

| Code no.                                        | Description                                                                                                             | Total number of representations | Organisations / names                                                                                                                                                                     | Response (green indicates that changes are required to the SPD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>7. Opportunity zones - Town Centre North</b> |                                                                                                                         |                                 |                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 400                                             | Against the demolition of the Council Chamber                                                                           | 2                               | Mrs Caroline Carr & Mr Jasper Woodcock                                                                                                                                                    | A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration.                                                                                                                                  |
| 401                                             | SPD should encourage the re-use the Civic Centre / Green Ridings House rather than redevelopment                        | 2                               | Mrs Caroline Carr & David Bentley                                                                                                                                                         | Both buildings are thought to be incompatible with modern requirements, and may therefore offer opportunities for redevelopment. A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration. |
| 402                                             | Improvements to the access arrangements to the bus depot should be included                                             | 1                               | Mrs Caroline Carr                                                                                                                                                                         | Already included in the SPD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 403                                             | Quality of paving surface should be improved                                                                            | 1                               | Mrs Caroline Carr                                                                                                                                                                         | Already included in the SPD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 404                                             | Redevelopment of the Civic Centre does not accord with sustainability principles                                        | 2                               | Mrs Caroline Carr & Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society) | A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration.                                                                                                                                  |
| 405                                             | Civic Centre should be redeveloped for cultural and entertainment uses                                                  | 1                               | Mrs Caroline Carr                                                                                                                                                                         | A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration.                                                                                                                                  |
| 406                                             | Civic Centre makes a positive contribution to the Trinity Garden conservation area                                      | 2                               | Mrs Caroline Carr & Avenue Gardens Residents Association                                                                                                                                  | A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration.                                                                                                                                  |
| 407                                             | There should be a coordinated strategy to promote the controlled refurbishment of degraded older shops on the High Road | 1                               | Mrs Caroline Carr                                                                                                                                                                         | Agreed. The SPD already makes several references to such schemes (for instance p.23 p.46 p.59)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 408                                             | Proposals for the redevelopment of the Civic Centre should consider the building in its entirety                        | 1                               | Mrs Caroline Carr                                                                                                                                                                         | A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration.                                                                                                                                  |

| Code no. | Description                                                                                                                                                                                                                                | Total number of representations | Organisations / names                                                                                                                                                                                        | Response (green indicates that changes are required to the SPD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 409      | The Watson's Road junction should be reconfigured for pedestrian safety                                                                                                                                                                    | 1                               | Parkside Malvern Residents Association                                                                                                                                                                       | Noted. The SPD has considered improvements to pedestrian safety within this opportunity zone, and encourages improvements to the entry and exit arrangements at the bus garage to be made                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 410      | Public art should be introduced onto the blank wall opposite the bus garage, chosen with resident participation                                                                                                                            | 1                               | Parkside Malvern Residents Association                                                                                                                                                                       | This proposal was taken into consideration during the production of the SPD, and is noted within the Evidence Base and Consultation Report (see p.43 and p.46).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 411      | The recommendation for 'improved pedestrian crossing facilities' at the Green Lanes/Bounds Green Road junction is too weak and vague. Both Green Lanes crossing points must be fully furnished with pedestrian light controlled crossings. | 1                               | Parkside Malvern Residents Association                                                                                                                                                                       | Noted. The introduction of specific measures to improve pedestrian crossing facilities at this junction will be included                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 412      | The bus stop outside the Bus Garage should be removed or repositioned.                                                                                                                                                                     | 1                               | Parkside Malvern Residents Association                                                                                                                                                                       | The SPD includes the recommendation that a review of the current bus stop layout in the town centre should be carried out with the aim of consolidation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 413      | The Civic Centre should not be included within the town centre boundary without justification                                                                                                                                              | 1                               | Avenue Gardens Residents Association                                                                                                                                                                         | 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 as part of 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                                                                                                                                                                                                 |
| 414      | Greater consideration should be given to the impact that redevelopment of the civic centre would have on the character and nature of the surroundings                                                                                      | 2                               | Avenue Gardens Residents Association & Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society) | A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration                                                                                                                                                               |
| 415      | Any redevelopment of Green Ridings House should seek to reduce the number of stories in line with surrounding buildings                                                                                                                    | 2                               | David Bentley & Avenue Gardens Residents Association                                                                                                                                                         | Noted. The SPD states that Wood Green is an appropriate location for tall buildings given its good public transport accessibility. However, tall buildings must be appropriately sited to respect the surrounding scale of development, and to avoid overshadowing microclimatic problems and detrimental impacts on the street environment and public realm (p.22). Additionally, any proposals affecting listed buildings or conservation areas must preserve or enhance their existing character and qualities (p.23).                                                                                                                                                                                                                                                                    |
| 416      | Civic Centre function should be retained at its current location                                                                                                                                                                           | 1                               | David Bentley                                                                                                                                                                                                | A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration. The SPD will also make clear that the Council Cabinet decided to transfer all civic functions from the Civic Centre to Woodside House on the 28th July 2008. |
| 417      | Support the redevelopment of the Civic Centre site for residential or mixed-uses                                                                                                                                                           | 1                               | Cllr John Bevan                                                                                                                                                                                              | Noted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| 418      | Close Watson's Road and Ringblade Road to through traffic                                                                                                                                                                                  | 1                               | [Questionnaire comment]                                                                                                                                                                                      | Noted                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |

| Code no. | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Total number of representations | Organisations / names                                                                                                                                                 | Response (green indicates that changes are required to the SPD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 419      | The Civic Centre is a robust and attractive Modernist building of high quality design and build                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 1                               | Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society) | A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration. |
| 420      | The SPD has pledged to put community, quality and sustainability at the heart of the Plan, but it is difficult to see how the community building of the Wood Green area can be earmarked for redevelopment                                                                                                                                                                                                                                                                                                                                             | 1                               | Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society) | A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration. |
| 421      | The quality of the Civic Centre building is clear. Can you hope to achieve such a high quality build on this same plot in today's commercial market?                                                                                                                                                                                                                                                                                                                                                                                                   | 1                               | Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society) | A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration. |
| 422      | How can we have faith in your pledge to 'promote a sustainable future for Wood Green town centre, which ensures that the needs of the present generation are met without compromising those of the future' if you propose to redevelop this extensive building and promote a brand new development? Even if the new buildings are 'carbon neutral' the most sustainable option is always to retain and refurbish                                                                                                                                       | 1                               | Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society) | A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration. |
| 423      | The 'positive' designation given to the Civic Centre in the Trinity Garden Conservation Area Appraisal means that any proposals for redevelopment must be assessed on more stringent grounds as set out in PPG15 "The general presumption should be in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. The Secretary of State expects that proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings." | 1                               | Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society) | A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration. |

| Code no. | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Total number of representations | Organisations / names                                                                                                                                                 | Response (green indicates that changes are required to the SPD)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 424      | Core policy CSVI of the UDP "The Council will require proposals affecting Conservation Areas to... preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area... and protect the special interest of buildings of architectural or historic interest", while paragraph 11.10 of the same chapter describes how "Buildings of local interest in Harrogate often play a crucial role in anchoring local visual and historic identity... The Council attaches special importance to their protection... [and] The Council will utilise its planning powers to ensure that wherever possible the special character of [locally listed] buildings is protected and enhanced." | 1                               | Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society) | A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration. |
| 425      | Supplementary Planning Guidance (SPG2: Conservation & Archaeology: Section 4, para B1) asserts that: "Applications for demolition will not be agreed where the building or part of the building positively contributes to the overall character or appearance of the building, its setting, or the wider conservation area or setting" while section 5, para F2 of the same notes that: "Schemes requiring the demolition of buildings of local interest will not normally be permitted, and in Conservation areas applications for the demolition of locally listed buildings will normally be refused, in accordance with the UDP policy."                                                                         | 1                               | Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society) | A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration. |
| 426      | The UDP also states clearly that: "Heritage conservation is recognised as a key factor in facilitating urban regeneration and promoting civic pride" (para 11.2) and in recognition of this, local residents and community groups would like to see the Civic Centre retained and a new use adopted. What better way to encourage new visitors and cultural interest in Wood Green than by recreating the Civic Centre as mixed-use art gallery, café, theatre and office / workshop space!                                                                                                                                                                                                                          | 1                               | Joint letter (Caroline Carr / Avenue Gardens Residents Association / Noel Park North Area Residents Association / Tottenham Civic Society / The 20th Century Society) | A planning brief for the site is currently being produced by the Council. The SPD will be amended to refer to the planning brief 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 comments made in this representation will be passed to the team preparing the planning brief for further consideration. |