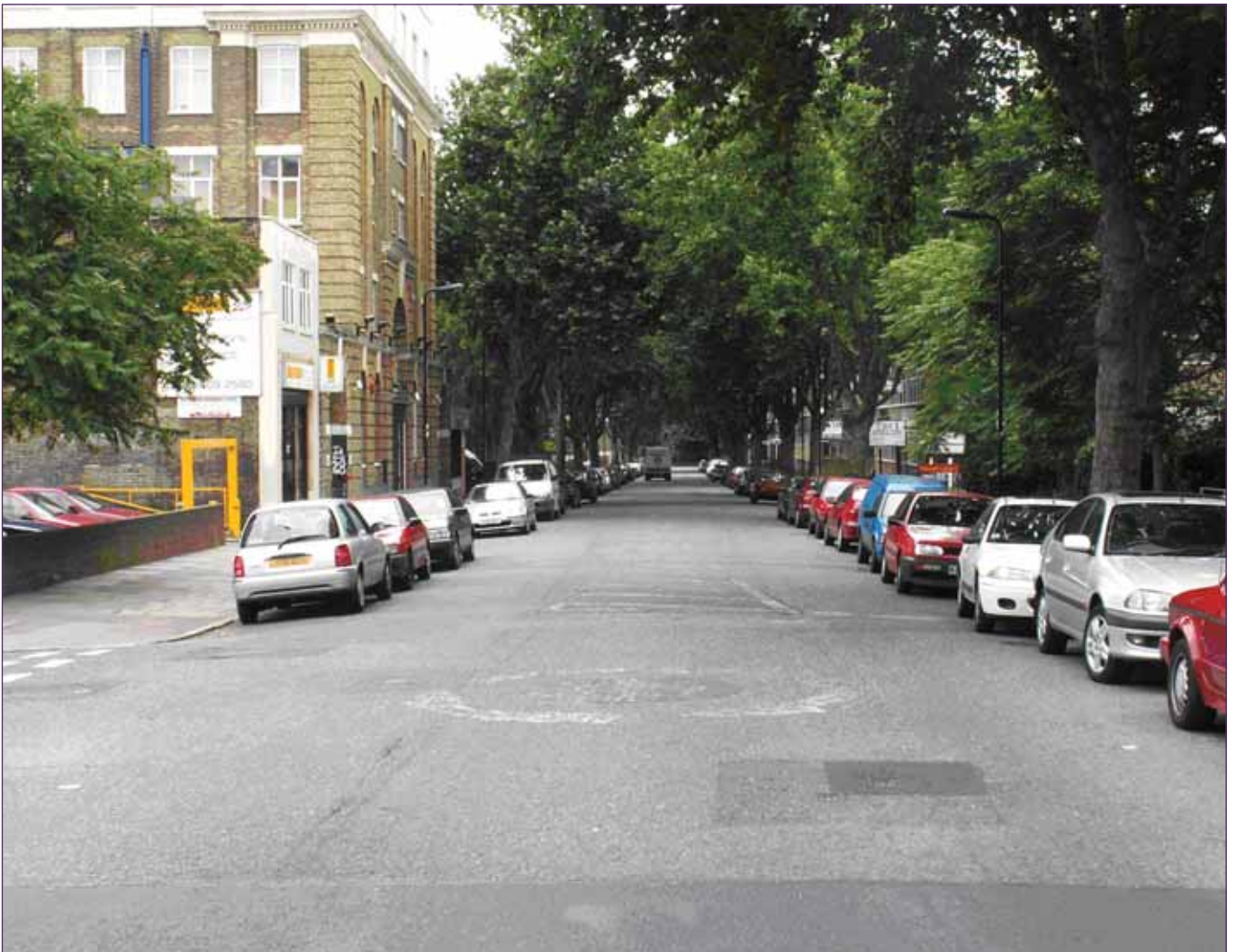


# Lawrence Road

Schedule of comments received  
Haringey Council's responses and changes  
October 2007



<b>Contents</b>	<b>Page</b>
<b>Introduction</b>	3
<b>Summary of comments, responses and changes</b>	3
J. Love	4
Claire Craig – English Heritage	4
Dave Morris – Haringey Federation of Residents' Associations	4
H.N. Enver – Nice and Easy Printing Ltd.	7
Simon and Juliet Wickham	8
Paul Carroll	9
Iain Williams – Metropolitan Police	11
Georgie Cook – Thames Water	11
Chloe Doherty	13
Pat Ayinde	14
Hilary Adams	15
Quentin Given – Tottenham and Wood Green Friends of the Earth	16
Anna Scott – Environment Agency	17
Gareth Watkins	18
Natalie Thompson – Galliard Homes	20
Lauezzari	20
Chris Lane – Tottenham Traders Association	21
Catherine Collingborn	22
Sue Penny	24
Wendy Keenan	28
Clyde Area Residents' Association (CARA)	29
Michael Christian	35
Thomas Gillespie	35
Paul Carroll – Clyde Circus Conservation Area	36
Martin Ledger – Prospect Planning	38
M.A. Hawley	42
Greater London Authority (GLA)	42
Transport for London (TfL)	44
London Development Agency (LDA)	46
Joseph Nicholas – Tottenham Civic Society	47
David Hammond – Natural England	49
Nick Rau	50
<b>Appendix: results of the questionnaire</b>	52

## **Introduction**

This document should be read in conjunction with the Lawrence Road Planning Brief, which has been adopted by the London Borough of Haringey as a Supplementary Planning Document (SPD)

The principal objective of the brief is to provide clear planning guidance, which will help to ensure that planning applications meet the strategic goals that have been set for the area. The planning brief defines the preferred form of development for Lawrence Road in order to facilitate a comprehensive development that will provide new jobs and homes. The brief highlights the main policies, principles and parameters necessary to achieve the defined vision for regeneration.

The draft planning brief was the subject of statutory public consultation, prior to its formal adoption. Given the volume of representations received, it was considered expedient to produce this separate schedule which sets-out the name of the respondent, a summary of the representations made, Haringey Council's comments and any resulting amendments made to the draft brief. Please note, this schedule is a public document.

## **Summary of Comments, Responses and Changes**

All representations in respect of the public consultation exercise were considered and assessed by the Council. Where appropriate, the draft brief was amended to reflect the comments received.

Summaries of all the representations that were received, Haringey Council's responses and the changes made to the draft planning brief are set-out in the following schedule.

In addition, and as part of the consultation strategy, the Council distributed in excess of 2,500 publicity leaflets/questionnaires. The questionnaire was designed to gauge local opinion and posed seven questions regarding the principles of redevelopment.

The Council received 95 completed questionnaires which helped to articulate the community's priorities for the area. A summary of those responses is provided as an appendix to this schedule.

name of respondent	summary of representation(s) received	Haringey Council's comments	recommended changes
J. Love	1. The existing Elizabeth Place Playground should have better fencing around the football area to stop balls being kicked into gardens. The wall without fencing is used by youths drinking and making a nuisance until the early hours of the morning.	Maintenance of the park is not strictly a planning issue. However, it may be possible to fund certain local improvements and maintenance through S106 contributions.	No change
Claire Craig – English Heritage (EH)	<p>1. EH is generally happy with the treatment of the historic environment in the Draft Planning Brief.</p> <p>2. The <i>Sustainability Appraisal</i> could acknowledge the borough's archaeological resources.</p> <p>3. Number 28 Lawrence Road is not a listed building, but of some significance; if it is not to be retained a 'Level 2 recording' should be included as a planning condition.</p> <p>4. EH is pleased to see measures to ensure that new development respects the Clyde Road Conservation Area.</p> <p>5. EH does not dispute the view of the planning brief that the area can define its own character; subject to appropriate restrictions on size and permeability.</p>	<p>Acknowledged.</p> <p>This is considered unnecessary for Lawrence Road.</p> <p>The brief acknowledges the importance of Number 28, however, it is not locally listed. Agree that it should be surveyed and recorded in the unlikely event of redevelopment.</p> <p>Acknowledged.</p> <p>Acknowledged.</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>
Dave Morris – Haringey Federation of Residents' Assocs.	1. Lawrence Road presents a unique chance to improve a large area in the centre of residential Tottenham. Development should provide facilities and an environment that	Acknowledged. It is an objective of the brief to bring about social and environmental improvements that will benefit both the local and wider	No change

	<p>benefits the community.</p> <p>2. The Council should make full use of Section 106 contributions to benefit the community. Individual schemes may constitute 'major development' and S106 contributions should reflect this. The brief should ensure that the area as a whole secures opportunities and improvements for local people.</p> <p>3. Elizabeth Place Play Area should be expanded to become a local park of at least two hectares. There should also be a green space and play area at the southern end of the road. This would help address local deficiency. The Council should manage the open space properly.</p> <p>4. Design and facilities must be appropriate to and enhance the surrounding Clyde Area Conservation Area.</p> <p>5. An allotment site could be provided to address deficiency. Allotments provide valuable open space, are good for wildlife, are</p>	<p>community.</p> <p>Agreed. The planning brief sets-out the main types of obligation that will apply to development proposals at Lawrence Road. S106 agreements will be negotiated when planning applications are received and the detailed impacts of individual developments are assessed.</p> <p>The brief states...'there may be opportunities to increase the provision of public open space by extending the existing public open space at Elizabeth Place Park and, or create new open space elsewhere within or near the planning brief site. Where appropriate, planning obligations will be used to help achieve this' (para 5.11.2) S106 contributions may also be used for the maintenance of Elizabeth Place Park. Haringey's SPG 10d provides guidance in respect of S106 contributions for open space.</p> <p>The draft brief states that 'new development must co-exist harmoniously with the conservation area, in terms of materials, design, bulk etc'.</p> <p>Whilst there is no doubt allotments are a valuable community resource, it is unlikely this will be economically viable. However,</p>	<p>Include new para 9.3.3 and update the employment and health &amp; community facility bullet points (para 9.3.5)</p> <p>No change</p> <p>No change</p> <p>No change</p>
--	--	---	---

	<p>an educational resource and contribute towards more sustainable lifestyles and communities.</p> <p>6. Small, affordable accommodation should be provided for local community and voluntary groups.</p> <p>7. If residential development is allowed, it will increase the demands upon social facilities in the area. Therefore, the social infrastructure and facilities needed to support the new residents should be provided on-site. Financial contributions to improve existing facilities should not be accepted, as they may not actually benefit the local area.</p> <p>8. As Lawrence Road is surrounded by mainly low density, suburban scale housing (three-storeys) any residential development must be of a similar low density to preserve and reflect the character of the area.</p> <p>9. Development must provide the maximum percentage of affordable housing, as well as a proportion of family-size homes. Housing must be of good quality design, with adequate floor, storage and play space. The number of</p>	<p>the use of S106 funding to improve existing allotments in the vicinity could be explored.</p> <p>This is an acceptable use and will be provided where appropriate, with possible S106 funding</p> <p>Facilities will be provided on-site where appropriate. The brief gives advice in respect of S106 contributions.</p> <p>The brief is clear that the size, scale and density of new urban blocks should relate to the existing street pattern and connections to the wider area, and co-exist with the adjoining conservation area. However, the brief recognises that Lawrence Road is large enough to dictate its own character. It is considered that the most appropriate form of development will be predominantly flatted. The adopted UDP encourages higher densities in flatted, mixed-use schemes.</p> <p>Regional and local planning policies state that 50% of new housing must be affordable; which includes intermediate. However, this is a borough-wide target which may not prove viable on every site.</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>
--	--	---	---

	<p>affordable and family-size units provided last year was low, and the Council has a lot of catching-up to do.</p> <p>10. The Council should ensure that private housing remains owner-occupied and not rented-out. Buy-to-let must be discouraged.</p> <p>11. The Council must take appropriate steps, or impose conditions, to ensure that good quality employment opportunities are created within a good quality working environment for the benefit of local people</p> <p>12. The brief must insist that for each development, the existing trees are protected and improvements made to the street scene - making it greener, safer and more liveable. This should include active frontages.</p>	<p>Residential standards are set-out in the Council's SPG 3a. The planning brief's housing mix seeks to secure larger units.</p> <p>This is not generally an issue that can be addressed through planning legislation. However, it may be possible to exert limited control through S106 agreements.</p> <p>This will be provided where appropriate</p> <p>The brief acknowledges the positive contribution to the environment made by trees and seeks to protect / increase them. General improvements will ensure the street is more liveable, and all development must address the issues of designing out crime...which includes active ground floor uses that create vitality.</p>	<p>No change</p> <p>No change</p> <p>No change</p>
<p>H N Enver – Nice &amp; Easy Print Ltd.</p>	<p>1. Buildings along Lawrence Road are deliberately kept empty to force a change-of-use. Whilst there is clearly some interest in premises for rent along the road, there is nothing to indicate availability. There is a need to retain the commercial premises along Lawrence Road, given the high level of local unemployment.</p>	<p>There has been a decline in the clothing industry since the mid 1980s. Despite Haringey protecting the road as an employment area, it continued to decline and suffered from underinvestment and high vacancy rates. Surveys have shown the area is no longer viable solely for employment and should be regenerated. The adopted UDP (2006) identifies Lawrence Road as suitable for mixed-use, thereby retaining an element of employment.</p>	<p>No change</p>

<p>Simon and Juliet Wickham</p>	<p>1. Concerned that development along Lawrence Road could jeopardise the significant improvements that have been made in the adjoining streets.</p> <p>2. Ensure new buildings are low-rise, to avoid overlooking gardens in Bedford Rd. and maintain privacy.</p> <p>3. Avoid over-development; particularly low-cost, low-quality housing. This simply perpetuates a low-income, transient local population.</p> <p>4. Encourage higher value family housing and more live/work units, to create a stable community, and attract higher income residents into the area.</p> <p>5. Encourage small-scale retail (such as independent traders and good restaurants) and units for professional services ( doctors, dentists, architects etc.) which would enhance the neighbourhood</p>	<p>Acknowledged. Development proposals will comply with the planning policies contained in UDP which seek to minimise any adverse impact in terms of amenity.</p> <p>Paragraph 7.2.5 addresses adequately the issues of privacy / overlooking.</p> <p>The GLA has set a borough-wide target that 50% of new residential development should be affordable. Key worker and intermediate housing will be promoted. However, the actual amount provided will be influenced by a number of factors which affect viability. The need to create a sustainable, mixed community is an objective of the brief.</p> <p>The brief sets-out an acceptable mix, in terms of unit sizes and affordable housing provision.</p> <p>It is considered that retail and other 'A' class uses will not be acceptable along Lawrence Road, in order to protect the viability and vitality of neighbouring town centres. However, retail uses, which include food and drink, may be acceptable along the West Green Road frontage. A doctor's surgery is an acceptable use in principle.</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>Amend land-use table (fig7) and paragraphs 5.10.1 and 5.10.2</p>
---------------------------------	--	---	---

	6. Avoid further takeaways, hairdressers, mobile phone outlets etc. which are already oversupplied along West Green Road, and would undermine regeneration efforts.	Agree. These are not appropriate uses.	See above
Paul Carroll	<p>1. The planning brief is long overdue, and it is important to get it right. The views of the public must be taken into account in its preparation.</p> <p>2. New development should be low-rise, high-quality, eco-friendly and constructed in traditional materials which are in keeping with the conservation area.</p> <p>3. New retail development should be limited to avoid impacting upon existing shops along West Green Road. New, economically active residents of Lawrence Road would help support local shops.</p> <p>4. The provision of live/work units, such as 'Studio 28' should take priority over other types of development as they create employment opportunities.</p> <p>5. There should not be any more social rented housing as levels in the area are high, and the balance must be redressed. Peabody Estate creates problems.</p>	<p>Acknowledged. The draft brief has undergone statutory consultation prior to being amended and adopted.</p> <p>These issues are addressed within the brief. Number 28 will be used as the yardstick by which the height of future development will be assessed.</p> <p>It is considered that retail and other 'A' class uses will not be acceptable along Lawrence Road in order to protect the viability and vitality of neighbouring town centres. However, retail uses, which include food and drink, may be acceptable along the West Green Road frontage.</p> <p>The brief only identifies acceptable uses; it would be inappropriate to prioritise one specific use as the aim is to create a viable and sustainable mix.</p> <p>It is a requirement of the London Plan and Haringey's UDP that 50% of new housing must be affordable; although this will not always be viable on every site. Para 5.5.1 of the brief addresses affordable housing.</p>	<p>No change</p> <p>No change</p> <p>Amend land-use table (fig7) and paragraphs 5.10.1 and 5.10.2</p> <p>No change</p> <p>No change</p>

	<p>6. Designing out crime must be integral to the process of redevelopment – i.e. knock down the flats and rebuild as a separate easily monitored unit; or build luxury flats next to the towers so their security could monitor the street.</p> <p>7. All residential development, including shared ownership, must be owner-occupied and not rented out. This should be enforced legally.</p> <p>8. Hotels and hostels are not acceptable uses, as they are contrary to the objective of building a sustainable community.</p> <p>9. Places of worship are not an acceptable use due to noise and traffic problems they create.</p> <p>10. Haringey must sort-out the management of Elizabeth Place Park. It is poorly designed and does not benefit from any surveillance; as such it is a communal area which creates trouble.</p> <p>11. Suggest getting rid of the current park and move it into a larger space which could be overlooked by high value flats. Then build on the old park, cutting-off the space from Peabody Flats with luxury flats. The high value flats will pay for the green, and the flat owners will be more defensive of the new space than social tenants.</p>	<p>Designing-out crime is a fundamental requirement of new development. The flats are outside of the planning brief area and their demolition is neither a viable nor realistic proposition.</p> <p>This is not generally an issue that can be addressed through planning legislation. However, it may be possible to exert limited control through S106 agreements.</p> <p>Agree. These uses are more appropriate in a town centre where their impact is reduced.</p> <p>Disagree. In planning terms, this is acceptable provided it meets the criteria in UDP Policy CW1.</p> <p>Management is not strictly a planning issue. However, a S106 contribution may include maintenance and improvement. New development adjacent to the park will provide natural surveillance.</p> <p>The planning brief addresses the issues of public open space provision.</p>	<p>No change</p> <p>No change</p> <p>Delete use class C1 from list of acceptable land-uses (fig7)</p> <p>No change</p> <p>Add new paragraph 5.11.3 regarding designing out crime / surveillance.</p> <p>No change</p>
--	--	--	---

<p>Iain Williams – Metropolitan Police</p>	<p>1. Consideration should be given to provision of CCTV.</p> <p>2. Suitable parking must be provided.</p>	<p>All new development will be safe and secure. Provision of CCTV is just one aspect of designing out crime, and installation will be left to the discretion of individual developers / occupiers. S106 contributions may be used to provide CCTV primarily for businesses.</p> <p>Where applicable, parking requirements will be assessed on the basis of a transport assessment or on the current UDP policies.</p>	<p>No change</p> <p>No change</p>
<p>Georgie Cook – Thames Water</p>	<p>1. Thames Water supports paras 8.3.1 / 8.3.2 which state that detailed information on infrastructure requirements should be addressed and more specifically that the existing sewers beneath Lawrence Road may require an upgrade.</p> <p>2. Thames Water would like to be consulted on any schemes for Sustainable Urban Drainage Systems (SUDS). The use of well-maintained SUDS is supported; however, poorly maintained systems may contribute to flooding. Thames Water would like reference made to the <i>'Interim Code of Practice for SUDS'</i>.</p> <p>3. Thames Water has to plan in advance for infrastructure, and is unable to seek upgrades via the Section 106. As a consequence it has very limited powers under the water industry act to prevent connection to the network where insufficient capacity exists and where</p>	<p>Acknowledged</p> <p>Agree</p> <p>Agree</p>	<p>No change</p> <p>Add new paragraph 8.3.3 regarding SUDS.</p> <p>Add new paragraph 8.3.4</p>

	<p>needed, we would rely on the Local Authority to include a Grampian style condition.</p> <p>Developers must demonstrate that adequate capacity exists on and off the site to serve the development and that it would not lead to problems for existing users. It may be necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water &amp; sewerage infrastructure. Where there is a capacity problem and Thames Water (or any successor) has no planned improvements, the Local Council will require the developer to fund appropriate improvements that must be completed prior to occupation of the development.</p> <p>Thames relies heavily on the planning process to ensure we have the necessary infrastructure in areas where development is clearly identified and seek planning conditions where it is not. Capacity problems, possibly leading to flooding, could occur in some cases if we have not been given the opportunity, either through advance planning or through conditional planning approvals, to provide the capacity prior to development.</p> <p>If the developer fails to consult with Thames Water in the early planning stages then this will lead to us requesting a Grampian style condition.</p>		
--	--	--	--

Chloe Doherty	1. The area would benefit from more good quality restaurants or cafes	Food and drink uses will be limited to the West Green Road frontage. The planning system cannot specify end-users.	Amend land-use table (fig7) and paragraphs 5.10.1 and 5.10.2
	2. More green space should be provided that could be used for ball games etc, and perhaps a nature reserve.	Proposals for residential dwellings will be required to provide public open space on site, or contribute to improving existing space through S106 contributions.	No change
	3. Provision of a lido would appreciated	This exceeds what might be reasonably provided by developers.	No change
	4. The area would benefit from the provision of high quality, independent retailers such as a baker or delicatessen.	Retail provision will be limited to the West Green Road frontage. The planning system cannot specify end-users.	Amend land-use table (fig7) and paragraphs 5.10.1 and 5.10.2
	5. A regular market area should be considered.	This is not an appropriate use.	No change
	6. The area must be safe at all times.	The brief encourages future development to accord with the principles of designing out crime. The street will enjoy increased natural surveillance as new occupiers/users move-in.	Update paragraphs 7.6.2 / 3
	7. There should be a balance of residential tenures and good mix of sizes, not just small flats. Key worker housing should be available to keep quality workers in the area.	These issues are key housing objectives of the adopted UDP which are addressed by the brief.	No change
	8. Parking needs to be fully assessed and	Parking provision will generally be	No change

	provided for to prevent further pressure on the area.	assessed through a transport assessment or against the policies of the adopted UDP.	
Pat Ayinde	<p>1. Generally welcome regeneration of the road to reverse its decay. However, if the road is looked at in its entirety it is already mixed-use. Simply hitting housing targets by providing more homes will put pressure on local schools, health facilities and transport. Whilst a financial contribution towards education is welcome, it will not be enough to address the problem of already overcrowded local schools and lack of spaces.</p> <p>2. Welcome the following points and hope they will be implemented:</p> <ul style="list-style-type: none"> <li>• Climate change – development should include sustainable heating systems (para 4.3.48)</li> <li>• Safety at night – the road is currently intimidating at night.(para 6.5.1)</li> <li>• Height restrictions – essential for maintaining a cohesive appearance, and not cramming-in people. (para 7.2.2)</li> <li>• Retaining trees – they must be kept as they are wonderful. (para 7.5.1)</li> <li>• Extending Elizabeth Place Park – area needs more greenery and essential play space. (para 7.5.2)</li> <li>• Retaining trees on other sites and greening frontages – this is most welcome. (para 7.5.3)</li> </ul>	<p>Lawrence Road is designated in the UDP as Site Specific Proposal 27:mixed-use. The brief site is drawn tightly around the former industrial buildings, as these require intervention in the form of regeneration. It is not realistic or feasible to include the existing residential blocks for redevelopment; nor can they be counted towards affordable housing provision. The Council has an SPG on educational contributions. Monies go into a fund which is used borough-wide.</p> <p>Acknowledged.</p>	<p>No change</p> <p>No change</p>

	<ul style="list-style-type: none"> <li>Noise pollution – must be considered when mixing residential and employment uses.(para 8.2.1)</li> </ul>		
Hilary Adams	<p>1. The planning brief should include measures to slow down vehicles.</p> <p>2. High-quality design should be an important factor in future planning applications. The existing buildings are poor quality and detract from the appearance of the tree-lined road.</p> <p>3. The Victorian factory which is part of the dry-cleaner’s site, is a fine example of industrial architecture and warrants protection. (para 3.3.2)</p> <p>4. Agree with the aim that stricter traffic management could minimise the problems caused by inconsiderate parking, however physical barriers may prove more effective. Pavements that have been broken by vehicles are currently being repaired – this is very welcome and will hopefully eradicate the problem. Concerned about prostitutes using parked lorries, and drivers sleeping overnight without sanitary arrangements.(para 6.2.3)</p> <p>5. The planning brief should strengthen provisions regarding increasing public open</p>	<p>This will be assessed as part of a transport assessment; such measures will be provided where necessary. S106 contributions may be possible for off-site highway improvements.</p> <p>This is dealt with fully within the brief. It is expected that the existing buildings will be replaced with high-quality, sustainable new buildings.</p> <p>Lawrence Road does not form part of the conservation area, and does not contain any buildings included on the Statutory or Local Lists. The building in question has been assessed and not considered as warranting inclusion on the local list.</p> <p>Traffic issues will be considered as part of the transport assessment. The opportunities for anti-social behaviour will be reduced through increased natural surveillance as the road becomes redeveloped and occupied.</p> <p>Section 5.11 acknowledges the need to protect, improve and provide public open</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>

	<p>space and improving / extending the existing space. The community should benefit from the large profits made by housing and commercial developers; and ensure that open space is a priority. Well managed open space would enhance property values. (para 5.11.1 / 2)</p> <p>6. Agree with paragraph on public realm improvements, but disagree with the removal of planters. They should be cleaned and maintained. Litter attracts litter and removing plants goes against the aim of making the city greener. (para 7.3.2)</p>	<p>space and addresses how this might be achieved. S106 agreements attempt to mitigate against any adverse effects of a development, and provide community benefits. The Council has supplementary planning guidance in respect of S106 contributions for open space. Open space management is not a planning issue, but may be considered as part of S106 agreement.</p> <p>S106 funding may be available for environmental improvements. Issues of street cleansing are beyond the remit of the planning brief.</p>	<p>No change</p>
<p>Quentin Given – Tottenham FoE</p>	<p>1. Welcome proposals for a mixed-use development.</p> <p>2. The objectives should include creating sustainable, carbon-neutral buildings. The technology and techniques already exist to provide this and the Council should aim that all development meets this standard.</p> <p>3. Developments should include local energy production, including tri-generation CHP providing heating and cooling and possibly electricity, not just on site but also to surrounding areas in future. They should also include PV and biomass top-up heating or CHP.</p>	<p>Acknowledged</p> <p>This is addressed by UDP policy ENV9</p> <p>This is addressed by UDP policy ENV10</p>	<p>No change</p> <p>Refer to UDP Policies ENV9 and 10 within the brief's planning policy context chapter. Strengthen references to sustainable design and construction in sustainability checklist</p> <p>See above.</p>

	<p>4. The <i>Sustainability Appraisal</i> should include not just the energy usage in the buildings but also fossil fuel used by vehicles associated with the developments. The aim should be to achieve car-capped or car-free housing throughout, with car-clubs provided. This will require CPZs in surrounding areas.</p> <p>5. Biodiversity should be increased by: retaining / increasing tree cover, extending open space, creating green/brown roofs, and 'green walls'.</p> <p>6. Key worker / intermediate housing is unaffordable and should be extended to include more classes of occupation. Percentage of affordable housing should be increased.</p> <p>7. New development must include health, leisure and possibly educational facilities (if required) on-site to reduce the need to travel.</p>	<p>Transport issues are considered in the planning brief, and no amendment to the SA is needed</p> <p>These issues are addressed within the planning brief.</p> <p>It is beyond the remit of the planning brief to extend the classes. The Council will adhere to the GLA target of 50% as this will allow for mixed-use, mixed-tenure schemes that will bring about a sustainable, balanced community.</p> <p>Community-type uses are appropriate in this location and will be considered upon their planning merits as part of a mixed-use scheme. S106 contributions may be used for community uses.</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>
<p>Anna Scott – Environment Agency (EA)</p>	<p>1. Water efficient design, for example water efficient appliances, fittings and rainwater re-use, should be requirements of all new development.</p> <p>2. EA supports energy and water efficiency, SUDS, green roofs, waste and recycling facilities. (Section 7.8)</p>	<p>This is considered as part of the sustainability checklist</p> <p>Acknowledged.</p>	<p>No change</p> <p>No change</p>

	<p>3. EA will object to any planning application on potentially contaminated land which is not accompanied by the appropriate level of assessment. EA can advise the Council in this respect. Numbers 70 - 72 Lawrence Road are stated as a medium risk of contamination, and will require a full desk-top study in line with PPS23 and CLR11.</p> <p>4. EA requests that the following points are included under Section 9.2:</p> <ul style="list-style-type: none"> <li>• A surface water flood risk assessment for sites over 1 hectare</li> <li>• Site history and where appropriate desk top study for potentially contaminated sites.</li> </ul> <p>5. EA supports the inclusion of LR09, LR011 and LR013 in the <i>Sustainability Appraisal</i></p> <p>6. The <i>Sustainability Appraisal</i> should include and review PPS23. It should be noted that PPG25 has been superseded by PPS25.</p> <p>7. EA would like 'and remediate soil contamination' added to <i>Sustainability Appraisal Objective</i> LR09</p>	<p>Acknowledged. The brief states that a remediation strategy will be a requirement of any planning application.</p> <p>Agree</p> <p>Acknowledged.</p> <p>Agree</p> <p>This is dealt with appropriately in the SA, and addressed in the brief</p>	<p>Add sentence to para 8.1.1</p> <p>Add two new bullet points to para 9.2.3</p> <p>No change</p> <p>Include PPS23</p> <p>No change</p>
Gareth Watkins	<p>1. The redevelopment of Lawrence Road should be positive and inspiring; an opportunity to revive one of London's poorest areas.</p> <p>2. Lawrence Road should become a mix of</p>	<p>Agreed. The brief sets-out to achieve this.</p> <p>The brief states that the area has the</p>	<p>No change</p> <p>No change</p>

	<p>light industrial / live-work / cafes / retail / creative spaces.</p> <p>3. Tottenham needs leisure and retail opportunities to reduce the need to travel into town. Lawrence Road should have cafes, shops and perhaps a cinema.</p> <p>4. The redevelopment of Lawrence Road should even-out the existing demographic and not provide small, low-quality social housing units.</p> <p>5. Some social housing should be provided for key-workers, the elderly or disabled along with complementary facilities. Any social housing should not exacerbate the area's high crime rate; especially drugs, prostitution and gangs. Lawrence Road should not be used for hostels or hotels. The provision of high-quality, luxury apartments will attract more Council-Tax payers to help regenerate the local economy.</p>	<p>potential to become a 'thriving community providing a mix of uses, with employment, residential and other uses co-existing'. Retail and cafes are generally not acceptable uses (see following comment)</p> <p>It is considered that retail and other 'A' uses will not be acceptable along Lawrence Road in order to protect the viability and vitality of neighbouring town centres. However, retail uses, which include food and drink, may be acceptable along the West Green Road frontage.</p> <p>The brief sets-out clearly the London Plan and Haringey's UDP requirements for affordable housing provision. It also sets-out the dwelling mix. Key worker and intermediate housing will be promoted in order to meet borough-wide housing need</p> <p>Social housing will be provided in-line with the adopted UDP and London Plan policies; which includes key worker accommodation. All new development should create a dwelling mix that is required to provide a choice and range of housing to meet the needs of the community. Hotels are not an appropriate use. The allocation of social rented properties is not a planning matter that can be addressed by the brief.</p>	<p>Amend land-use table (fig7) and paragraphs 5.10.1 and 5.10.2</p> <p>No change</p> <p>No change</p>
--	--	---	---

	<p>6. New green space would be welcome, but needs careful design to prevent it becoming a meeting place for drug users and local gangs. Elizabeth place could be used for allotments and to create a better travellers' site. The new space could then be moved south and become a central focus along the road.</p> <p>7. The Botany Bay pub is a focus of Lawrence Road, and should be integral to the proposed regeneration. The Council should intervene in proposals for its use as a shop.</p> <p>8. A weekend flower market would liven-up the street.</p> <p>9. Number 50-56 Lawrence Road has an old factory with a towering chimney which is of architectural merit. It should be protected and integrated into the future proposals.</p>	<p>The brief requires new residential development to provide, or contribute towards improving existing open space provision through S106 contributions. New development will provide an element of natural surveillance which may deter opportunities for anti-social behaviour. Other issues are noted.</p> <p>This property is not within the planning brief area.</p> <p>Not considered an appropriate use in this location</p> <p>Lawrence Road does not form part of the conservation area, and does not contain any buildings considered as worthy of inclusion on the Statutory or Local Lists. The building in question has been assessed and not considered as warranting inclusion on the local list.</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>
Natalie Thompson – GL Hearn Ltd for Galliard Homes	1. Support the planning brief's vision to create a mixed-use, high-quality sustainable development. The brief accords with the aims and objectives contained within PPS1 to create a sustainable and vibrant development.	Acknowledged.	No change
Lauezzari	1. West Green Road has deteriorated over recent years. The planning brief proposals could raise the overall standards of the area. A development similar to Stoke Newington	Acknowledged. The brief sets-out to achieve the highest standards of regeneration for this area. Whilst West Green Road is technically outside of the	No change

	<p>Church St. will bring culture, employment, and money into the area.</p> <p>2. The high crime rate must be tackled as part of any proposals.</p> <p>3. Development should split residential with good quality cafes, restaurants, cultural uses, alternative health centres and open spaces.</p> <p>4. Residential should include shared ownership and not social housing.</p>	<p>brief area, the proposals for Lawrence Road should bring about benefits for local traders.</p> <p>New development will comply with the principles of designing out crime. Active frontages will increase the opportunities for natural surveillance</p> <p>The planning brief considers residential-led, mixed-use to be the most sustainable form of redevelopment. Not all uses will be acceptable, and will be considered on their planning merits and assessed against the UDP and planning brief. Retail will not be acceptable along Lawrence Road</p> <p>The planning brief must comply with the policy provisions of the adopted UDP and London Plan in this respect.</p>	<p>No change</p> <p>No change</p> <p>No change</p>
<p>Chris Lane - Tottenham Traders Association</p>	<p>1. Would support the creation of small business units. It is important that Lawrence Road retains some business/shopping for the community.</p> <p>2. Lawrence Road must retain some employment uses, and companies encouraged into the area to provide local jobs for new residents.</p>	<p>The redevelopment of Lawrence Road will be mixed-use, which includes employment. This may include small business units; however, retail will not be generally acceptable as it will impact upon the neighbouring town centres.</p> <p>The retention and creation of employment generating uses is high priority, and some of the existing employment base will be protected to maximise job opportunities. S106 money may be available to secure local labour and training programmes.</p>	<p>No change</p> <p>No change</p>

	<p>3. Concerned about the proposed housing mix. This needs to be planned sensitively to create a caring community.</p> <p>4. Consider that provision of a youth or childrens' centre in Lawrence Road would be a positive initiative to reduce crime and give young people some direction. Parking for parents after 18:30 would encourage support.</p> <p>5. Concerned about car-parking. Vehicles are currently parked in Lawrence Road all day. Will the proposals alleviate residential parking? Would prefer short-stay to support local businesses.</p>	<p>The proposed mix accords with the adopted UDP and supplementary guidance. Affordable housing will be required in accordance with the UDP and London Plan policies.</p> <p>Community-type uses are appropriate in this location and will be considered on their planning merits as part of a mixed-use scheme. S106 contributions may be used for community uses.</p> <p>Parking provision and the impact on the road will be assessed through a transport assessment for each development.</p>	<p>No change</p> <p>No change</p> <p>No change</p>
Catherine Collingborn	<p>1. Agree with the stated objectives for the road (para 1.3)</p> <p>2. The needs of the community in terms of social infrastructure provision (health and education facilities), must be important considerations when determining housing density.</p> <p>3. The Victorian factory on the east side of the road, while not listed, is an attractive and interesting building. This should be retained</p>	<p>Acknowledged</p> <p>It is an objective of the Council to increase provision of good quality community facilities where there is a local need. The UDP sets out the policy approach which is supported by supplementary guidance. Lawrence Road is generally an appropriate location for community facilities, which will be determined at such time as a planning application is submitted.</p> <p>Lawrence Road does not form part of the conservation area, and does not contain any buildings included on the Statutory or</p>	<p>No change</p> <p>No change</p> <p>No change</p>

	and could perhaps be developed along similar lines to No. 28 Lawrence Road. (para 3.3.2)	Local Lists. The building in question has been assessed and not considered as warranting inclusion on the local list.	
	4. There should be no takeaways on Lawrence Road as there are enough along Philip Lane and West Green Road. There should be no more social clubs (para 5.2.4)	Agree. Retail-type uses will not be acceptable.	Amend land-use table (fig7) and paragraphs 5.10.1 and 5.10.2
	5. There should definitely be an increase of public open space. Residents should be consulted on what facilities they wish to have.(para 5.11.2)	The brief states that new residential development will be required to provide open space on-site, or contribute towards improving existing space through S106 contributions. Residents will be consulted on any planning application.	No change
	6. The current repairs to the pavements of Lawrence Road should include measures to prevent further parking on them. (para 6.2.3)	Planning applications will be accompanied by a transport assessment. In addition, the new uses proposed are unlikely to involve heavy vehicles and will deter overnight parking	No change
	7. Improving the safety of pedestrians at night must be a prime consideration. (para 6.5.1)	This is addressed explicitly in the brief.	No change
	8. New development must be appropriate and complement the existing conservation area.(para 7.2.2)	The brief is quite clear in this respect.	No change
	9. The planters must be retained and maintained to reduce litter. It is important to	Disagree, the planters are currently used as unofficial refuse bins and the brief	No change

	<p>keep greenery in the area.(para 7.3.2)</p> <p>10. The trees are the best feature of the road; they must be retained with more provided. (paras 7.5.1and 3)</p> <p>11. Elizabeth Place Park should be extended, with more open space included within the proposed developments. (para 7.5.3)</p>	<p>cannot address issues of waste management or street cleansing. The brief considers treatments which improve the public realm.</p> <p>Agree. This is dealt with in the brief</p> <p>The brief states...‘there may be opportunities to increase the provision of public open space by extending the existing public open space at Elizabeth Place Park and, or create new open space elsewhere within or near the planning brief site. Where appropriate, planning obligations will be used to help achieve this’ (para 5.11.2) S106 contributions may also be used for the maintenance of Elizabeth Place Park. Haringey’s SPG 10d provides guidance in respect of S106 contributions for open space.</p>	<p>No change</p> <p>No change</p>
<p>Sue Penny</p>	<p>1. Having lived at the rear of Lawrence Road for 26 years, agree with the view expressed at the recent consultation meeting that the industrial use had been run-down deliberately in order to force a change-of-use to lucrative residential.</p> <p>2. Buy-to-let has frustrated local efforts to establish a sense of community in the area. Buy-to-let should not be permitted in the proposed residential development on</p>	<p>See HN Enver comment</p> <p>This is not generally an issue that can be addressed through planning legislation. However, it may be possible to exert limited control through S106 agreements.</p>	<p>See HN Enver comment</p> <p>No change</p>

	<p>Lawrence Road.</p> <p>3. The proposed residential development should be a mixed community, containing a high proportion of private and affordable housing. The current high concentration of housing association, council housing and buy-to-let for DSS tenants makes for an imbalanced community.</p> <p>4. New development should be low-rise, low-density which harmonise with the surrounding conservation area and reduce the opportunities for overlooking.</p> <p>5. Would welcome more live / work units, like the successful scheme at number 28 Lawrence Road, for which there is a high demand. It is important to attract as many appropriate employment opportunities as possible.</p> <p>6. The area lacks community facilities and the only pub nearby – The Fountain – would have been demolished had it not been strongly</p>	<p>This is an objective of the brief. Provision of social housing must comply with the policies contained within the UDP, London Plan and this brief.</p> <p>The brief is clear that the size, scale and density of new urban blocks should relate to the existing street pattern and connections to the wider area; and co-exist with the adjoining conservation area. However, the brief recognises that Lawrence Road is large enough to create its own character. It is considered that the most appropriate form of development will be predominantly flatted. The adopted UDP encourages higher densities in flatted, mixed-use schemes. Overlooking is addressed explicitly within the brief.</p> <p>The brief appreciates the contribution made by the scheme at number 28, and considers live / work units as an important part of the proposed mix of uses. Proposals for the future of Lawrence Road include an element of employment-generating uses.</p> <p>Community-type uses are appropriate in this location and will be considered on their planning merits as part of a mixed-</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>
--	--	---	---

	<p>opposed by local residents.</p> <p>7. Elizabeth Place playground is not large enough and more spaces where football and other games can be played have been requested by young people in Grove Park Road. (there is a locked gateway into Lawrence Road that could make a safe access route into a second play area).</p> <p>8. A considerable additional amount of public open space must be provided within any proposed development due to the area being identified as deficient in open space.</p> <p>9. If the regeneration of Lawrence Road is to be successful, residents will expect the highest standards of architecture and design in the proposed developments.</p> <p>10. The Botany Bay pub is outside of the planning brief area, but makes an important contribution to the conservation area. As such, it should be immediately protected by the Council.</p> <p>11. Traffic turning into Lawrence Road from West Green Road is extremely dangerous</p>	<p>use scheme. S106 contributions may be used for community uses.</p> <p>The brief states...there may be opportunities to increase the provision of public open space by extending the existing public open space at Elizabeth Place Park and, or create new open space elsewhere within or near the planning brief site. Where appropriate, planning obligations will be used to help achieve this' (para 5.11.2) S106 contributions may also be used for the maintenance of Elizabeth Place Park. Haringey's SPG 10d provides guidance in respect of S106 contributions for open space.</p> <p>Residential development will be required to provide public open space on-site or contribute towards improving existing space through S106.</p> <p>The brief addresses this issue appropriately.</p> <p>This cannot be considered as part of the brief as it is outside of the defined area.</p> <p>Highway considerations will be considered as part of any planning</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>
--	--	---	--

	<p>despite the recent raised table treatment. As a result of traffic calming in neighbouring streets, most of the traffic is directed along Lawrence Road and this would need to be taken into account as part of the new development.</p> <p>12. The poor state of the existing infrastructure, in terms of water and power supplies, must be considered and addressed in any new development.</p> <p>13. Local provision for health care is inadequate and any new development will create more pressure. Assurances are needed that more health facilities will be provided.</p> <p>14. A considerable amount of the proposed housing should be car-free, and CPZ extended to include Lawrence Road.</p> <p>15. All new construction should be carbon neutral and use a high percentage of recycled and / or sustainably produced materials.</p> <p>16. In addition to preserving the large plane trees and planting new trees in the street, new trees should also be planted at the rear of buildings to reduce overlooking and improve the appearance of the development.</p> <p>17. Agree with the suggestion that allotments should be part of the development, to help meet the demand in the borough.</p>	<p>application. S106 may contribute towards off-site highways improvements.</p> <p>Agree. Brief considers the provision of infrastructure and drainage.</p> <p>The brief gives consideration to the impact on health facilities. This will be addressed in detail at the planning application stage, and may be part of S106 agreement.</p> <p>Noted.</p> <p>The brief accords with policies ENV 9 and 10 in the adopted UDP and the Mayor's policies</p> <p>The brief recognises the valuable contribution made by trees, and seeks that more are planted where possible.</p> <p>Whilst there is no doubt allotments are a valuable community resource, they would not prove viable in this location. However, the use S106 funding to improve existing</p>	<p>See Thames Water comment 3</p> <p>No change</p> <p>No change</p> <p>Refer to these policies in section 4.3 and expand 7.8</p> <p>No change</p> <p>No change</p>
--	---	--	--

	<p>18. Support the comments made by Tottenham &amp; Wood Green Friends of the Earth including local energy production for the site and the surrounding area, greening of roofs, balconies and walls and reducing the need to travel by providing work, health and other community facilities on site.</p> <p>19. The Clyde Area Residents Association and other local organisations will be keeping a close watch on the implementation of the brief. We request regular ongoing meetings and opportunities to contribute to its development. Planning officers could also attend residents meetings to discuss progress. As stated in the brief, consultation is critical to its success and delivery. Local support and involvement will be essential to ensure the development meets its aims of making Lawrence Road a place where people want to live, work and visit.</p>	<p>allotments in the vicinity could be explored.</p> <p>These issues are appropriately considered by the brief</p> <p>Noted. There will be opportunities for community involvement during the consultation phase of any proposed development.</p>	<p>No change</p> <p>No change</p>
Wendy Keenan	<p>1. Would like to support the comments submitted by HFRA and CARA.</p> <p>2. The area is deficient in allotment space and should be provided for as part of new development. Locally grown food can cut-down on carbon emissions, refrigeration, packaging and transport. The Council should be brave when negotiating with developers.</p> <p>3. There are serious concerns that the area</p>	<p>Acknowledged.</p> <p>Whilst there is no doubt allotments are a valuable community resource, they would not be economically viable in this location. However, the use S106 funding to improve existing allotments in the vicinity could be explored.</p> <p>See Thames Water comment 3</p>	<p>No change</p> <p>No change</p> <p>See Thames Water comment 3</p>

	<p>will not be able to cope with the increased demands for water. The brief needs to make clear how this will be resolved.</p> <p>4. Concerned about the lack of support given to social housing. Consider most problems associated with social housing could be avoided with a careful mix of tenants and an exciting new conceptual/lifestyle future embodied in new sustainable design, for example the BedZed development. If residents were approached with the systematically well thought out planning offered by a developer like Bioregional, it would alleviate many of the fears associated with social housing.</p> <p>5. Lawrence Road has the potential to accommodate a market, similar to Camden or Columbia Road. This would attract off-shoot businesses; such as arts and crafts, antique shops and independently run cafes (not Starbucks), which suit the diverse population of Tottenham and provide local employment.</p>	<p>Comments noted.</p> <p>A street market is not an appropriate use in this area.</p>	<p>No change</p> <p>No change</p>
<p>Clyde Area Residents Association (CARA)</p>	<p>1. CARA wishes to ensure the redevelopment of Lawrence Road: addresses the needs of local residents; harmonises with and enhances the Clyde Circus Conservation Area; improves the area's social, economic and environmental profile and is a catalyst for improvement.</p> <p>2. CARA generally supports the vision and objectives of the brief but would add:</p>	<p>These various issues are considered and addressed within the planning brief.</p> <p>The list of objectives already addresses these issues without being specific. New residential development will create open space; development must co-exist</p>	<p>No change</p> <p>No change</p>

	<ul style="list-style-type: none"> <li>• Create significant public open green space and integrate green environments throughout the development.</li> <li>• Develop the site such that the Victorian conservation area in which it sits is enhanced and is not unduly overshadowed.</li> <li>• Encourage preservation of buildings of industrial heritage and conservation interest within the change of land use.</li> </ul> <p>3. Generally supports the mixed-use planning designation to help address the area's physical and social problems.</p> <p>4. Agree that residential schemes should be a mix of private/social/affordable housing; with a sizeable proportion privately owned and leased live-work units.</p> <p>5. Support the provision of more live-work units for creative and other small businesses</p> <p>6. Affordable / social housing should have an emphasis on family-sized units.</p> <p>7. Affordable / social housing should target provision for key workers, people with disabilities and the elderly as well as social housing for those in housing need.</p> <p>8. In order to support a stable community, the</p>	<p>harmoniously with the conservation area and number 28 is the only building recognised has having any architectural / historic merit</p> <p>Acknowledged</p> <p>Acknowledged. There is a stated mix.</p> <p>Acknowledged</p> <p>The proposed housing mix supports this</p> <p>These are issues of housing allocations, which exceed the remit of the brief.</p> <p>This cannot be addressed through the planning system. It may be possible to</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>
--	--	--	---

	<p>Council must exercise its powers to prevent buy-to-let or sub-letting.</p> <p>9. Hotels or hostels would be resisted if they were likely to be poorly managed, low quality rented accommodation that attracted crime and anti-social behaviour.</p> <p>10. Strongly support the need to maintain employment uses along the road.</p> <p>11. CARA considers that regeneration need not be housing-led. A high proportion of non-intrusive, service-providing and other uses should be encouraged and maintained, alongside the residential and live-work developments. (para 5.2.2)</p> <p>12. The planning brief could make provision for a local street market (food, plants etc).</p> <p>13. Disagree with the brief's assertion that buildings along Lawrence Road (except no.28) are without architectural merit. There are some fine Victorian industrial buildings on the eastern edge that provide a harmonious boundary to the conservation area.</p> <p>14. The existing mosque should be moved to a new, larger site along Lawrence Road</p>	<p>exert limited control through S106 agreements.</p> <p>Hotels are not an appropriate use.</p> <p>Acknowledged.</p> <p>It is the residential component that will make regeneration viable. Surveys have determined that the road is no longer suitable for solely employment. A mixed-use scheme will be the most sustainable.</p> <p>A street market is not an acceptable use in this location.</p> <p>Lawrence Road does not form part of the conservation area, and does not contain any buildings included on the Statutory or Local Lists. The buildings in question have been assessed and not considered as warranting inclusion on the local list.</p> <p>The brief does not preclude this, as places of worship are acceptable in principle.</p>	<p>Delete C1 from land-use table (fig7)</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>
--	---	--	---

	<p>15. Community facilities should be provided within the proposed development.</p> <p>16 The planning brief should integrate the diverse and disharmonious land uses at the northern end of Lawrence Road. Specifically, the Peabody housing, empty spaces which are subject to dumping and other misuse and the problems associated with double parking at the eastern end of Clyde Road.</p> <p>17. High density development is not appropriate because it will create tall buildings that dwarf and overlook the low-rise, low-density conservation area. The planning brief proposes that no.28 Lawrence Road sets the benchmark for height; however, this is the tallest building in the street which has already caused problems of overlooking. (para 7.2.2)</p> <p>18. The former industrial scale of the road is no longer a justification for high densities as its planning designation has now changed to mixed-use. (para 5.4.2)</p> <p>19. High density development will put more pressure on social and physical infrastructure which is already overstretched.</p> <p>20. CARA strongly advocates improved open</p>	<p>Community-type uses are appropriate in this location and will be considered upon their planning merits as part of a mixed-use scheme. S106 contributions may be used for community uses.</p> <p>These areas are outside of the brief's boundary, which is drawn tightly around the former industrial buildings that are in need of intervention.</p> <p>High-density development does not always equate with tall buildings. Any new development will have to comply with the policy provisions of the planning brief, the adopted UDP and relevant SPGs which seek to ensure there will be no adverse impact on neighbouring properties.</p> <p>The brief states that the site is large enough to dictate its own character. The most appropriate form of mixed-use development will be predominantly flatted. High density development will be appropriate in this location as it complies with the criteria of UDP Policy HSG9.</p> <p>Where appropriate, planning agreements will be negotiated to provide such facilities.</p> <p>The brief states...'there may be</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>
--	--	--	---

	<p>space, which could include; consolidation of Elizabeth Place into a substantial, well-maintained park for use by children and adults, an additional green space at the southern end of the road, access to a green space / childrens' play area via an access route from Grove Park Road. Any green spaces must be carefully designed and maintained. (paras 5.11.1 &amp; 2)</p> <p>21. The intention to ensure high-quality design and appropriate materials should be strengthened in the brief.</p> <p>22. CARA welcomes the brief's emphasis on eco-sustainability in terms of building design and function.</p> <p>23. The brief must ensure that Haringey enforces best practice in the eco-construction of new developments.</p> <p>24. Acknowledge the brief's commitment to integrated design, and diverse streetscapes and frontages – implementation of which will also require a commitment by planning officers and Members. The brief provides the opportunity for an exemplar scheme in terms of sustainability and design, which puts the area on the map. The long-term gains for both the Council and community will be worth any addition effort.</p>	<p>opportunities to increase the provision of public open space by extending the existing public open space at Elizabeth Place Park and, or create new open space elsewhere within or near the planning brief site. Where appropriate, planning obligations will be used to help achieve this' (para 5.11.2) S106 contributions may also be used for the maintenance of Elizabeth Place Park. Haringey's SPG 10d provides guidance in respect of S106 contributions for open space.</p> <p>The brief deals with these issues adequately.</p> <p>Acknowledged</p> <p>The brief contains a sustainability checklist, which accords with up-to-date planning policies.</p> <p>Comment noted. Sustainable design and construction underpins what the brief seeks to achieve.</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>
--	---	--	---

<p>Clyde Area Residents Association (CARA)</p> <p>(additional comments)</p>	<p>1. There is a disproportionately high level of social housing in the east of Haringey, and there is considerable concern that overprovision along Lawrence Road could lead to a poorly designed, poorly maintained ghetto. It is suggested that the 50% target for social housing provision takes into account the existing social housing blocks, as it is a borough-wide target.</p> <p>2. The planning brief should encourage high-specification units and family homes which would be less attractive to investors under buy-to-let. Evidence suggests that small flats in high-density, high-rise blocks will attract absentee landlords and not contribute towards a stable and permanent community. There is demand for accommodation for those over the age of 55; and encouraging provision for this group would help towards community cohesion and stability.</p> <p>3. Suggest that an external arbiter, such as RIBA, evaluates the quality of new design (perhaps through a competition).</p> <p>4. Any open space created should be large enough to accommodate adult sports; such as football or running, which would provide an important green lung and benefit from natural surveillance.</p> <p>5. Additional places of worship should not be encouraged where they are likely to create a nuisance in terms of noise and car-parking</p>	<p>The issue of affordable housing provision is addressed adequately in the brief, and complies with the UDP and London Plan policies</p> <p>The housing mix accords with the adopted UDP and SPG3a, as well as the policy on affordable housing and Lifetime Homes. The developer will determine the level of specification as they understand the market conditions. Provision for over 55s is not precluded, but is beyond the remit of the brief.</p> <p>This is beyond the remit of the brief.</p> <p>The brief provides guidance on the provision of open space, in accordance with the UDP. Greater detail will be provided at planning application stage.</p> <p>Places of worship are generally acceptable, provided they have no adverse impact upon residential amenity</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>
---	--	--	--

	and impact upon residential amenity.		
Michael Christian	1. There is no need for additional traffic calming, diversions or obstructions in the area. Any more would hinder mobility for the disabled, and for any new commercial uses.	Traffic issues will be considered as part of a transport assessment.	No change
Thomas Gillespie	<p>1. The development of Lawrence Road should be a mix of private and social housing, without too much commercial floorspace.</p> <p>2. Local artists could be asked to contribute towards the architecture of the new development, as Anthony Gormley has done in Peckham.</p> <p>3. There are few cafes / pubs in the area – the Botany Bay is being lost to retail use. Could a Tesco Metro be provided in the area?</p> <p>4. Trees need to be cut-back, street-lighting should be improved and CCTV provided to design-out crime.</p> <p>5. A first-class community gym is required locally, as Tottenham Green is not up to standard.</p> <p>6. Many local shops appear to be unhygienic, and these types of uses should not be permitted in Lawrence Road as they attract vermin.</p>	<p>The brief considers that development will be residential-led and comply with the Council's stated housing mix and provision of affordable housing.</p> <p>Acknowledged, however, the developer will ultimately decide which architect to employ. The Council would support the appropriate use of public art.</p> <p>Retail is not an appropriate use as it would impact upon the viability of neighbouring town centres.</p> <p>Designing-out crime is a fundamental requirement of new development, which may include cctv. The brief considers changes to improve the pedestrian experience at night.</p> <p>This is generally an acceptable use in planning terms. Provision will be left to individual applicants</p> <p>It is considered that retail and other 'A' uses will not be acceptable along Lawrence Road in order to protect the viability and vitality of neighbouring town centres. However, retail uses, which include food and drink, may be</p>	<p>No change</p> <p>Add new para 7.3.3 'Public Art'</p> <p>Amend land-use table (fig7) and paragraphs 5.10.1 and 5.10.2</p> <p>No change</p> <p>No change</p> <p>Amend land-use table (fig7) and paragraphs 5.10.1 and 5.10.2</p>

		acceptable along the West Green Road frontage.	
Paul Carroll Clyde Circus Conservation Area Residents' Assoc.	1. New adult orientated green space is needed (for tennis, skateboarding, running etc) which has good natural surveillance and overlooked by private housing at ground level.	The brief provides advice on the provision of public open space, and on designing out crime.	No change
	2. Elizabeth Place Park could be given up to consolidate space into a larger, higher quality unit.	The planning brief addresses the issues of public open space provision.	No change
	3. Perhaps Clyde Road (west) could be made into a cul-de-sac, the end land sold for flats and the space put towards green space.	This is outside of the planning brief area.	No change
	4. The mosque and travellers' site should become part of the Lawrence Road scheme. This would help alleviate parking problems. There is a potential to be more creative with the existing space and its usage by including this part of Clyde Road. It could free up a lot of land owned by Haringey for green space and plan out the current social problems.	Noted, however, a re-provided travellers' site is not an appropriate use for Lawrence Road. The brief does not preclude the mosque relocating, as it is an acceptable use in principle.	No change
	5. The new development must be low-rise, low-density to accord with the surrounding conservation area. Traditional materials must be used, and design must be of the highest quality. Large blocks must be avoided to create a 'high street' feel.	The brief is clear that the size, scale and density of new urban blocks should relate to the existing street pattern and connections to the wider area, and co-exist with the adjoining conservation area. However, the brief recognises that Lawrence Road is large enough to dictate its own character. It is considered that the most appropriate form of development will be predominantly flatted. The adopted	No change

	<p>6. Haringey should set a framework within which individual architects will work. Perhaps RIBA could be asked to assess design; possibly through a competition.</p> <p>7. Social housing should be limited to ground floor accommodation for the elderly and disabled. Flats could be zoned for people over the age of 55 to avoid putting pressure on schools and prevent sub-letting. There should be 3-4 bedroom key-worker flats.</p> <p>8. Luxury flats should be provided to create council income for the future and make the street self sustaining, but recognizing the need for affordable / key worker housing too.</p> <p>9. New development must address the additional pressure that will be put on existing facilities / services. A nursery school should be sought for the road.</p> <p>10. Developers should contribute towards upgrading Seven Sisters' Tube to address increased demand.</p> <p>11. Measures to design-out crime, such as CCTV and perhaps a local police station</p>	<p>UDP encourages higher densities in flatted, mixed-use schemes. The brief seeks to achieve a diverse built form by encouraging small building widths.</p> <p>The planning brief and the adopted UDP set the policy context, and design parameters without being too prescriptive and inhibiting innovative design.</p> <p>The housing mix accords with the Council's policy guidance. The issue of allocations cannot be addressed through the brief.</p> <p>Residential development will comprise a mix of tenures; including flats for sale on the open market. It is for developers to determine the level of luxury, bearing in mind the likely selling price.</p> <p>Community-type uses are appropriate in this location and will be considered on their planning merits as part of a mixed-use scheme. S106 contributions may be used to provide community uses.</p> <p>Section 106 contributions can be sought in this respect.</p> <p>The brief addresses these issues and does not preclude provision of a police</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>
--	---	---	---

	<p>should be fundamental to the new development in order to combat local crime hotspots.</p> <p>12. Traffic calming measures should be looked at. There should be more car-parking and better provision for cyclists.</p> <p>13. Principles of sustainable design and construction must be employed. Care must be taken to ensure any wind turbines do not create a noise nuisance. All trees must be retained.</p> <p>14. More live-work units should be created which address future employment opportunities. More light industrial units should be provided as long as they are not bad-neighbour uses. The existing car wash causes problems and should be moved to Lawrence Road.</p>	<p>station.</p> <p>Highway considerations will be considered as part of any planning application. S106 may contribute towards off-site highways improvements. Parking will be considered through a transport assessment</p> <p>Acknowledged. These issues are addressed within the brief or covered by planning policy.</p> <p>Live / work is just one component of a sustainable, mixed-use scheme. The brief considers that B1 uses may be acceptable, provided they are not detrimental to residential amenity.</p>	<p>No change</p> <p>No change</p> <p>No change</p>
<p>Martin Ledger- Prospect Planning for Zenita Int.&amp; Interfine Properties.</p>	<p>1. Generally content with form of the brief and its approach to redevelopment.</p> <p>2. Pleased that development will be housing-led, and the road can no longer sustain purely employment. Accept some employment must be retained or created as part of redevelopment. (para 5.2.2)</p> <p>3. Note the schedule of uses is indicative, and others may come forward as appropriate. Assume not all the uses listed will be found on</p>	<p>Acknowledged</p> <p>Acknowledged</p> <p>The schedule and paragraph will be amended to limit possible retail uses. Not all uses in the list will necessarily be</p>	<p>No change</p> <p>No change</p> <p>Amend land-use table (fig7) and paragraphs 5.10.1 and 5.10.2</p>

	<p>Lawrence Road. (para 5.2.4)</p> <p>4. Pleased the brief insists upon an equitable distribution of residential and employment uses. This should ensure the area can be redeveloped in a viable and sustainable manner. (para 5.3.1)</p> <p>5. Pleased that the brief adopts a design-led approach to density. The figures indicated appear appropriate and flexible. (paras 5.4.1 &amp; 2)</p> <p>6. Consider the 50% affordable housing target should be based upon habitable rooms as it is fairer and easier to negotiate than units. At present, paragraphs 5.5.1 and 5.6.1 taken together would result in considerably more than 50% affordable housing if based upon provision of units.</p> <p>7. Accept that an element of affordable housing will be required, but it should be recognised the viability of any scheme will depend upon interpretation of the ratios given for different housing types, as well as location, scheme details and site characteristics as set-out in paragraph 5.5.1</p> <p>8. Provision of a high number of family-size units may not be appropriate due to the character of the immediate area and the potential difficulty of providing a suitable environment for a high number of such units.</p>	<p>found on Lawrence Road. It is unlikely that uses other than those listed will be acceptable.</p> <p>Acknowledged</p> <p>Acknowledged</p> <p>This is in accordance with UDP Policy which is calculated on habitable rooms</p> <p>This is set-out within the brief. The GLA toolkit will be used to determine viability.</p> <p>The brief states 'the precise mix will be a matter for negotiation...dependent upon site-specific factors'.</p>	<p>No change</p> <p>No change</p> <p>Amend para 5.5.1</p> <p>No change</p> <p>No change</p>
--	---	--	---

	<p>9. Recognise the expectation in terms of 'Lifetime Homes' and will endeavour to meet the requirements. (para 5.7.1)</p> <p>10. Paragraph 5.8.2 should be re-drafted as it introduces uncertainty as to the ratio of mix of uses which could be anticipated on any site. The factors influencing the mix will go beyond those listed. Some current employment uses would not be appropriate in a mixed-use development; whilst others represent underutilisation of floorspace. It may not be appropriate for existing users to remain.</p> <p>11. As it is impossible to predict who might occupy the employment floorspace provided, and for which use, it is unlikely that pre-lets will be possible. There can be no commitment from an end user at the time of application (para 5.8.3)</p> <p>12. Acknowledge the requirements for live-work units, and will consider them in any redevelopment. (para 5.9.1 &amp; 2).</p> <p>13. Whilst some smaller building widths than currently exist may be appropriate, an over-concentration will not achieve the most appropriate density on a particular site. (para 7.1.2)</p> <p>14. Too much emphasis on a height restriction could lead to all sites being maximised to that level, stifling innovation and causing a lack of articulation. A design-led approach to height</p>	<p>All residential development must meet Lifetime Homes standards.</p> <p>Agree</p> <p>This will be dealt with through S106 agreements</p> <p>Noted</p> <p>Disagree</p> <p>Disagree. Consistent approach is required across the brief site</p>	<p>No change</p> <p>Re-draft paragraph for clarity</p> <p>Delete paragraph 5.8.3 and include text under the employment heading for S106 agreements</p> <p>No change</p> <p>No change</p> <p>No change</p>
--	---	--	---

	<p>should be adopted, subject to the impact on surrounding residential properties. (para 7.2.2)</p> <p>15. Agree the general form of development will be concentrated along the Lawrence Road frontage, but some sites have a depth and quality which allow an articulation in the building line, complementary to the appearance and character of the area. Opportunities for innovative design and layout should not be lost through an over emphasis on existing building heights and building lines. (para 7.2.2)</p> <p>16. If the Council is to encourage or be involved with the enhancement of Elizabeth Place Park, such enhancement must come from contributions provided on an equitable basis by all development sites. (para 7.5.2)</p> <p>17. Clarification is needed regarding the approach to development, and the meaning of paragraphs 9.1.2 &amp; 9.1.3. Assurances are required that a 'phased development' in its strictest sense, is not demanded. The 'incremental approach' as set out in paragraph 9.1.3 is favoured, as it would not preclude development at the appropriate time merely because another developer had not come forward and developed a site in alternative ownership.</p> <p>18. Note that planning obligations are a feature of major applications and that specific obligations will be negotiated in light of the</p>	<p>Disagree. A consistent approach is required across the brief site</p> <p>All development will be required to contribute towards the provision of physical / social infrastructure in the area, which includes public open space</p> <p>Agree that the approach is incremental; set within the overall context of the brief.</p> <p>Agree.</p>	<p>No change</p> <p>Amend Section 9.3</p> <p>Amend wording of para 9.1.2</p> <p>Add sentence to para 9.3.1</p>
--	---	--	--

	documents submitted with planning obligations (para 9.3.1). Accept there may be a need to contribute to the community in one form or another, but would like reference made to Planning Gain Circular and the need for compliance with the tests therein. (Section 9.3)		
MA Hawley	<p>1. Property 120a West Green Road can only be accessed via Lawrence Yard; as defined by right in the owner's lease. Therefore, the planning brief must ensure fully uninterrupted access during and after any redevelopment.</p> <p>2. Brief should propose new housing around an improved, cobbled Lawrence Yard which should be enlarged to allow improved vehicular access (including refuse and street cleansing vehicles) and parking.</p> <p>3. The proposed redevelopment of Lawrence Road should include a bank, building society and doctors' surgery to address local deficiency.</p>	<p>This is not a material planning consideration and must be resolved between the parties concerned using other legislation.</p> <p>This is too prescriptive for the brief. Guidance is given in respect of access and refers to the Council's SPG7b.</p> <p>Retail-type uses are not appropriate for Lawrence Road, however, some may be possible along the west Green Road frontage. Provision of a surgery is not precluded.</p>	<p>No change</p> <p>No change</p> <p>Amend land-use table (fig7) and paragraphs 5.10.1 and 5.10.2</p>
Greater London Authority (GLA)	<p>1. GLA welcomes the draft brief, and supports the Council's vision and objectives. (paras 1.2.2 &amp; 1.3.1)</p> <p>2. Suggest the objective relating to affordable housing include the 50% target. (para 1.3.1)</p> <p>3. Suggest an additional objective is added which encapsulates the requirements for sustainable design and construction (para</p>	<p>Acknowledged</p> <p>Agree.</p> <p>Agree</p>	<p>No change</p> <p>Add target to bullet point in para 1.3.1</p> <p>Refer to sustainable design and construction in para 1.3.1</p>

	<p>1.3.1)</p> <p>4. Section 4.2 regarding the London Plan should be more comprehensive. Paragraph 4.2.2 should refer to all relevant London Plan policies, which include housing, employment, transport, design and sustainable design and construction. (para 4.2.2)</p> <p>5. The housing target is incorrect and should read 30,500 additional homes per year. (para 4.2.2)</p> <p>6 A design-led approach to development is supported and the density ranges are in general conformity with the London Plan. (para 5.4.2)</p> <p>7. The brief's proposed 50:50 split between social rented and intermediate housing is not consistent with the London Plan's objective of 70:30 - any variation must be fully justified. (para 5.5.1)</p> <p>8. The suggested housing mix and commitment to provision of family homes is supported. (para 5.7.1)</p> <p>9. The requirements in relation to Lifetime Homes and wheelchair accessible housing are in general conformity with the London Plan but suggest reference is made in the brief to Policy 3A.4. (para 5.7.1)</p> <p>10. Paragraph 5.11.1 should make reference to the London Plan Draft SPG 'Providing for</p>	<p>Agree</p> <p>Agreed</p> <p>Acknowledged</p> <p>Amend the paragraph to make clearer the council's stance</p> <p>Acknowledged</p> <p>Agree</p> <p>Agree</p>	<p>Improve reference to London Plan Policies in para 4.2.2</p> <p>Amend para 4.2.2 as suggested</p> <p>No change</p> <p>Revise para 5.5.1</p> <p>No change</p> <p>Include reference to London Plan</p> <p>Include reference to GLA SPG</p>
--	--	--	--

	<p>Children and Young People's Play and Informal Recreation'.</p> <p>11. Paragraph 7.8.1 is welcomed.</p> <p>12. The approach to urban design and sustainable design and construction, as set out in Section 7, is welcomed and supported by policies in Chapter 4B of the London Plan. These should be referred to in the introduction, where appropriate.</p> <p>13. It should be noted that the draft further alterations to the London Plan require developments to make the fullest contribution to tackling climate change by minimising carbon dioxide, adopting sustainable design and construction and prioritising decentralised energy including renewables. The revised policies also require a demonstration of how individual schemes will meet a proportion of their energy demand from renewables with a 20% minimum target.</p> <p>14. Section 9 of the draft brief is welcomed, particularly Section 9.3 planning obligations.</p>	<p>Acknowledged</p> <p>Agree</p> <p>Noted</p> <p>Acknowledged</p>	<p>No change</p> <p>Make reference to UDP and London Plan policies in chapter 7 intro</p> <p>No change</p> <p>No change</p>
<p>Transport for London (TfL)</p>	<p>1. The draft brief could better examine the capacity for future development with regard to transport capacity and need.</p> <p>2. The use of PTAL is welcome (para 3.4.2). The variation across the area could be better expressed by including a map.</p> <p>3. The need to match development to transport capacity could be strengthened by</p>	<p>This will be determined through the use of transport assessments.</p> <p>This is considered too detailed for the brief</p> <p>The brief does require submission of travel assessments and travel plans for</p>	<p>No change</p> <p>No change</p> <p>No change</p>

	<p>including Policy 3C.2 of the London Plan. (para 3.4.5)</p> <p>4. The description of the existing transport and access could be strengthened with an analysis of the existing pedestrian environment together with a map showing the walking routes to existing services (such as local shops, school, doctors surgery) and public transport links. (para 3.4)</p> <p>5. The brief should refer to the proximity of A10 and A503 roads; and identify the nearest section of the London Cycle Network.</p> <p>6. In coming to a view about transport capacity and the impact of new development additional information about the existing buildings, their uses and occupancies would be useful.</p> <p>7. Planning applications referred to the Mayor should include a transport assessment carried out in accordance with TfL's Best Practice Guidance, and any traffic modelling in accordance with the TfL DTO Modelling Guidelines (Section 9.2).</p> <p>8. In section 6.2 there is no clear guidance about acceptable parking provision and there is no real justification for not supporting a car free development (paragraph 6.2.4).</p> <p>9. The expansion of the existing Controlled Parking Zone should be explored through Section 106 funding. The brief should make</p>	<p>development likely to have a significant impact</p> <p>This is considered too detailed for the brief.</p> <p>This is too strategic for the brief. The cycle network map is provided in the UDP.</p> <p>There is a baseline business study that was used in preparing the brief. This provides additional information.</p> <p>Amend bullet point to cover these issues.</p> <p>Parking provision is dealt with appropriately in paragraph 6.4.1.</p> <p>Include specific reference to reducing the need to travel by car. The brief already considers the possible extension of CPZ.</p>	<p>No change.</p> <p>No change</p> <p>No change</p> <p>Include these under the Transport assessment bullet point para 9.2.3.</p> <p>No change</p> <p>Add new para 6.1.1</p>
--	--	--	---

	<p>explicit that one of the development aims of the Lawrence Road area should be to reduce the need to travel by car in order to comply with Policy 3C.1 of the London Plan.</p> <p>10. The brief should also include proposals to increase walking and cycling as a more sustainable means of travel. Residential cycle parking should be provided at a minimum of 1 space per unit with other uses at the appropriate TfL cycle parking standards. Workplaces should have showers and lockers for employees.</p> <p>11. TfL welcomes the references to Supplementary Planning Guidance SPG7b Travel Plans within the brief. There should also be explicit reference (paragraph 6.4.1) to the need for a travel plan and that the scope of such a plan will be dependent on the scale of the development. The reference to the provision of a car club is also welcomed.</p> <p>12. The brief should set out a mechanism for securing developer contributions to mitigate the impact on the transport network from new development.</p>	<p>The brief seeks to promote sustainable forms of transport. It is anticipated that the regeneration proposals will make the area more attractive to pedestrians.</p> <p>Acknowledged. Include new paragraph regarding the need and scope of travel plans.</p> <p>This is addressed in the S106 contributions section.</p>	<p>Include reference to cycle parking and workplace showers /lockers.</p> <p>Include new paragraph 6.3.2 on travel plans and re-order to improve clarity.</p> <p>No change</p>
London Development Agency (LDA)	<p>1. LDA welcomes the draft brief, and the contribution it makes towards delivery of the Mayor's Economic Development Strategy.</p> <p>2. LDA supports mixed-use development, the creation/retention of employment (para 5.8.2) and the use of S106 to mitigate the loss of employment land (para 9.3.4)</p>	<p>Acknowledged</p> <p>Acknowledged</p>	<p>No change</p> <p>No change</p>

	<p>3. The brief should maximise opportunities for local SME, BAME and disabled persons and businesses through provision of affordable workspace. This could encourage retention of the historic local clothing industry.</p> <p>4. LDA welcomes measures to secure local labour and training opportunities through S106 obligations (para 9.3.4). The 'Community Facilities' obligation should include other facilities; such as childcare, community halls and religious places for the increased population.</p> <p>5. Welcome the section on live-work units</p>	<p>The brief does not preclude these uses.</p> <p>Agree</p> <p>Acknowledged</p>	<p>No change</p> <p>Extend para 9.3.4 community facilities</p> <p>No change</p>
<p>Joseph Nicholas Tottenham Civic Soc.</p>	<p>1. There is a need for a new or expanded local park, as Lawrence Road is an area of open space deficiency. Elizabeth Place Park is too small and should be expanded by removing the steel frame structure. The park should be managed properly by the Council. (paras 5.11.1 &amp; 2)</p> <p>2. New development must be appropriate to, and enhance the surrounding Clyde Area Conservation Area, as recognised in</p>	<p>The brief states...'there may be opportunities to increase the provision of public open space by extending the existing public open space at Elizabeth Place Park and, or create new open space elsewhere within or near the planning brief site. Where appropriate, planning obligations will be used to help achieve this' (para 5.11.2) S106 contributions may also be used for the maintenance of Elizabeth Place Park. Haringey's SPG 10d provides guidance in respect of S106 contributions for open space.</p> <p>The brief is clear that the size, scale and density of new urban blocks should relate to the existing street pattern and</p>	<p>No change</p> <p>No change</p>

	<p>paragraph 7.2.3. New housing must be low-density, low-rise suburban style, constructed using traditional materials that harmonise with the conservation area.</p> <p>3. If existing buildings are to be converted (for example to live-work units) stringent conditions must be attached in respect of materials used.</p> <p>4. Development within Lawrence Road has the potential to be classed as a major development. Section 106 agreements should be used to ensure that each contributes to the improvement of the environment and the street scene, the creation where possible of additional open space, the provision as necessary of education, health and other community facilities, and the specification of the housing mix.</p> <p>5. The Council must ensure, through the use of S106, that new social / community facilities are provided as part of any new development, rather than accept a commuted payment for off-site provision.</p> <p>6. Tottenham has a number of community and voluntary groups which require appropriate, affordable accommodation. Given that the Council is already committed, via paragraph</p>	<p>connections to the wider area, and co-exist with the adjoining conservation area. However, the brief recognises that Lawrence Road is large enough to dictate its own character. It is considered that the most appropriate form of development will be predominantly flatted. The adopted UDP encourages higher densities in flatted, mixed-use schemes.</p> <p>Acknowledged.</p> <p>The brief sets-out the main types of planning obligation associated with development. These issues are considered in the brief.</p> <p>Community-type uses are appropriate in this location and will be considered upon their planning merits as part of a mixed-use scheme. S106 contributions may be used for community uses</p> <p>Agree. The brief contains an indicative list of S106 heads of terms</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>Para 9.3.5, amend bullet point in respect of Health &amp; Community facilities</p>
--	---	--	--

	<p>10.4 of the Haringey Unitary Development Plan, to address the accommodation needs of the community and voluntary sector, the use of Section 106 agreements to secure this seems appropriate for the redevelopment of Lawrence Road.</p> <p>7. The Council should require that all proposals for redevelopment preserve and protect the existing mature trees, and that each proposal contributes to improving the street scene to make it a greener, safer and more pleasant place in which to live and work. This should include the creation of "living frontages" for buildings next to the road, as set out in Haringey's Streetscape Manual.</p>	<p>Acknowledged. These issues are addressed within the brief.</p>	<p>No change</p>
<p>David Hammond - Natural England</p>	<p>1. Natural England is broadly supportive of the planning brief and its objectives. It commends the Council for considering S106 to improve open space (page 4).</p> <p>2. There should be a reference to PPG17 in the planning brief and Sustainability Appraisal.</p> <p>3. The sustainability appraisal is broadly supported; in particular the objectives relating to: biodiversity, open space, sustainable transport and monitoring.</p> <p>4. It is noted that the area is deficient in open space provision, and sets-out their recommended starting point for consideration to assist in identifying local standards and targets. (para 4.3.37).</p>	<p>Acknowledged</p> <p>Agree it should be stated in the brief, but not necessary in the SA.</p> <p>Acknowledged</p> <p>Acknowledged</p>	<p>No change</p> <p>Add to Government Policy Context section</p> <p>No change</p> <p>No change</p>

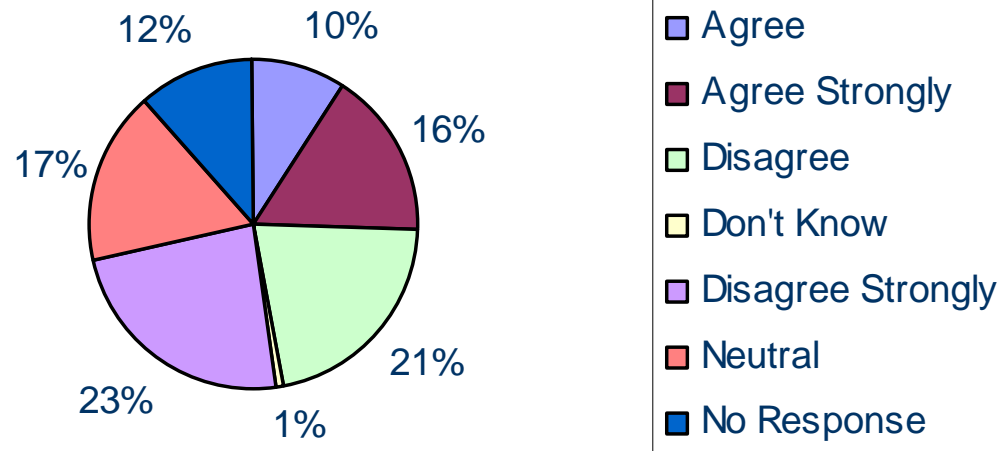
	<p>5. Opportunities to enhance and create open space is welcomed and supported (paras 5.11.1 and 2).</p> <p>6. Potential for new amenity space is welcomed, as is consideration of extending Elizabeth Place Park and greening retained buildings. (paras 7.5.1 – 7.5.3).</p> <p>7. Natural England commends and encourages consideration of improvements to existing open space and the creation of new. (Section 9).</p>	<p>Acknowledged</p> <p>Acknowledged</p> <p>Acknowledged</p>	<p>No change</p> <p>No change</p> <p>No change</p>
Nick Rau	<p>1. New development should have sustainability and climate change as paramount considerations; in-line with PPS1.</p> <p>2. New development should have CO2 emissions reduction of 20%, and aspire to zero carbon.</p> <p>3. Lawrence Road should have open space, with special consideration of future impacts of climate change, and the need for the incorporation of additional tree cover and other features (perhaps water features and SUDS) to ameliorate the heat island effect.</p> <p>4. Car-parking should be minimised, with maximum emphasis put on the needs of cyclists and pedestrians.</p>	<p>Acknowledged.</p> <p>The brief sets-out to achieve this.</p> <p>New residential developments will be required to provide public open space on-site, or contribute towards improving existing public open space through S106 contributions. Trees will be protected and increased where appropriate. Well maintained SUDS will be encouraged.</p> <p>It is a fundamental aim of the brief to promote sustainable transport choices and reduce car use. Car parking will be assessed by a transport assessment or against the UDP.</p>	<p>No change</p> <p>Policy context will be strengthened in sustainability checklist</p> <p>No change</p> <p>Para 6.2.5 will be amended to include cycle parking standards and facilities</p>

	<p>5. Regeneration should save the best of the old, and incorporate with the best of the new. This would create a more desirable place to live. The older buildings should be retained, as they add to the sense of place and diversity.</p> <p>6. New buildings could be taller than existing structures, provided they are attractive and act as a focal point. Planners should seek to create a quality environment where people want to stay, and invest their time, and energy. This requires high quality design and build.</p> <p>7. The planning brief should seek to enhance / improve the West Green Road Retail Centre. This could be done by creating an open space/urban square at the southern end of Lawrence Road, suitable for restaurants/bars/retail. This would add to existing restaurants &amp; Fountain pub, and create a focal point for Seven Sisters which will stop local people travelling to such facilities.</p> <p>8. Plans for Lawrence Road should be visionary and ambitious.</p>	<p>Lawrence Road does not form part of the conservation area, and does not contain any buildings included on the Statutory or Local Lists. Only number 28 is considered as having any architectural merit, and worthy of retention.</p> <p>The brief provides clear advice on building heights. High architectural, urban and environmental standards are a key objective of the brief.</p> <p>The brief makes specific reference to the corner of Lawrence and West Green Roads. This frontage is considered suitable for retail uses, in particular food and drink.</p> <p>Acknowledged. The brief supports this.</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>
London Borough of Haringey	1. Non-substantive updating, editorial and grammatical amendments throughout the brief as required.		Various amendments

## Appendix: results of questionnaire

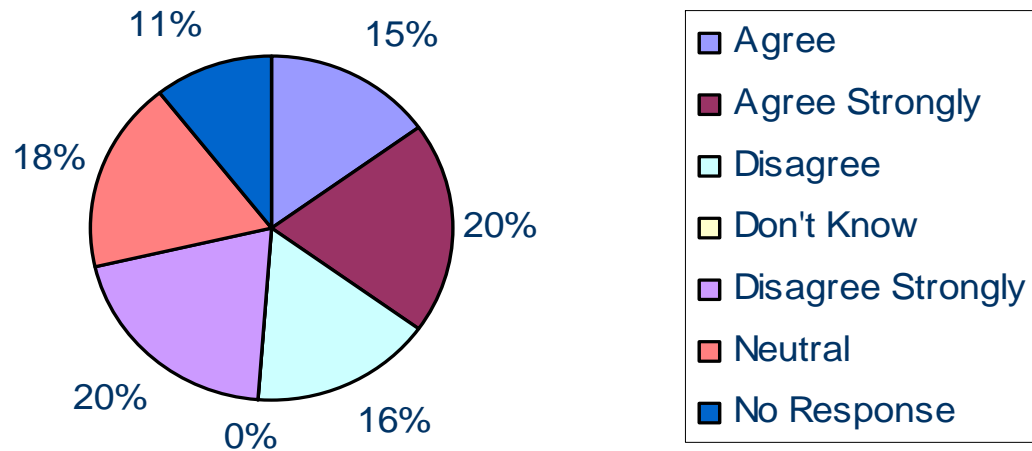
As part of the statutory consultation process, Haringey Council distributed in excess of 2,500 publicity leaflets / questionnaires. The questionnaire posed seven questions regarding the principles of redeveloping the Lawrence Road area. The Council received 95 completed questionnaires, which helped to communicate the aspirations of the local community. The following is a summary of those responses.

Q1 - The Area Should Be Used Mainly For Employment Purposes



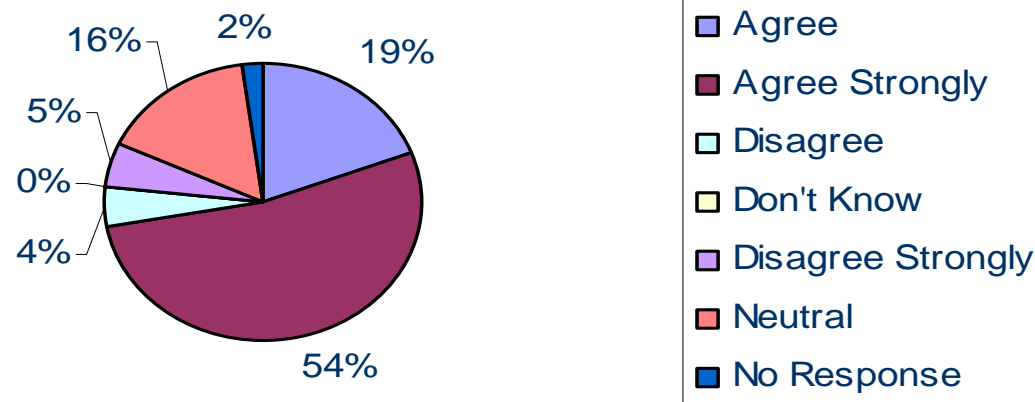
- **Opinion was split almost equally on whether the area should be used mainly for employment purposes**
- **No change to the brief was proposed as it considered that residential-led, mixed use would be the most sustainable form of development; taking into account the area's declining viability as an employment location which was evidenced by the increasing vacancy rates.**

Q2 - The Area Should Be Used Mainly For Residential Purposes

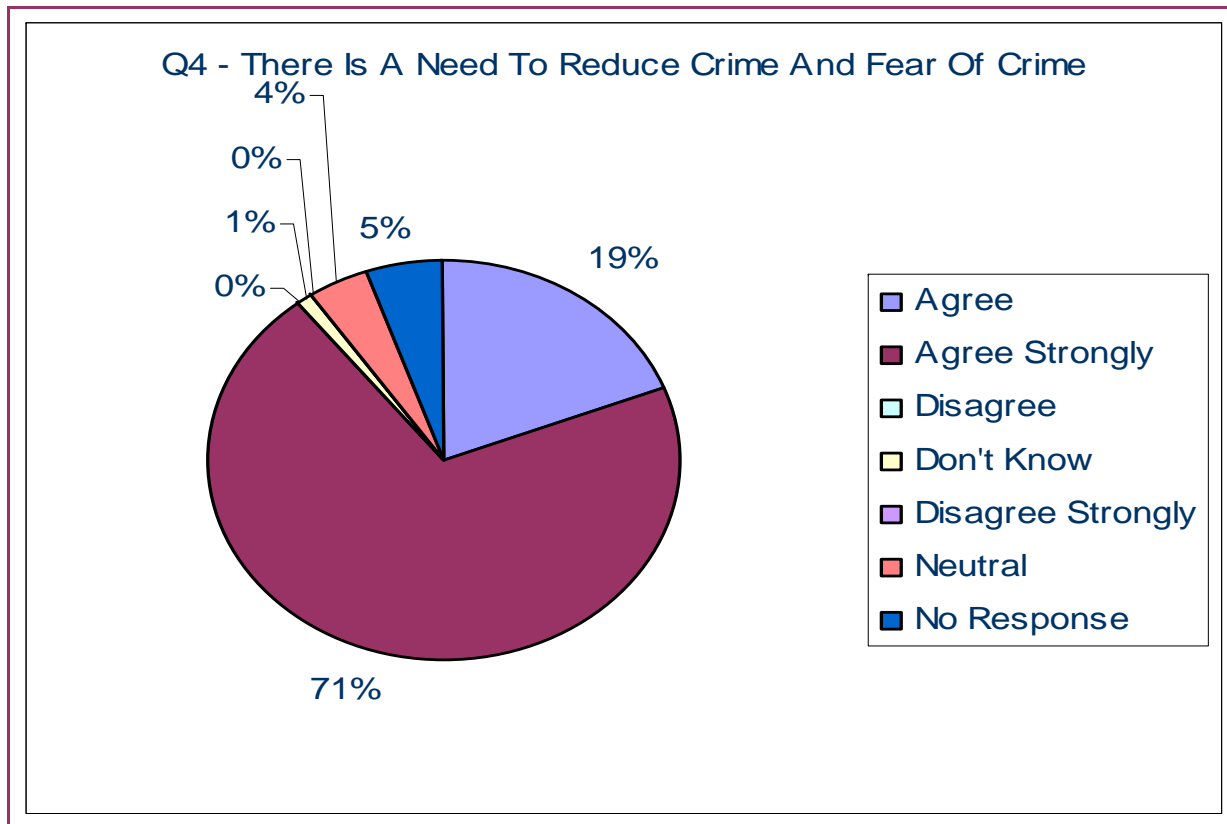


- Again, opinion was split almost equally on whether the area should be used mainly for residential purposes
- No change to the brief was proposed as it considered that residential-led, mixed use would be the most sustainable form of development; taking into account the area's declining viability as an employment location which was evidenced by the increasing vacancy rates.

Q3 - Comprehensive Mixed-use Schemes (Residential And Employment) Should Be Encouraged, That Do Not Impact Adversely On The Existing Amenities Of The Area

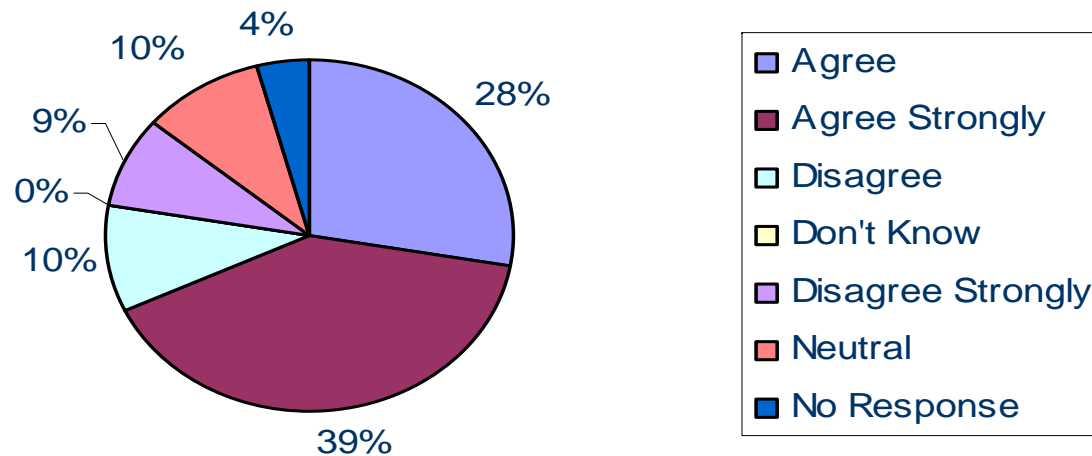


- **Almost three-quarters of respondents considered that mixed-use development would be most appropriate**
- **No change to the brief was proposed as it considered that residential-led, mixed use would be the most sustainable form of development. All development proposals will be assessed against the policies contained within the UDP and planning brief to ensure the mix of uses is appropriate, causing no adverse impact upon residential amenity**

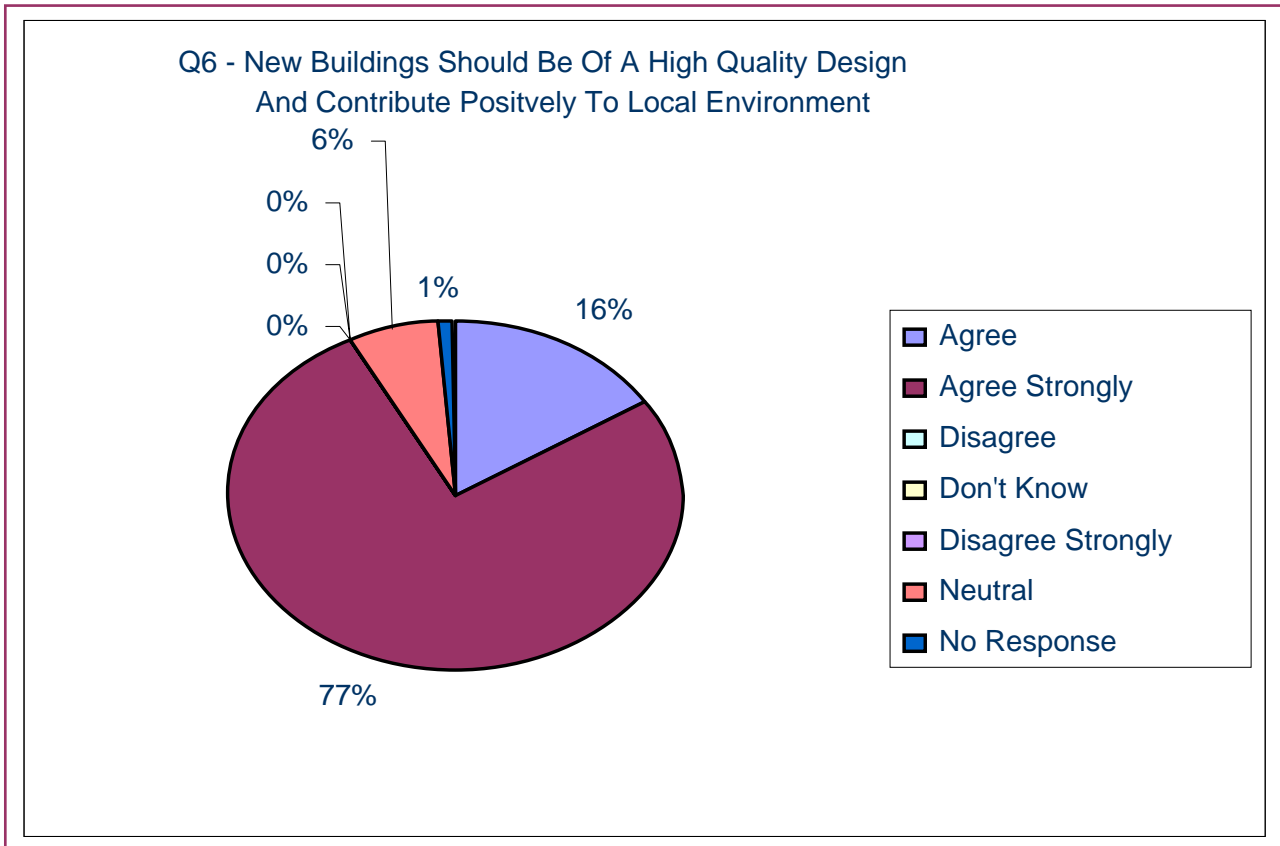


- There was almost unanimous agreement with the assertion that there is a need to reduce crime and fear of crime
- No change to the brief was necessary, as the issue was already dealt with fully. However, the brief was amended to encourage any development adjacent to Elizabeth Place Park to take advantage of the opportunity to 'design out crime'. Also, the brief was amended to encourage developers to liaise with the Metropolitan Police Crime Prevention Team

Q5 - Car Parking And The Use Of Cars Should Be Minimised, With Walking And Cycling Encouraged

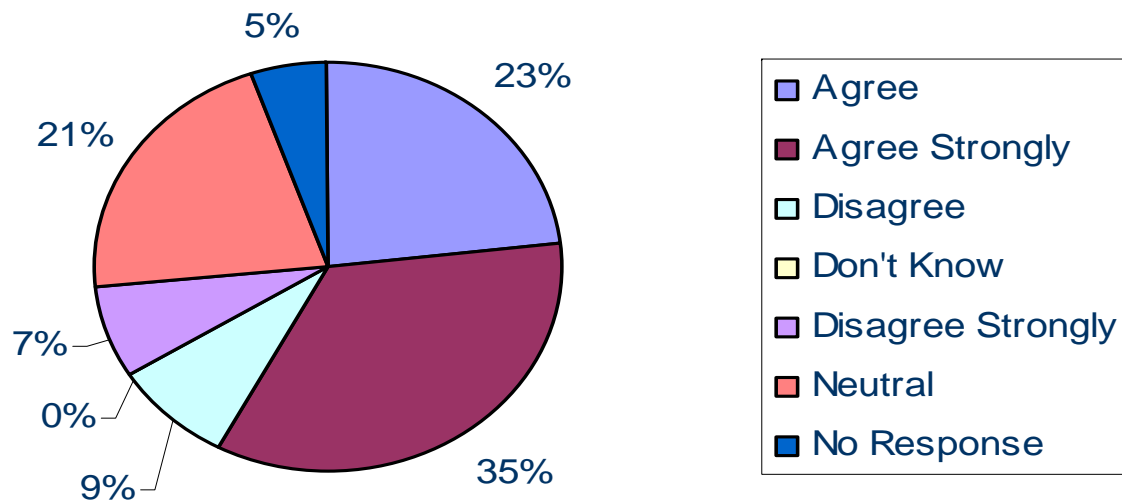


- **Around two-thirds of respondents agreed with this question.**
- **The brief has been amended to highlight the fundamental aim of promoting sustainable transport choices and reducing car-use, in-line with the policy provisions of the UDP and London Plan. Cycle parking standards and the requirement to provide workplace facilities for cyclists have been included. The brief has also been amended to include travel plan requirements.**



- This question received almost unanimous agreement
- The brief required no amendment as these issues have already addressed. However, the sustainability checklist has been improved to include references to sustainable design and construction and renewable energy

Q7 - There Is A Need To Create More Public Space In The Area



- More than half of the respondents agreed there is a need to create more public open space
- No changes were made to the brief as the issue had already been considered

Shqip



Për një kopje të Përmbledhjes së Planifikimit për Lawrence Road 'Lista e Komenteve' në gjuhën tuaj, ju lutem shënjoni ✓ kutinë, plotësoni formularin dhe dërgojeni në adresën e mëposhtme me postim falas.

Polski



Jeżeli chcesz uzyskać dokument plany dotyczące Lawrence Road wstęp do planowania 'Komentarze' w twoim własnym języku, zaznacz odpowiednie pole i wyślij wypełnioną aplikację na bezpłatny adres zamieszczony poniżej.

Français



Pour obtenir un exemplaire dans votre langue du dossier d'aménagement 'Liste de Commentaires' de Lawrence Road, veuillez cocher la case, compléter le coupon et le retourner, sans affranchir, à l'adresse indiquée ci-dessous.

Soomaali



Si aad u hesho nuqul luuqadaada ku qoran oo ku saabsan Lawrence Road Planning Brief 'Schedule of Comments', sax mari sanduukha soo buuxi foomka kuna soo dir ciwaanka hoose ee boosta diristu bilaash tahay.

Kurdî Kurmancî



Ji bo qopyeke bi zimanê xwe ya Kurte-Agahiya Pîlanên di derbarê Lawrence Road de -Lîsteya Pêşniyaran- ji kerema xwe qutiyê nîşan bikin, vê formê tijî bikin û vegeînin edresa li jêr. Pûl hewce nake.

Türkçe



Lawrence Road planlama brifingi 'yorumlar çizelgesi'nin kendi dilinizde bir örneğini temin etmek istiyorsanız, lütfen kutuyu işaretleyiniz, formu doldurunuz ve aşağıdaki ödemeli posta adresine gönderiniz.

Please tell us if you would like a copy of this report in another language that is not listed above or in any of the following formats, and send the form to the Freepost address below.

In large print

On audio tape

In Braille



In another language, please state:



Name:

Tel:

Address:

Email:

Please return to: Freepost RLXS-XZGT-UGRJ, Haringey Council,  
Translation and Interpretation Services, 8th Floor, River Park House, 225 High Road, London N22 8HQ

Haringey Council offers this translating and interpreting service to Haringey residents. We can translate this document into one language per resident ONLY.

Lawrence Road – Schedule of comments received



One tonne of recycled paper saves 32,000 litres of water  
and enough electricity to heat an average house for 6 months

published by Haringey Council's  
Communications Unit 19062 • 10/07