



**Haringey** Council

Agenda item:

**[No.]**

**Planning Committee 8 September 2008**

Report Title: Wood Green Supplementary Planning Document (SPD)

Forward Plan reference number (if applicable):

Report of: Karen Galey, Head of Economic Regeneration

Wards affected: **All**

Report for: **key decision**

### 1. Purpose

1.1 Following public consultation that took place between 17 May and 25 June 2008 on the draft Wood Green Town Centre Supplementary Planning Document (SPD), and the draft document's subsequent amendment to reflect views expressed during this consultation, this report seeks any final Member's views on the SPD prior to its adoption and inclusion in the Haringey Local Development Framework (LDF), subject to agreement by Cabinet on the 14 October.

### 2. Recommendations

2.1 That Members note the work, including extensive initial and statutory consultation, carried out on the Wood Green Town Centre Supplementary Planning Document, as well as the accompanying Statutory Consultation Report, Sustainability Report and Equalities Impact Assessment.

2.2 That Planning Committee recommends the Wood Green Town Centre SPD and associated documents are adopted, subject to Cabinet approval on the 14 October 2008.

Report Authorised by: Niall Bolger, Director, Urban Environment Directorate

Signed:.....

Dated:.....

20<sup>th</sup> August 2008

Contact Officer: Mark Hopson, Physical Regeneration Manager x4529

### 3. Chief Financial Officer Comments

3.1 The cost of the statutory consultation with residents was met from the approved

revenue budget for Economic Regeneration business unit.

#### **4. Head of Legal Services Comments**

4.1 The Head of Legal Services has been consulted and confirms that the proposed SPD may be adopted after consideration of the draft consultation report. The Regulations provide that, prior to adoption, the planning authority is required to consider duly made representations and prepare a statement summarising the main issues raised and how these have been addressed in the SPD. There is no obligation to give reasons for accepting or not accepting each representation. The final statement is to be published as soon as reasonably practicable after adoption of the SPD.

#### **5. Government (Access to Information) Act 1985**

5.1 Background documents and policies include:

- Planning Policy Statement 1: Delivering Sustainable Development (ODPM, 2005)
- Planning Policy Statement 3: Housing (ODPM, 2006)
- Planning Policy Guidance 4: Industrial and Commercial Development and Small Firms (ODPM, 1992)
- Draft Planning Policy Statement 4: Planning for Sustainable Economic Development (DCLG, 2007)
- Planning Policy Statement 6: Planning for Town Centres (ODPM, 2005)
- Planning Policy Statement 12: Local Development Frameworks (ODPM, 2004)
- Planning Policy Guidance 13: Transport (ODPM, 2001)
- Planning Policy Guidance 15: Planning and the Historic Environment (Department of the Environment and Department of National Heritage, 1994)
- Sustainable Communities Plan (ODPM, 2003)
- The London Plan (GLA, 2008)
- The North London Sub Regional Development Framework (GLA, 2006)
- The Haringey Unitary Development Plan, 2006
- Haringey Core Strategy: Issues and Options (2007)
- Draft Housing Supplementary Planning Document (London Borough of Haringey, 2008)
- Haringey Regeneration Strategy (London Borough of Haringey, 2007)
- Haringey Greenest Borough Strategy (London Borough of Haringey, 2007)
- Haringey Sustainable Community Strategy (2007)

#### **6. Strategic Implications**

6.1 The Wood Green Town Centre Supplementary Planning Document (SPD) will form part of the Council's Local Development Framework (LDF) and will provide guidance

to supplement policies of the adopted Unitary Development Plan and a future Core Strategy.

- 6.2 The SPD will provide a framework of development for Wood Green Town Centre through guidance on development sites, urban design as well as social, economic and environmental sustainability.

## **7. Financial Implications**

- 7.1 There are no financial implications related to the adoption of the Wood Green Town Centre SPD. The project has been delivered on budget from core departmental funds. Any S106 opportunities resulting from proposed developments in the town centre will be subject to due planning regulations and considerations.

## **8. Legal implications**

- 8.1 The Wood Green SPD, once adopted, will supplement existing UDP policies and form part of the Haringey LDF. As such, the Wood Green Town Centre SPD does not introduce any new planning policies or regulations and when adopted, may be given some weight but not substantial weight in advance of the Core Strategy.

## **9. Equalities Implications**

- 9.1 The formulation of the Wood Green Town Centre SPD and associated documents has sought to involve the local community and all stakeholders extensively. In accordance with the corporate consultation guidance, both an extensive initial phase of consultation, and the statutory consultation were undertaken.
- 9.2 In relation to the above, the Wood Green Town Centre SPD aims to be a fully inclusive document, providing guidance that will improve the Town Centre's viability and vitality and surrounding environs holistically, so as to create a sustainable place for local/wider communities and individuals who interact with it.
- 9.3 The Wood Green Town Centre SPD has been subject to an Equalities Impact Assessment (Appendix 5) which has been checked and endorsed by the Council's Equalities Team.

## **10. Consultation**

### **Initial Consultation**

- 10.1 The preparation of the Wood Green Town Centre SPD has involved extensive consultation prompted by evidence from previous research both from the Economic Regeneration team and the Wood Green Audit - a comprehensive assessment of the town centre produced by local residents groups.

The initial consultation phase for the SPD has included:

- A High Street Consultation exercise;
- Town Centre Walking Audit (major hands-on planning public consultation event);
- 17 stakeholder meetings;
- Workshop and meeting with the Wood Green Town Centre SPD Steering Group;
- Workshop and meeting with the Wood Green Action Group; and
- A dedicated project website.

A full report containing an overview of the evidence base and feedback from the initial consultation is attached as Appendix 3.

### **Statutory consultation**

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

- A staffed consultation exhibition in Shopping City on Saturday 17<sup>th</sup> May and Sunday 18<sup>th</sup> May followed by an exhibition in Wood Green Central Library from Monday 19<sup>th</sup> May until Wednesday 25<sup>th</sup> 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 use of the online consultation tool Limehouse through the webpage. This enabled people to comment on any aspect or section of the SPD online;

In addition to the above, a Stakeholder 'Test and Review' Workshop was held on 9<sup>th</sup> June in the Council Chamber. The event was attended by 28 invited stakeholders who had previously contributed to the production of the draft SPD.

10.3 A full schedule of responses to the statutory consultation can be found in the Statutory Consultation report attached as Appendix 4 in this report. In total, 73 representations were received through the following:

- *Limehouse internet portal* – 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 (Appendix E in Statutory Consultation Report)
- Printed objections to the bus only High Road proposal – 35 signatories (Appendix F in Statutory Consultation Report)
- Results from a survey relating to the future of Ducketts Common, which included around 50 responses (Appendix G of Statutory Consultation Report).

- 10.4 Overall, the proposals in the Wood Green Town Centre SPD were welcomed and the following statements received the greatest support in the consultation:
- 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) for any future developments;
  - Shared use loading bays;
  - Reconfiguring the entrance to River Park House to provide an active frontage;
  - Reconfiguration and expansion of the Morrison's store site considering an active frontage onto Parkland Road;
  - 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.

The most frequently received objections related to any pedestrianisation of the High Road including 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. A full report on the statutory consultation is attached as Appendix 4.

## **11 Background**

- 11.1 In September 2005, Urban Practitioners were appointed to prepare a spatial plan and economic 'snap shot' for Wood Green Town Centre. Following some initial research, minor consultation and primary discussions with partners, a draft spatial plan was presented to the Council's Economic Regeneration department in March 2006.
- 11.2 As a consequence of the spatial plan report and, in response to the need for a strategic vision for the Borough's primary economic centre, Economic Regeneration in partnership with Planning re-commissioned consultants Urban Practitioners to deliver a policy for strategic development in the form of a Supplementary Planning Document (SPD). The objectives of the SPD are to:
- Provide high quality, user friendly, humane public realm;
  - Create safer communities;
  - Enhance Wood Green Town Centre's market position as a metropolitan shopping centre;

- Enhance pedestrian movement and the pedestrian environment;
- Ensure that the centre benefits from development at Haringey heartlands; and
- Create new east-west links into the surrounding hinterlands.

## Planning Context

11.3 The Wood Green Town Centre SPD has been produced in accordance with a number of planning guidance and policies the most significant of which include:

- Planning Policy Statement 1: Delivering Sustainable Development (ODPM, 2005) states that community involvement is an essential element in delivering sustainable development and creating sustainable and safe communities. It promotes economic development to secure higher living standards whilst protecting and enhancing the environment, and a more efficient use of land through higher density, mixed use development and the use of previously developed land and buildings.
- Planning Policy Statement 3: Housing (ODPM, 2006) prioritises the provision of new housing on previously developed land and the reduction of car dependency by focusing new residential development on urban sites with good public transport accessibility.
- Draft Planning Policy Statement 4: Planning for Sustainable Economic Development (DCLG, 2007)
- Planning Policy Statement 6: Planning for Town Centres (ODPM, 2005) aims to enhance the vitality and viability of town centres by planning for the growth and development of existing centres; and promoting and enhancing existing centres, by focusing development in such centres and encouraging a wide range of services in a good environment that is accessible to all.
- Planning Policy Guidance 13: Transport (ODPM, 2001) provides advice on the integration of transport and land use planning to encourage alternative means of travel and reduce reliance on the private car. Reducing the level of car parking in new development is essential in promoting sustainable travel choices, avoiding the wasted costs to business of providing too much parking, and tackling congestion which might otherwise detract from the convenience of car use and other road based transport.
- Sustainable Communities Plan (ODPM, 2003)
- The London Plan (GLA, 2008) sets out the spatial development strategy for London, and identifies Wood Green as a Metropolitan Centre. It also identifies Wood Green and Haringey Heartlands as an area for intensification, with the potential to provide 1,500 new jobs and 1,700 new homes up to 2026.

11.4 Haringey's adopted Unitary Development Plan (UDP) (July 2006) contains several policies that are of direct relevance to the SPD:

- Policy AC1 relates specifically to Haringey Heartlands and Wood Green. The policy states that development should have regard to the development framework for the area which seeks to ensure comprehensive and coordinated development.
- Policy TCR1 seeks to ensure that development in town and local shopping centres: is appropriate in scale, character and function of the town centre; does not harm the vitality and viability of the centre or other centres; does not cause an

unacceptable increase in disturbance from noise or other environmental harm; and does not have an adverse effect on transport.

- Policies TCR3 and TCR4 seek to ensure that shops in the main town centres, such as Wood Green, will be protected when considering proposals for new development/redevelopment.

Other more general policies in the UDP relating to the SPD include:

- Policies UD3, UD6 and UD9 seeks to ensure that possible, developments in Wood Green should include a mix of uses in order to ensure sustainable development.
- Policy ENV2 development in Wood Green which could increase the risk of flooding from surface water run-off must provide a drainage impact assessment.
- Policy M3 – which states that design should encourage cycling and walking, and that the Council will support the protection, improvement and creation of pedestrian and cycle routes (Policy M5). Policy M9 encourages proposals for car-free development in areas of high public transport accessibility, such as Wood Green Town Centre.
- Policy CW1 states that proposals for the development of new community or health facilities will be considered if the facility is appropriate to its location, the facility will meet a local need, the building is designed so that it can be used for more than one community purpose, where possible, and the facility is accessible.

## **12 The need for an SPD for Wood Green Town Centre**

- 12.1 Wood Green Town Centre is designated as a Metropolitan Centre in the London Plan (2008) reflecting its role as an important retail and commercial destination in London. It has approximately 86,000 sq.m of retail floor space and 330 units, including multiple retailers and department stores. It also has significant local employment, service and leisure functions.
- 12.2 Historically, Wood Green Town Centre is recognised as one of the most significant retail centres in London, attracting visitors from large catchment areas to the big selection of varied retail, leisure and service outlets it provides. However, in the last three decades the significance of Wood Green as a major retail centre has become diluted for a number of reasons, but primarily, because of the emergence of new purpose built retail centres e.g. Brent Cross and the development/expansion of other regional town centres such as Enfield Town, Walthamstow and Stratford.
- 12.3 A further significant issue to consider is the redevelopment of the Heartlands site adjacent to the town centre. The area has been identified as an 'area of intensification' by the London Plan and once completed, it is envisaged that Haringey Heartlands will house approximately 1,200 mixed dwellings. It will also include a new secondary school, retail, employment and other uses. The scale of this development will inevitably increase the visitor foot fall to Wood Green Town Centre significantly through the emergence of new communities/businesses in Haringey Heartlands. Such large scale regeneration will undoubtedly have an impact on the town centre through new developments, changes to existing services and transport/movement configurations e.g. the movement of individuals from

Haringey Heartlands to existing transport nodes such as Wood Green tube. As a consequence, the need for a sustainable, long-term, robust planning policy framework is clear.

- 12.4 The Wood Green Town Centre SPD therefore aims to account for forthcoming changes, with a view to providing a vision and supporting guidance which ensures that Wood Green Town Centre evolves in a sustainable way, continuing to act as an important economic hub for Haringey and London in general.

### **Sustainability Appraisal**

- 12.5 Under the requirements of the Planning and Compulsory Purchase Act 2004, the SPD has to be accompanied by a Sustainability Appraisal. This 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 process has included the production of:

- A Sustainability Appraisal Scoping Report, which defines the sustainability objectives for the SPD; and
- A Sustainability Appraisal Report which assesses the proposals in the SPD against the sustainability objectives contained in the Scoping Report in order to make recommendations for the improvement of the document.

The reports have both been subject to the necessary periods of consultation. The Sustainability Appraisal Report, attached as Appendix 2, details recommendations to improve the sustainability which have been incorporated in to the final SPD document.

## **13 Conclusion**

- 13.1 The Council is committed to developing Wood Green Town Centre by focusing on the 3 key themes of Community, Quality and Sustainability. The SPD will provide strong policy justification to:
- Promote sustainable development and high quality design that is sympathetic to the local environment and surrounding areas;
  - Retain and conserve Wood Green Town Centre's historic buildings;
  - Promote the best use of existing open spaces;
  - Promote the visual enhancement and security of the streetscape;
  - Improve accessibility and mobility.
- 13.2 The SPD is based on a comprehensive, two-stage consultation process involving local residents and key stakeholders focusing on a geographical remit ranging from Turnpike Lane station to the Civic Centre. The SPD highlights a range of areas for consideration and offers strategic planning guidance for the short, medium and long term.
- 13.3 The SPD has been prepared in accordance with national planning guidance and the policies in the Mayor of London's Spatial Development Strategy.



## **14 Use of Appendices/Tables/Photographs**

Appendix 1 – Wood Green SPD

Appendix 2 – Sustainability Appraisal

Appendix 3 – Evidence Base and Initial Consultation report

Appendix 4 – Statutory Consultation Report

Appendix 5 – Equalities Impact Assessment (E.I.A)