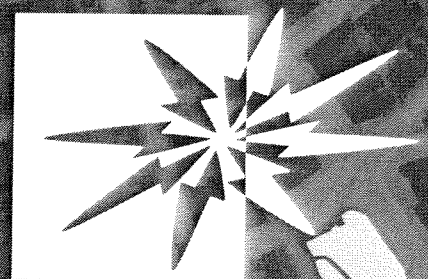


Wood Green Town Centre SPD Statutory Consultation Report

August 2008



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Haringey Council

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1) Introduction

Urban Practitioners was commissioned by the London Borough of Haringey to prepare the Supplementary Planning Document for Wood Green town centre in May 2007. The intention of this SPD is to guide future development in Wood Green town centre over the coming years. The SPD sets out a clear and detailed vision for the town centre, together with a strategy for its future regeneration and development.

The document draws upon an extensive consultation process, the work of the Wood Green Spatial Plan (Urban Practitioners, 2006), and a review of baseline data and other relevant sources, including the Wood Green Audit (Parkside Malvern Residents' Association et al., 2006).

A Sustainability Appraisal has also been undertaken, which assesses the social, economic and environmental effects of the SPD from the start of the preparation process, to ensure that it contributes to sustainable development. The Sustainability Appraisal and Evidence Base and Consultation Report form the supporting documents which accompany the SPD, alongside this Consultation Summary Report.

This report summarises the process, key findings and alterations required to the draft Wood Green Town Centre SPD arising from the consultation.

2) Consultation Process

As stated above, extensive consultation work was undertaken in order to inform the preparation of the draft SPD. Details of this, and the review of the evidence base, can be found in the accompanying Evidence Base and Consultation Report.

Consultation Methods

The draft SPD was approved for consultation in May 2008. The consultation period ran from the 17th May to 25th June 2008, and included:

- A staffed consultation exhibition in Shopping City on Saturday 17th May and Sunday 18th May;
- An unstaffed consultation exhibition in Wood Green Central Library from Monday 19th May until Wednesday 25th June;
- A consultation leaflet which included a questionnaire feedback form. Respondents were given the option of posting their completed feedback forms at the exhibition, returning them by post, or completing them online;
- A webpage on the Council's website which included a summary of the consultation process, details of the exhibition, and enabled copies of the SPD and supporting documents to be downloaded;
- The SPD was presented using the online consultation tool Limehouse through the webpage. This enabled people to comment on any aspect or section of the SPD online;
- Hard copies of the SPD and supporting documents were made available to the public at the exhibition and at the reception of River Park House; and
- Written comments were also invited either via email or post.

In addition to the above a Stakeholder 'Test and Review' Workshop was held on 9th June in the Council Chamber. The event was attended by 28 invited stakeholders who had previously contributed to the production of the draft SPD. Appendix D of this report includes a summary of the findings from this workshop.

Consultation Representations

In total, 73 representations were received as follows:

- *Limehouse* – 15 responses
- *Exhibition questionnaire* – 24 questionnaires received (including 20 with additional written comments to be analysed)
- *Written responses (emails and letters)* – 38 representations

Additionally, the following were received:

- A copy of an on-line petition against the pedestrianisation of the High Road – 450 signatories (see Appendix E)
- Printed objections to the bus only High Road proposal – 35 signatories (see Appendix F)
- Results from a survey relating to the future of Ducketts Common, which included approximately 50 responses (see Appendix G).

Exhibition Questionnaire

As stated above, the exhibition questionnaire was included as part of the Consultation Leaflet (see Appendix C). These leaflets were made available at the exhibition, and enabled respondents to rate their level of agreement with statements relating to specific sections within the SPD. Additionally, respondents were given the opportunity to provide additional feedback and further comments.

The following statements received the greatest support:

- the continued location of public amenities within the town centre;
- the protection and enhancement of building quality in the town centre; and
- ensuring that new development is designed to the highest sustainable standards.

The following statements received the least support:

- the vision for Wood Green;
- new development in the town centre being high density and mixed use; and
- the promotion of restaurants and cafes on the southern half of the High Road.

A summary of the full ranking of statements included on the questionnaire is included as Appendix B.

3) Key Findings

The following section of the report summarises the key findings arising from the review of consultation comments. A complete record of consultation findings is included within the report appendices.

Proposals Supported

The following proposals included in the SPD were generally received support through the consultation process:

- Improvements to Ducketts Common;
- Encouraging the use of sustainable methods of transportation;
- Improvements to the public realm and the reduction in street clutter;
- Improvements in linkages between the town centre and Haringey Heartlands;
- Improvements in the range and quality of facilities in the town centre;
- The development of a car parking strategy;
- The promotion of car free residential opportunities, provision of car clubs and shared use parking facilities;
- The promotion of service delivery plans (SDPs) and construction logistics plans (CLPs)
- Shared use loading bays;
- Reconfiguring the entrance to River Park House to provide an active frontage;
- Reconfiguration and expansion of Morrison's store;
- Improvements to Library Square;
- Long term redevelopment of Shopping City;
- Improving police presence; and
- Measures to increase safety and reduce fear of crime, particularly around Wood Green tube station.

Objections

The most frequently received objections related to the consideration of a bus only High Road during daytime shopping hours subject to further investigative modelling work. As stated above, opposition included an online petition and printed objections. A significant number of representations also opposed the demolition of the Civic Centre (re-use of the buildings would be generally more acceptable), and the loss or relocation of the library.

Several representations were in favour of improvements to facilities in Ducketts Common, including a café and children's play facilities, but noted that the addition of play facilities at the northern end of the common would only duplicate the existing play facilities which have recently been renewed.

A small number of objections were received relating to the replacement of bus lay-bys with bus stop clearways, and the proposal to remove the left hand filter lane located adjacent to River Park House, due to concerns that it may increase congestion in the town centre.

Further Comments

A number of further comments and additional suggestions were received which related to the SPD. These included:

- The provision of additional and improved public toilet facilities in the town centre;
- The quality of shops in Wood Green should be improved;
- Public amenities, such as the Library, should continue to be located in the town centre
- Greater reference is required to a range of London Plan policies
- The SPD should provide greater emphasis on reducing congestion and vehicle speed on residential roads
- There should be no net loss in town centre open space to accommodate new play facilities
- Greater reference to employment in the town centre is required

4) SPD Alterations

The following section of the report identifies the key changes required to each section of the SPD report. Further details are included in the Table of Comments (Appendix A).

Introduction

- The plan on p.3 of the SPD will be altered to show the town centre boundary, as it appears on the UDP proposal map. The areas to the north (Civic Centre, bus depot etc.) and south (Ducketts Common) of the town centre boundary will be shown within the SPD boundary. The accompanying text will then indicate that the SPD boundary extends further than the UDP boundary to include sites of strategic importance to the town centre, including the Civic Centre and Ducketts Common. However, the SPD does not seek to alter the existing town centre boundary included in the UDP.
- The Haringey Heartlands sub-section is to be updated with the latest information.

Planning Policy Context

- Reference to national planning policy will be expanded, with reference to PPS9, PPG15, PPG16, PPG17.
- Reference will be added to a range of London Plan policies, including:
 - retail;
 - town centres;
 - energy;
 - flooding;
 - sustainable drainage;
 - water and sewerage infrastructure;
 - climate change;
 - leisure;
 - employment;
 - car parking standards;
 - cycle parking;
 - open space; and
 - affordable housing and AMR.
- Greater reference will be added to employment policies and local strategies.

- Reference to the conservation area appraisals and management plans from Trinity Road Conservation area and Noel Park conservation area will be added.
- Reference to be added to the GLA's night time economy BPG, improving health through planning BPG and sustainable design and construction SPG, workplace travel SPG.

Strategic Guidance

- Title will be amended to 'Strategic Principles for Development'.
- Reference to shop front conservation programmes will be added to the conservation sub-section.
- Reference will be added to the under-use of upper stories of buildings along the High Road.
- Reference to the need to work with the Crime Prevention department will be added to the SPD.
- A statement which promotes the provision of on-street recycling facilities will be added.
- Requirement for the use of renewable energy as part of town centre regeneration to be added.
- Employment sub-section to be added.
- Language will be made stronger in relation to access and inclusive design.
- Key heritage assets that are currently at risk will promoted for enhancement within the conservation subsection.
- List of potential beneficiaries of planning obligations to be expanded to include:
 - heritage assets, their settings and other historic features that contribute to the quality of the townscape; and
 - policing facilities
- Reference will be made to the potential for the network of small open spaces to provide for biodiversity improvements in the area.
- Reference will be added to improving the night-time economy and widening the range of leisure facilities in Figure 8.1.

- The open space subsection will make clear that there will be no net loss of open space within the town centre.
- The SPD will recommend that the by-law which prevents the provision of pavement café seating areas should be reviewed and amended.

Movement and Accessibility

- In relation to a bus-only High Road, the SPD to make it clearer that no commitment would be given to such a proposal without a thorough review and analysis of the likely traffic impacts on surrounding streets, and consultation of stakeholders and the local community.
- The SPD will encourage the proposed car parking strategy to comply with the London Plan maximum car parking standards, and consider provision of disabled parking and motorcyclists.
- Fig 6.1 will be updated to illustrate routes used by cyclists, and any new cycle lanes will be shown. Consideration will also be given to making any one-way roads two-way for cyclists.
- Taxi provision will be reviewed accordingly, and a sub-section will be added to the report.
- It will be made clearer that bus stops in the High Road should be equipped with real time information displays.
- Specific reference will be made to the need to reduce visual clutter as well as reducing clutter which impedes mobility.
- The introduction of specific measures to improve pedestrian crossing facilities at the junction of Green Lanes and Bounds Green Road will be included.
- The SPD will include a proposal to improve pedestrian safety at the Alexandra Road / High Road junction.

Town Centre North

- The SPD will be amended to refer to the planning brief for the Civic Centre as follows: "A planning brief is being prepared for the Civic Centre site during 2008. It will consider all options for the future of the buildings and the site and how any future development could be undertaken that will respect the historic character and heritage value of the conservation area and have regards to the setting of the listed buildings."

- The introduction of specific measures to improve pedestrian crossing facilities at the junction of Green Lanes and Bounds Green Road will be included.

The Broadway

- The former Gaumont Cinema will be identified within the plan of the opportunity zone.
- The SPD will explain how the ownership of the bus depot restricts its usage for bus standing facilities.
- The proposals to 'open up the rear of Wood Green tube station' will be removed from the SPD.
- Reference will be added to Figure 7.5 to the need to improve the degraded Morrison's forecourt / bus stop area.

Shopping City

- The SPD will state that any future scheme to redevelop the library must ensure that all efforts are taken to retain existing services, jobs and amenities within the town centre.
- The SPD will promote the retention of the library either on its current site or on another suitable town centre location. The SPD will also make clear that any future scheme to redevelop the Library will be encouraged to maintain or improve the current scale and quality of facilities on offer. However, the same amount of overall floorspace or rooms may not necessarily be automatically required, as any new building could potentially offer significant operational efficiencies.
- The SPD will state that the Metropolitan Police may wish to increase their town centre presence through the provision of police 'shops' and the promotion of safer neighbourhood teams.
- The SPD will include the recommendation for improved public toilet facilities in the town centre, particularly in any future redevelopment of Shopping City.

High Road

- The SPD will include a proposal to improve pedestrian safety at the Alexandra Road / High Road junction.

Turnpike Lane

- The SPD should state that consideration will be given to the need to review the quantity and location of facilities in Ducketts Common in the future.
- The SPD will include the recommendation for improved public toilet facilities in the town centre, and should be considered when reviewing facilities at Ducketts Common

Sustainability Appraisal Report

- The report will emphasise that opportunities to enhance the areas heritage assets, their settings and the wider historic environment will be recognised and pursued.