required to provide modern buildings and

facilities.

- Diversification of land uses, with an emphasis on providing high-quality residential and live / work units.
- Need to provide more continuous use and activity, so leisure uses should be expanded with the introduction of cafes, bars, restaurants and community clubs.
- A critical mass of change is needed, which could be achieved by a high-quality, flagship development at one of the sites that would act as a catalyst to attract investment.
- Need to accommodate high density, mixed use business and residential units, together with appropriate retail and leisure facilities.
- Improve public realm and introduce a sustainable transport strategy.
- A planning brief is required in order to secure a comprehensive, high-quality development.

7. The Draft Planning Brief

7.1 The Council has prepared a draft planning brief for Lawrence Road that will provide a framework for residential-led, mixed-use development, which includes housing and commercial uses (employment, retail, leisure, education / training, community, live / work etc.) This approach will protect the limited employment that currently exists, whilst presenting new job opportunities. It will help attract the investment required to positively change the area, by providing developers with greater certainty. It will help to create a safe and secure environment, provide sustainable new housing and generally improve the overall environment.

7.2 When adopted, the brief will be used to assess any future planning applications and help ensure that the Council's objectives are met. It will provide detailed advice on the acceptable form of development, which includes building heights, residential density, the mix of uses, the appropriate housing mix including affordable housing and provision of family-size homes, design guidance, requirements for sustainable development, car-parking, S106 obligations and the mechanism by which the redevelopment will be delivered.

8. Delivery

8.1 The draft planning brief advises on the delivery mechanisms required to take forward development. It considers the phased planning application approach to be the most appropriate for Lawrence Road. This will involve the submission of individual planning applications for each of the sites; as opposed to a single application for the entire planning brief area.

8.2 Individual planning proposals will need to comply with the requirements of the planning brief, including detailed design guidance in respect of height, density and massing as well as the mix of uses. This will ensure that development is consistent and cohesive throughout the road. The brief will require that each site provides the same proportion of uses, in order that the various uses may be distributed evenly along the length of the road.

9. Sustainability Appraisal

9.1 A sustainability appraisal, which meets the legislative requirements, has been undertaken and the impact of the draft planning brief assessed in respect of its sustainability effects. The sustainability effects were assessed against defined criteria relating to pollution, biodiversity, design, car-use, employment, housing, the provision of health and community facilities, impact on crime, open space, climate change, investment etc. The sustainability appraisal indicates that a mixed-use scheme, as proposed in the draft planning brief, will result in a more sustainable form of development as opposed to purely residential or commercial use. The current uses along Lawrence Road are clearly unsustainable.

10. Indicative Timetable for Production of the Planning Brief

15 th March 2007	Regeneration Stream Board
17 th April 2007	PASC for approval to undertake consultation
7 th May 2007	Start of statutory consultation period [six-weeks]
18 th June 2007	End of statutory consultation period
August 2007	PASC for final approval
August 2007	Executive for formal adoption as SPD

11. Outline Consultation Strategy

11.1 The draft planning brief will undergo a statutory six-week period of public consultation, commencing on 7th May 2007, in order that it may be adopted by the Council as a Supplementary Planning Document (SPD) and used when determining planning applications for the area.

11.2 Consultation and local buy-in are critical to the success of the planning brief. The following is an outline of the proposed statutory consultation strategy.

- Public notice in a local newspaper with borough-wide circulation.
- Article in Haringey People Magazine.
- Publicity leaflets distributed within a defined geographical area
- Exhibition material displayed at Marcus Garvey Library
- Letters to specific consultation bodies; statutory consultees, land owners, health, MP, Lead Members, Ward Councillors, Resident & Tenant Associations, Local Community Groups etc.
- Internal consultation – Property Services / Planning Policy / D.C.
- Web site containing draft documents with details of how to comment
- Letter to GOL
- Documents available for inspection at 639 High Road and main libraries

12. Summary and Conclusion

12.1 For the past year, the Council has advised various landowners and developers to delay the submission of their planning applications until such time that a planning brief has been adopted. The Council is not in a position to prevent the submission of applications, which if submitted, will have to be considered on their individual planning merits. Given the growing pressure to develop individual sites at Lawrence Road, it is

important that the Council manages this change and issues clear planning guidance to ensure that future development meets the stated aims and aspirations of the Council.

- 12.2 This report concludes that an adopted planning brief (SPD), based upon residential-led, mixed-use development is the most appropriate approach for meeting the Council's regeneration, investment and sustainability aims for Lawrence Road.

13. Recommendations

- 13.1 Please refer to Section 2 of this report.

14. Comments of the Director of Finance

- 14.1 The report concludes that a planning brief based on mixed-use development is the best way forward as regards meeting the Council's regeneration, investment and sustainability aims. Future firm proposals for site development should try to ensure maximum benefit for the Council in terms of Section 106 environment/infrastructure improvements. The costs of developing the planning brief will need to be contained within the approved cash limit for Planning, Policy and Development business unit.

15. Comments of the Head of Legal Services

- 15.1 The Head of Legal Services has been consulted and comments that the successful and sustainable implementation of planning permissions for redevelopment for housing led mixed use (following an adopted planning brief) will depend in part of the size of each application – the larger the better – and also how the industrial or commercial elements are incorporated, designed, serviced and managed. Live/work units should be avoided. The Planning Inspectorate now has a standard condition for live/work units following litigation. A safer course is to look to units which are B1 use class entirely and used and occupied as such.
- 15.2 From a practical perspective, consideration should be given to requiring each application to be accompanied by evidence of commitment for the take up of the industrial units (e.g. evidence of agreed heads of terms) from businesses preferably local and established or transferring from other premises. As the redevelopment of Bounds Green University site has shown, it is easy to construct industrial units which remain unoccupied for long periods, and this should be avoided if the development is to be successful.

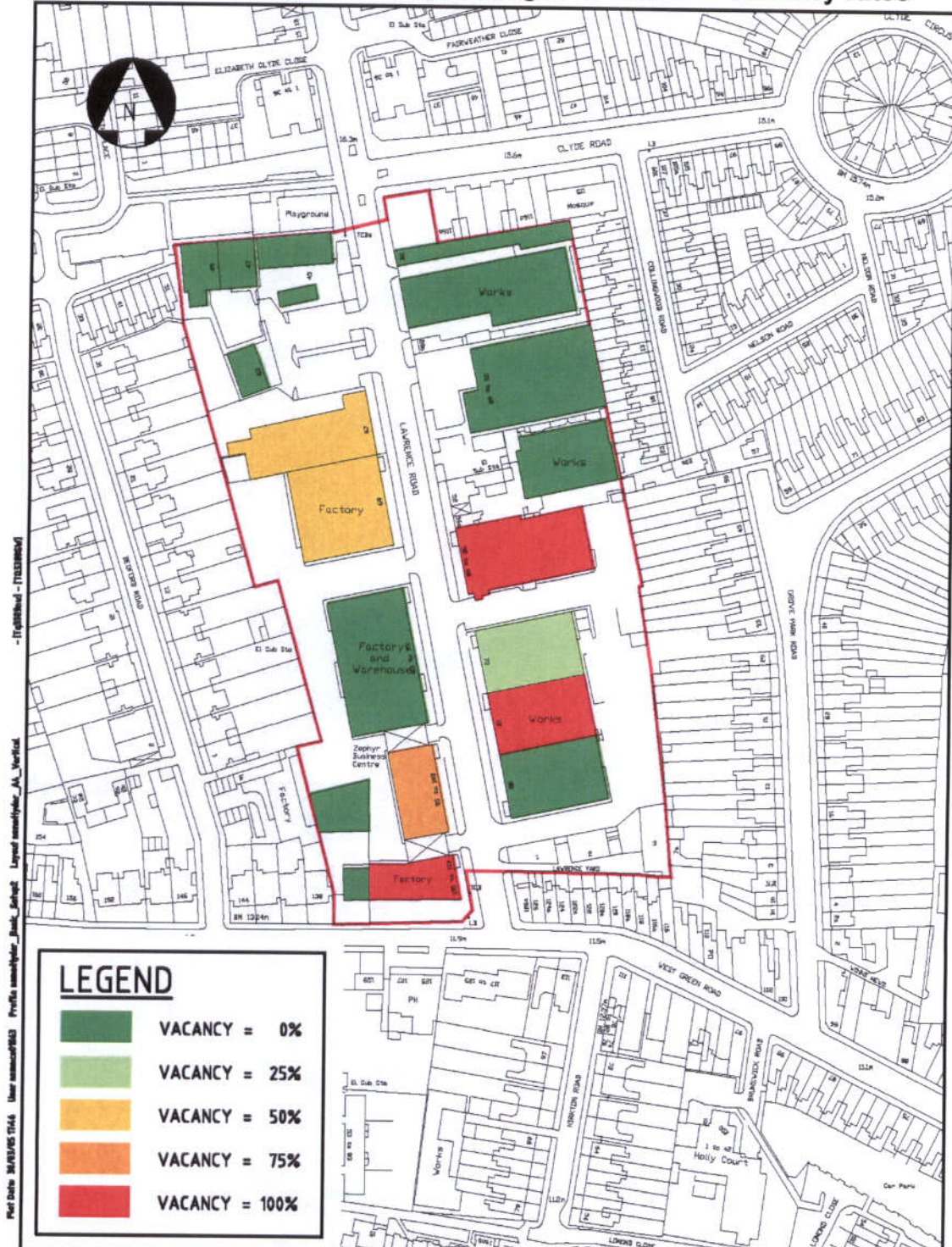
16. Equalities Implications

- 16.1 The Draft Planning Brief seeks to create new and protect existing employment opportunities, which can be accessed by local people. The brief seeks to increase provision of a range of housing; including affordable housing, family housing and Lifetime Homes. Community safety will be increased through high-quality urban design and improvements to the public realm. The Draft Planning Brief offers prospects for the present and incoming population in terms of new community or leisure-type facilities.

17. Appendices

- Appx 1: Map showing planning brief boundary.
Appx 2: Map showing Haringey's land ownership.
Appx 3: Draft Lawrence Road Planning Brief.
Appx 4: Draft Sustainability Appraisal.

APPENDIX 1: Lawrence Road planning brief area and vacancy rates



Plot Data: MARVINS 2144 User: marvins2144 Profile: marvins2144_A1_Verified
 Layer: marvins2144_A1_Verified
 - (Treated) - (Treated)

LEGEND	
	VACANCY = 0%
	VACANCY = 25%
	VACANCY = 50%
	VACANCY = 75%
	VACANCY = 100%

A INITIAL ISSUE					
Issue	Description	Auth.	Chd.	Appd.	Date
Scale (A4)	1:2000	Datum LOCAL			

Project	HARINGEY COUNCIL LAWRENCE ROAD BASELINE BUSINESS SURVEY
Title	PERCENTAGE OF VACANT BUILDINGS : BUSINESS SURVEY MARCH 2005



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Project Code	Drawing No.	Issue
LN00859	001	A

APPENDIX 2: details of council ownership

