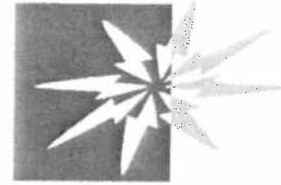


Consultee as Priory Park -
Ref = 426991

35



Haringey Council

Haringey's Proposed Submission Core Strategy Making a Representation: Response Form

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Please return your completed form by 5pm 21st June 2010.

Contact details	
Personal details	Agent's details (if applicable)
First Name: Christopher	First name:
Surname: Chadwick	Surname:
Job title and organisation (if applicable): Haringey Parks Forum Liaison for Friends of Priory Park	Job title and organisation (if applicable):
Address: 16 Wavel Mews Park Avenue South London	Address:
Postcode: N8 8LQ	Postcode:
Telephone:	Telephone:
Email:	Email:
Signature:	Signature:

You can view the document at:
www.haringey.gov.uk/local_development_framework

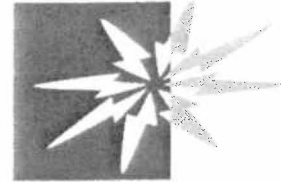
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Comments

1. On which part of the Core Strategy are you commenting?

Paragraph? Policy Summary Box (last paragraph p150)
Policy? SP13 – Open Space and Biodiversity
Objective? Provision of play space by developers
Key Diagram

Ref ID = 129,5/1/6.3

2. Do you think the Core Strategy is compliant with legal requirements?

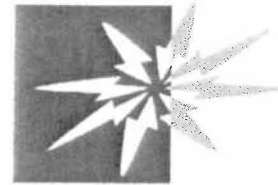
Yes	Yes	No	
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3. Do you consider the Core Strategy to be sound?

Yes		No	No
-----	--	----	----

If not, for which of the following reasons do you consider the Core Strategy to be unsound?

It is not justified	
It is not effective	It is not effective – how do you monitor the "encouragement" of developers.
It is not consistent with national policy	



Haringey Council

4. Please give details of why you think the Core Strategy is not legally compliant or is unsound. Please also give any comments of support for the Core Strategy. Please be as precise as possible.

Please add comments here (Continue on separate sheet if necessary)

5. Please state clearly which changes you consider necessary to make the Core Strategy legally compliant or sound. Please say why these changes will make the Core Strategy legally compliant or sound. Please be as precise as possible and provide any evidence and supporting information where appropriate. It would be helpful if you could suggest any revised wording of the policy or text.

Please add comments here (Continue on separate sheet if necessary)

Change

Developers will be encouraged to:

To

Developers will need to demonstrate:

This means the following bullet points require minor changes.

I.e. "Recognise that the potential for play spaces .."

Changes to

"Recognition that the potential for play spaces.."

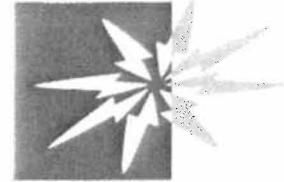
And

"To work with the relevant agencies.."

Changes to

"Working with the relevant agencies."

This then becomes a test for consideration at Planning Approval.



Haringey Council

6. If you are seeking a change to the document, do you consider it necessary to participate at the examination?

Yes		No	No
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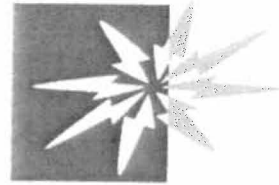
Please state why (Continue on separate sheet if necessary)

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18/2/16.3
ID 156

Contact details	
Personal details	Agent's details (if applicable)
First Name: Christopher	First name:
Surname: Chadwick	Surname:
Job title and organisation (if applicable): Haringey Parks Forum Liaison for Friends of Priory Park	Job title and organisation (if applicable):
Address: 16 Wavel Mews Park Avenue South London	Address:
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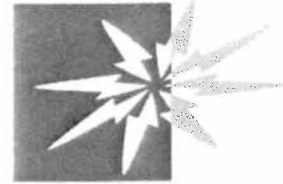
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Comments

1. On which part of the Core Strategy are you commenting?

Paragraph? 6.3.12 Metropolitan Open Land (6.3.11 low res copy reference)
Policy? SP13 – Open Space and Biodiversity
Objective? Protection of Metropolitan Open Land
Key Diagram

2. Do you think the Core Strategy is compliant with legal requirements?

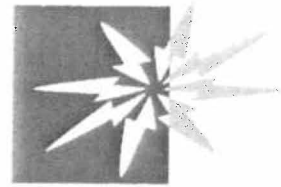
Yes		No	No
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3. Do you consider the Core Strategy to be sound?

Yes		No	No
-----	--	----	----

If not, for which of the following reasons do you consider the Core Strategy to be unsound?

It is not justified	
It is not effective	It is not flexible in that there seems to be no allowance for extension of Green Belt or Metropolitan Open Land
It is not consistent with national policy	



Haringey Council

4. Please give details of why you think the Core Strategy is not legally compliant or is unsound. Please also give any comments of support for the Core Strategy. Please be as precise as possible.

Please add comments here (Continue on separate sheet if necessary)

Does not conform with regional policy set out in London Plan

The London Plan affords equal protection to Green Belt and Metropolitan Open Land, whereas the Core Strategy has stronger wording for the protection of Green Belt.

The London Plan supports the extension of Green Belt and MOL in appropriate circumstances, whereas the Core Strategy limits itself to the protection of existing Green Belt and existing MOL.

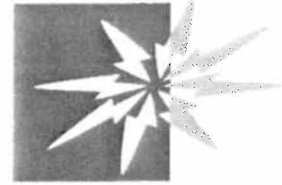
5. Please state clearly which changes you consider necessary to make the Core Strategy legally compliant or sound. Please say why these changes will make the Core Strategy legally compliant or sound. Please be as precise as possible and provide any evidence and supporting information where appropriate. It would be helpful if you could suggest any revised wording of the policy or text.

Please add comments here (Continue on separate sheet if necessary)

Therefore the wording of paragraph 6.3.12 (11) (for MOL) should be strengthened to be the equivalent of the wording of 6.3.10 (9) (for Green Belt) and the word "strongly" added.

Therefore the wording of paragraph 6.3.12 (11) should be widened to include new MOL.

i.e The Council will protect existing and new MOL and strongly resist any inappropriate development there.



Haringey Council

6. If you are seeking a change to the document, do you consider it necessary to participate at the examination?

Yes	Yes	No	
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Please state why (Continue on separate sheet if necessary)

We believe this change is important as it gives flexibility to the Core Strategy for opportunity to apply for upgrading of protection. Friends of Priory Park believe there is a strong case for the upgrading of our park from Significant Local Open Plan to Metropolitan Open Land in accordance with the criteria for MOL stated below, and respectfully request that it is in fact upgraded.

It is part of a green chain

- Priory Park is part of a green chain in that it links to Crouch End Open Spaces (designated MOL) via a "green link" of back gardens (between Park Avenue North and Barrington Road). It is similarly linked to Alexandra Palace Park via Priory Common and gardens.

It contributes to physical structure by being clearly distinguishable from built up area

- One of the best views in the area of Alexandra Palace obtained from the centre of Priory Park. A sense of continuing open landscape to the Palace is obtained as a result of community trees (gardens and tree lined streets) between the park and the base of Alexandra Palace Park (designated MOL).

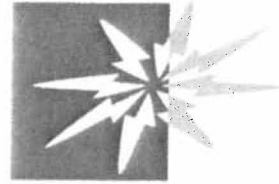
It is land which includes open-air facilities, especially for leisure, recreation, sport, arts and cultural activities and tourism which serve the whole or significant parts of London.

- It holds important community events during the year including for the last 20 years the Crouch End 10k and fun run which attracts thousands of entries (including many from outside the borough) and which is one of the largest community events in North London.
- Priory Park is second only to Finsbury Park (designated MOL) in the borough in terms of number of visits despite being only a fraction of the size.
- The annual visit of the popular Carters Steam Fair in the park is timed to coincide and anchor the important community centred Hornsey Carnival which draws entries from across London and beyond.

It is land which contains features or landscape of historic, recreational, nature conservation or habitat interest, of value at a metropolitan or national level

- The park has origins as Victorian Pleasure Grounds, being laid out by Hornsey Urban District Council in 1894. The original eastern section of the park preserves much of its 19th and 20th century landscaping to this day with well maintained bedding displays, serpentine walks, perimeter shrub beds, mature silver birches, plane trees and an attractive area of mixed tree planting.
- The park contains two Grade II listed fountains of historic interest. One is a 50 ton speckled grey Cornish Lamorna granite display fountain. This was moved from St Paul's Cathedral churchyard in 1909 and located on what was the central flowerbed of the Pleasure Gardens. It was a gift from the Corporation of London and has a two foot carved City of London coat of arms. The other fountain is the Metcalfe Memorial drinking fountain which was originally located in the centre of Crouch End being moved to the Pleasure Grounds in 1895.

This upgrade could be achieved either by a separate designation for Priory Park or adding it to number 5 on the Schedule 9 list of Metropolitan Open Land. This currently consists of Highgate Wood, Queens Wood, Shepherds Hill Allotments and Crouch End Playing Fields.



Haringey Council

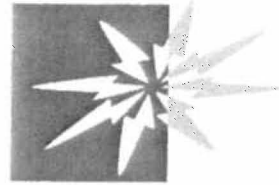
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Haringey Council

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18/3/16.3

ID 158

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Surname: Chadwick	Surname:
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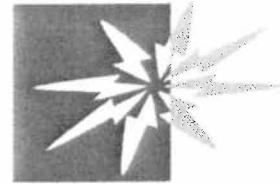
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Comments

1. On which part of the Core Strategy are you commenting?

Paragraph? Indicators to monitor the delivery of SP13 Summary Box (p160)
Policy? SP13 – Open Space and Biodiversity
Objective? Improvement and Protection of Open Space
Key Diagram

2. Do you think the Core Strategy is compliant with legal requirements?

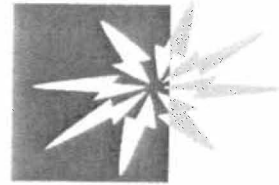
Yes	Yes	No	
-----	-----	----	--

3. Do you consider the Core Strategy to be sound?

Yes		No	No
-----	--	----	----

If not, for which of the following reasons do you consider the Core Strategy to be unsound?

It is not justified	
It is not effective	It is not effective –
It is not consistent with national policy	



Haringey Council

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Given the acknowledged deficiencies in open space "no net loss" is not an indicator of delivery.

Trading SNIC by numbers of sites with no regard to size / quality / importance is a very poor indicator. These sites should be afforded the Councils protection.

Change

No net loss of designated open space:

To

Increase of designated Open Space:

Change.

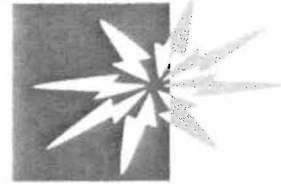
No net loss of sites identified as SNIC

To

Protection of sites identified as SNIC.

SINC

SINC



Haringey Council

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Yes		No	No
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