

48

From: Helen Wood [HelenWood@LDA.GOV.UK]

Sent: 21 June 2010 16:49

To: LDF

Cc: Samuel Aligbe; Obafemi Adenusi

Subject: Haringey Core Strategy Submission Paper & Site Allocations DPD - LDA Comments
Dear Sir/Madam,

Please find comments from the London Development below related to Haringey's:

- (1) Core Strategy Proposed Submission Paper
- (2) Site Allocations Development Plan Document

In March 2009, the **London Development Agency (LDA) and National Grid** submitted an outline planning application for the site known as Clarendon Square which forms part of Haringey Heartlands. This application is currently being considered by the Council.

The outline planning application seeks permission for a residential led mixed-use development comprising:

- Between 1,100 and 1,200 residential units (84,500 sqm to 87,000 sqm) (C3);
- 460 sqm and 700 sqm of workspace/business use (B1);
- 370 sqm and 700 sqm of retail/financial and professional services (A1/A2);
- 190 sqm and 550 sqm of restaurant/cafe/drinking establishment uses (A3/A4);
- 325 sqm and 550 sqm of community /assembly and leisure uses (D1/D2);
- New landscaping;
- Public and private open space;
- An energy centre;
- Up to 251 car parking spaces;
- Cycle parking; and
- Access and other associated infrastructure works.

The outline application seeks to fix access with matters of scale, layout, landscape and appearance being determined at the Reserved Matters stage.

The redevelopment of Clarendon Square will bring this highly accessible brownfield site in close proximity to Wood Green Town Centre, and at the heart of Haringey Heartlands, back into effective use by creating a residential led, mixed use quarter.

Clarendon Square represents the first phase in the regeneration of Haringey Heartlands and is strategically important in terms of delivering the vision for the area contained in the Haringey Heartlands Development Framework, produced by Haringey Council in 2005, and the draft replacement London Plan (October 2009) target to create 1,000 new homes and 2,000 new jobs in the Haringey Heartlands/Wood Green Intensification Area by 2031.

Site Allocations Development Plan Document

The Site Allocations DPD identifies appropriate development sites and will sets out the Council's preferred use for land and buildings on specific sites which are likely to be subject to development proposals.

Haringey Heartlands - Phase 1, N22

The LDA supports the allocation of 'Haringey Heartlands - Phase 1 N22' for residential led mixed use development including employment, retail, restaurants, housing, healthcare, community and education facilities'.

The LDA consider that the Clarendon Square scheme will deliver the first phase of regeneration of Haringey Heartlands providing a residential led development supported by a mix of commercial and community uses focused around a new public square. The scheme has been facilitated by the construction of a Spine Road by Haringey Council that opened in 2009. Linkages into the wider area will also be further enhanced, including improved connections to surrounding neighbourhoods and Wood Green and Hornsey Town Centres integrating the development into the surrounding area.

Core Strategy Proposed Submission Paper

Haringey's Core Strategy sets out the Borough's plans for the future and aims to make Haringey a better place to live, work and visit and provides a framework for regeneration, inward investment and community infrastructure.

Making Haringey Distinctive

Section 1.3 'Making Haringey Distinctive' sets out a number of 'Assembly Areas' with the Borough. Haringey Heartlands is located within the Wood Green Assembly. The Core Strategy sets out a number of 'Opportunities' for this area including that 'The London Plan designates Haringey Heartlands/Wood Green as an Area for Intensification with proposals for the creation of approximately 1,500 new jobs and 1,700 new homes as part of a mixed use redevelopment' The LDA welcomes acknowledgement of the opportunity presented by Haringey Heartlands and believes that the proposals submitted for Clarendon Square will deliver the first phase of sustainable regeneration for the area.

37/1/11.3

433

Figure 1.9 'Wood Green' shows the Eastern Utilities Land designated as an employment area. Given that the London Plan (2008) designates Haringey Heartlands/Wood Green as an Area of Intensification which should exploit their public transport accessibility and potential for increases in residential, employment and other uses, through high densities and more mixed and intensive use, the LDA believe that Eastern Utilities Land should be de-designated as an employment area and re-designated for a mix of uses, including residential. This is further supported by the Haringey Heartlands Development Framework (April 2005) which identifies much of this area as suitable for mixed use development. Furthermore, the LDA believe that employment uses should be concentrated to the North of Coburg Road to build on the existing employment cluster.

37/2/11.3

434

Haringey's Growth Areas

Section 2.1.4 states that Haringey Heartlands (along with Tottenham Hale) will be the key locations for the largest amount of Haringey's future growth based on its location within the London-Stansted-Peterborough Growth Corridor and it's London Plan designation as an Area for Intensification. The London Development Agency supports these comments and believes that the Clarendon Square proposals will significantly contribute to the large scale redevelopment of the area through the creation of substantial new homes supported by commercial and community floorspace.

37/3/12.1

435

Figure 2.1 'Haringey Core Strategy Key Diagram' designates Haringey Heartlands as Strategic Industrial Land (SIL). The London Development Agency objects to this designation and believes that this SIL should be de-designated in favour of a mix of uses. This is in accordance with the London Plan's designation of Haringey Heartlands as an Area of Intensification and the proposals set out in the Haringey Heartlands Development Framework (Haringey Council, April 2005).

37/6/12.

436

SP1 - Managing Growth

The LDA supports Strategic Policy 1 which states that the Council will promote development in the Haringey Heartlands Growth Area. The Clarendon Square development will significantly contribute to achieving sustainable regeneration and growth in this area.

37/5/10.1

437

SP2 - Housing

The LDA believes that the Haringey Core Strategy needs to have regard for the draft Replacement London Plan's increased housing targets. Haringey's target is proposed to increase from 6,800 homes from 2011 - 2026 (680 units per annum) to 8,200 homes from 2011 - 2021 (820 units per annum). The delivery of up to 1,200 new units at Clarendon Square will make a significant contribution towards Haringey meeting its housing target as well as addressing the need for new housing within the Borough.

37/6/12.

438

SP8 - Employment

Paragraph 5.1.25 states that Strategic Policy 8 'focuses on facilitating the restructuring of the Borough's employment land portfolio to allow an increase in B1 floorspace whilst enabling the modernisation of old stock and managed transfer of obsolete industrial sites to alternative uses'. The Clarendon Square scheme supports the focus of this policy as it will redevelop a currently underutilised brownfield site back into effective

37/7/15.1

439

use by creating a residential led mixed use quarter. The new homes will be supported by a range of commercial and community uses which will provide important facilities for the new residents.

Helen Wood
Senior Planning Manager
Design, Development and Environment
020 7593 8387 | helenwood@lda.gov.uk

London Development Agency

Palestra
197 Blackfriars Road
London
SE1 8AA
Switchboard: 020 7593 8000



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London Development Agency, Palestra, 197 Blackfriars Road, SE1 8AA

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