



**Haringey** Council

Agenda item:

**[No.]**

**Cabinet**

**On 14 October 2008**

Report Title: **Wood Green Town Centre Supplementary Planning Document (SPD)**

Forward Plan reference number (if applicable): **[add reference]**

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

Wards(s) affected: **All**

Report for: **Key decision**

### **1. Purpose**

1.1 Following statutory 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 Cabinet endorsement for the adoption of the SPD and its inclusion within the Haringey Local Development Framework (LDF).

### **2. Introduction by Cabinet Member (if necessary)**

2.1 The following report provides information on the finalised Wood Green Town Centre Supplementary Planning Document (SPD). Cabinet Members are asked to consider the SPD and associated documents for adoption within Haringey's Local Development Framework (LDF).

### **3. Recommendations**

3.1 That Cabinet 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.

3.2 That Cabinet approves the Wood Green Town Centre SPD and associated documents for adoption within Haringey's Local Development Framework (LDF).

Report Authorised by: Niall Bolger, Director of Urban Environment

Contact Officer: Mark Hopson, Physical Regeneration Manager x 4529

#### **4. Chief Financial Officer Comments**

4.1 There are no significant financial implications arising from the recommendations of this report. The cost of the statutory consultation with residents was met from the approved revenue budget for Economic Regeneration business unit.

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

5.1 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.

#### **6. Head of Procurement Comments (to be added only if the report is progressing to Procurement Committee or if the report requires this information)**

#### **7. Local Government (Access to Information) Act 1985**

7.1 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)

## **8. Strategic Implications**

- 8.1 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 the policies of the adopted Unitary Development Plan and the future Core Strategy.
- 8.2 The SPD will provide a framework of development for Wood Green Town Centre through strategic guidance on development sites and urban design as well as social, economic and environmental sustainability.

## **9. Financial Implications**

- 9.1 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.

## **10. Legal Implications**

10.1

## **11. Equalities Implications**

- 11.1 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 Council's corporate consultation guidance, extensive initial consultation and statutory consultation phases were undertaken.
- 11.2 In relation to the above, the Wood Green Town Centre SPD aims to be a fully inclusive document, providing guidance on holistic improvements to the Town Centre's quality, community and sustainability.

- 11.3 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.

## **12 Consultation**

### **Initial Consultation**

- 12.1 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 and 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
- 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**

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

- A staffed consultation exhibition in Shopping City on Saturday 17th 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 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 use of the online consultation tool Limehouse accessible via 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 9th June in the Council Chamber. The event was attended by stakeholders who had previously contributed to the production of the draft SPD.

12.3 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 via the following routes:

- *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).

12.4 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 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.

## **13 Background**

13.1 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.

13.2 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:

- Improve linkages with Haringey Heartlands to the west of the town centre and to enhance accessibility into and around the town centre for all members of the community;
- Encourage the retention and enhancement of the distinctive character areas within the town centre;
- 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;
- Improve the public realm through the town centre and to create a more pleasant pedestrian environment;
- Increase safety within the town centre, improving the confidence of visitors and users and facilitating the development of a more positive overall perception of Wood Green as a destination;
- Reduce congestion in the town centre by promoting car free development and the use of sustainable means of transportation;
- Develop the town centre infrastructure and amenities;
- Develop the range and quality of the retail offer within the town centre;
- To encourage the development of appropriate leisure and night-time economy uses in the town centre;
- Retain and restore high quality buildings within the town centre and encourage a high standard of design for all new developments.

## **14 Conclusion**

14.1 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.

14.2 The SPD has been compiled as a result of 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.

14.3 The SPD has been prepared in accordance with national planning guidance and the policies set out in the Mayor of London's Spatial Development Strategy.

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

### 15.1

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)