



Haringey Council

Agenda item:

[No.]

Planning Committee

3rd September 2007

Report Title: **Draft Lawrence Road Planning Brief (SPD) & Sustainability Appraisal**

Forward Plan reference number (if applicable):

Report of: **Niall Bolger, Director of Urban Environment**

Wards affected: Tottenham Green

Report for: Non-Key Decision

1. Purpose

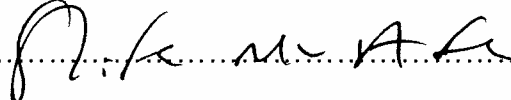
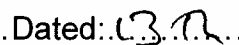
- 1.1 To report the outcome of the recent public consultation exercise in respect of the Draft Lawrence Road Planning Brief and accompanying Sustainability Appraisal. The statutory consultation period commenced on 7th May and ended on 18th June 2007.
- 1.2 To proceed towards adoption of the amended Draft Lawrence Road Planning Brief as a Supplementary Planning Document (Appendix 1).

2. Introduction by Cabinet Member (if necessary)

3. Recommendations

- 3.1 That the Planning Committee notes the proposed amendments to the Draft Lawrence Road Planning Brief.
- 3.2 That the Committee recommends that the amended Draft Lawrence road Planning Brief and Sustainability Report be adopted by Cabinet as a Supplementary Planning Document (SPD).

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

Signed:  Dated:  August 2007

Contact Officer: Jimmy Jemal, Team Leader Projects (Ext 5527)

4. Director of Finance Comments

- 4.1 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 planning gains for 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.

5. Head of Legal Services Comments

- 5.1 The Acting Head of Legal Services supports the recommendation and in particular the inclusion of a requirement for a Section 106 obligation for each planning application that B1 space will be occupied for a minimum of 5 years. The incorporation of industrial or commercial elements into the proposals, and 100% occupancy will be important in achieving success in this initiative

6. Local Government (Access to Information) Act 1985

- 6.1 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).
- 6.2 These documents are located at 639 High Road, London N17 8BD. Anyone wishing to inspect the background documents should contact Jimmy Jemal on (020) 8489 5527.

7. Executive Summary

- 7.1 Lawrence Road is a former employment area covering some 3.76 hectares, which is under increasing pressure to change. This is due mainly to the decline in the clothing industry, which has resulted in the loss of employment opportunities, and left a high proportion of buildings vacant. The road has poor environmental quality, and suffers from fly-tipping, graffiti and anti-social behaviour. Lawrence Road is clearly in need of regeneration. Following a change in its planning designation, the UDP now considers the area suitable for mixed-use development; and that a planning brief should be prepared to guide regeneration.
- 7.2 The draft planning brief was the subject of a six-week period of statutory public consultation between 7th May and 18th June 2007.
- 7.3 The consultation attracted almost 250 written comments; in objection and support, from 33 respondents. The main issues included: height, density, design, affordable housing, and the provision of public open space. In addition, 95 completed questionnaires were returned. All comments have been considered and taken into account, and where appropriate, the Planning Brief and Sustainability Appraisal have been amended.

8. Background

8.1 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. To the north of the site lies Philip Lane Local Shopping Centre, with West Green Town Centre to the south.

8.2 Planning Context

Lawrence Road was originally designated as a Defined Employment Area (DEA) in Haringey's 1998 UDP. When the new UDP was adopted in July 2006, the area was taken out of the DEA designation and put forward as 'Site Specific Proposal 27' which allows for mixed-use development; including employment and residential. It also proposed that a planning brief should be prepared for the area.

8.3 The Lawrence Road Baseline Survey (May 2005)

A survey of Lawrence Road was completed in May 2005. The purpose was to gather information about the characteristics of the established business community that would be used to inform production of a planning brief. The survey concluded that:

- 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.
- Land uses should be diversified, 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.

9. The Draft Planning Brief

- 9.1 A draft planning brief for Lawrence Road was prepared that would provide an overarching framework for residential-led, mixed-use development; which included housing and commercial uses (employment, small-scale retail, leisure, education / training, community, live / work etc.)
- 9.2 Once adopted, the brief would be used to assess any future planning applications and help ensure that the Council's objectives are met. It would 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 would be delivered.

10 Sustainability Appraisal

- 10.1 A sustainability appraisal, which meets the legislative requirements, was undertaken and the impact of the draft planning brief assessed in respect of its sustainability effects. The sustainability appraisal indicated that a mixed-use scheme, as proposed in the draft planning brief, would 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.

11. The public consultation process

11.1 At its meeting on 17th April 2007, Planning Application Sub-Committee (PASC) was asked to consider the public and stakeholder consultation strategy in respect of the Draft Lawrence Road Planning Brief. PASC agreed the consultation strategy, and Council officers were given a mandate to undertake the required statutory consultation.

11.2 It was agreed that following a six-week period of statutory public consultation, Haringey Council would analyse the responses, and amend the draft document as appropriate before presenting it to Planning Committee for approval; along with a recommendation that it be adopted by Cabinet as a Supplementary Planning Document (SPD).

11.3 Statutory Consultation

The public consultation process in respect of the Draft Planning Brief commenced on 7th May and ended on 18th June 2007. The strategy undertaken complied the Government's statutory requirements, and with the Council's Draft Statement of Community Involvement. The consultation was extensive and wide-ranging, with the main documents made available in different languages and formats upon request. The strategy included:

- Advertisement (public notice) published in a local newspaper with borough-wide circulation.
- Planning Brief and Sustainability Appraisal made available for inspection at 639 Tottenham High Road and three local libraries.
- Article in Haringey People Magazine, distributed to all households.
- Approximately 2,300 summary leaflet / questionnaires delivered to all addresses with a defined area.
- Approximately 170 leaflets with a covering letter were posted to statutory consultees, adjoining boroughs, ward and neighbouring ward councillors, local community and amenity groups, businesses, land-owners and other stakeholders.
- Exhibition material on display at Marcus Garvey Library for six-weeks.
- Webpage containing the draft documents along with details of how to comment.
- Public meeting / Q&A session for local groups, businesses and individuals held on 24th May 2007 at the West Green Church Baptist Hall

11.4 Consultation Responses

Around 250 separate written comments – both objection and support – were received from 33 respondents; which included individuals, statutory consultees, local businesses, developers, local environmental and amenity groups.

11.5 In addition, the Council received 95 completed questionnaires. The questionnaire posed seven questions regarding the principles of redevelopment. The questions and responses assisted in articulating the aspirations of the community and reflect the comments expressed in the written responses.

11.6 Public consultation - key issues raised

- The brief is welcomed, and mixed-use regeneration is a positive move.
- New development should be low-density, low rise which complements the adjoining conservation area.
- Buildings must be of high quality design, using traditional materials.
- New development must address issues of sustainability
- Trees must be retained, with more provided.
- Good quality, well managed open space, including allotments should be provided.
- Elizabeth Place Park should be expanded.
- Lawrence Road has been run-down deliberately to force a change-of-use
- Community / social facilities should be provided on-site.
- Small, independent local shops should be encouraged.
- There should be more / should be less affordable housing.
- There should be more family-sized accommodation
- High specification, private housing should be constructed.
- Buy-to-let should be discouraged.
- Some existing buildings are worthy of retention.
- Parking and traffic issues must be addressed.
- Live / work should be encouraged.
- An element of employment must be retained, and the proportion stated.
- Designing-out-crime must be integral to redevelopment.
- Appropriate utilities and drainage must be provided.

11.7 Public consultation – GLA / TfL / LDA main comments

- The provisions of the planning brief are generally well supported
- Provision of affordable housing should comply with the London Plan
- References to the London Plan policies should be strengthened
- The London-wide housing target is incorrect and should be amended
- The issues around parking and cycle parking could be made clearer

11.8 Proposed changes to the draft planning brief

- Various references to the London Plan policies have been incorporated.
- PPG 17 (Open Space) and PPS 23 (Pollution Control) are added to the policy context section.
- UDP policies in respect of climate change have been included.
- Acceptable uses have been revised to stipulate retail may only be appropriate along the West Green Road frontage; and hotels are not an acceptable use.
- Explain how proportions of social rented / intermediate housing will be negotiated.

- The brief clarifies that affordable housing provision will be based upon habitable rooms and not units.
- Development adjacent to the park will be designed to provide surveillance.
- The brief will state it is a fundamental aim to encourage sustainable transport
- Reference will be made to cycle parking standards and workplace facilities
- Reference will be made regarding the submission of travel plans
- The use of appropriate public art will be supported.
- The Sustainability Checklist will be strengthened by the inclusion of London Plan policies, the Mayor's Energy Strategy, the GLA SPG on sustainable design and construction, and Haringey's UDP policies.
- The section regarding drainage and utilities will include the requirement to consult Thames Water.
- Development of 70 -72 Lawrence Road will require a full desk-top contamination study, as required by the Environment Agency.
- The brief will make clear that development will be incremental, but within the guidance set-out in the brief.
- The requirement to provide a proportion of employment use will be clarified.
- The list of requirements for planning applications will be increased.
- The Planning Obligations section will include a reference to the tests of Circular 05/2005; and the requirement that each site should contribute towards a general funding pool for physical / social infrastructure projects.
- S106 will be used to seek a commitment by end users to occupy B1 space for a minimum of 5 years.
- S106 in respect of health and community facilities will include crèche, after-school and other uses.

12. Summary and Conclusion

- 12.1 The Planning Brief defines a vision for a new, residential-led mixed-used development, and sets out how it will be realised. It provides a clear articulation of what is required to bring about a successful, sustainable development that will benefit the existing residents as well as an expanding residential community.
- 12.2 It will provide much needed homes; a significant proportion of which will be affordable. These new homes will be integrated within a mix of other, complementary uses; which could include employment and community uses.
- 12.3 The brief will seek to protect the limited employment that currently exists; whilst presenting new job opportunities. It will help attract the investment required to regenerate the area, by providing developers with greater certainty. It will help to create a safe and secure environment, by encouraging uses that bring the area to life and provide natural surveillance of public spaces.
- 12.4 It will encourage development proposals which achieve high standards of sustainability, and incorporate innovative design, technology and construction solutions to the challenge of climate change.

- 12.5 The brief will ensure new development is of the highest design quality; providing developers with the opportunity to create innovative schemes, which respect the surrounding area and demonstrate a consideration of the design and conservation principles.
- 12.6 The momentum for change in Lawrence Road is now well underway, with various developers keen to submit planning applications. It is important that the Council has an adopted planning brief in place which sets the parameters for development and provides a mechanism by which the inevitable change can be managed successfully.

13 Equalities Implications

- 13.1 The planning brief seeks to protect existing employment levels and create new opportunities that may be accessible to 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 planning brief offers prospects for the existing and incoming population in terms of new community or leisure-type facilities which may be provided.

14 Use of Appendices / Tables / Photographs

- 14.1 Appendix 1: Draft Lawrence Road Planning Brief incorporating proposed post-consultation changes.