

9 CREATIVE, LEISURE & TOURISM

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Paddling Pool, Priory Park

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Creative, Leisure and Tourism

Encouraging the arts and leisure in the borough.

Introduction

- 9.1 Tourism, leisure and the arts have an impact upon the national as well as the local economy. Planning policies need to look at balancing the positive effects while protecting the environment from negative impacts. This chapter covers a wide range of very different activities and operations, and there is inevitable overlap with related areas such as sports, entertainment, and other recreational and leisure activities. Research shows that this market is fickle and transient, but at the same time on a national scale there has been a significant leisure, arts and tourism boom due in part to growth in expenditure.
- 9.2 A Cultural Quarter has been defined within the borough and this is outlined on the proposals map. The borough has also produced a Cultural Strategy for Haringey which examines how different agencies and organisations are working together to develop the range and quality of culture and cultural activity in Haringey from 2002 – 2007. It looks at how the Council can provide a firm base that will support and develop the creative economy and businesses through infrastructure and training, and it presents ideas and actions that will increase the range of opportunity to participate in creative activity for the people of the borough. The Mayor has also produced a Culture Strategy for London, which looks at these broad issues on a London-wide scale.

Guiding principles

- 9.3 Creative, leisure and tourism (CLT) activities should continue to be encouraged and cultivated both for the local role, and as a contributing factor to London as a world city, and for its economic and social impact on quality of life.

Key Objective

- 9.4 To support and encourage the creative economy and businesses including leisure and tourism.

CORE POLICIES

CLT1: PROVISION OF NEW FACILITIES

The preferred location for new facilities is in the Borough's metropolitan and district town centres, the Cultural Quarter and Tottenham Green. Small-scale local facilities meeting a local need will be supported in local shopping centres. Where there are no suitable sites the Council may consider development

proposals in edge of centre locations and only then out of centre locations. Permission will be granted for creative, leisure and tourism facilities if:

- a) the proposal does not have an adverse impact on the amenities of adjoining occupiers; and**
- b) access is available by a choice of means of transport**

A sequential test will be required for any CLT proposals outside the Cultural Quarter, Tottenham Green, the metropolitan and district centres and local shopping centres.

- 9.5 Creative, leisure and tourism facilities, especially those which draw audiences, are an appropriate town centre use, attracting associated activities and often extending the use of the centre from day into evening. They can also have the effect of enhancing the sense of place and identity of a centre by ensuring a higher level of evening activity and the perceptions of personal safety. Such facilities must be able to be accessed by all sectors of the community. While more relaxed hours of operation are inevitable in a town centre location, hours will still be tailored to meet the individual demands of each location. A sequential approach to the location of new development will ensure that facilities are provided in accessible locations.
- 9.6 The Council has identified a Cultural Quarter at Wood Green in which CLT activities will be given favourable consideration. Creation of additional CLT Quarters will be considered in appropriate locations. Such Quarters should not be limited only to uses that fall into the CLT categories as to limit to this degree could result in unacceptable economic repercussions for the area and for employers. Any alternative uses will need to be compatible with the area. Proposals for new facilities should have regard to the Council's Cultural Strategy.
- 9.7 A partnership known as the four greens is focused in the areas of Wood Green Tottenham Green and Edmonton Green (falling within the London Borough of Enfield), and areas within Barnet. The Partnership takes a strategic overview of the creative industries in those areas. The Council will support the development of creative, leisure and tourism in this triangle wherever possible.
- 9.8 In the interests of expanding and improving the provision of creative, cultural and tourist facilities for borough residents, the Council will consider allowing small scale cultural uses in local shopping centres where it can be demonstrated to serve a local need. In each case the Council will be concerned to ensure that a high standard of amenity and environment is preserved and that the proposal would not harm the vitality and viability of the local shopping centre. A sequential approach should be applied in selecting appropriate sites for CLT facilities. The approach requires that locations in existing centres are considered first, followed by edge-of-centre locations

and then out-of-centre locations. The sequential approach to site selection should be undertaken in accordance with paragraphs 2.44 and 3.13-3.19 of PPS6 'Planning for Town Centres'.

CLT2: PROTECTING EXISTING FACILITIES

The Council will seek to protect all facilities that support the creative, cultural and tourism requirements of the borough, as well as the provisions of the Cultural Strategy.

In town centres, areas of regeneration and Cultural quarters the Council will resist proposals which would lead to the loss of creative, cultural and tourism facilities.

- 9.9 The CLT sector of the borough provides residents with much needed facilities for leisure, hobby and cultural pursuits. Such facilities also provide a valuable source of employment. They can be a means of retaining and enhancing familiar landmarks and can reinforce neighbourhood identity. The Council is keen to ensure that such facilities are retained and available and easily accessible to all those who live and work in the borough.

CLT3: SOCIAL CLUBS

Proposals for Social Clubs will only be permitted provided:

- a) there is a recognised local need;**
- b) the proposal is within a town centre and will not be detrimental to the vitality and viability of any local or town centre within which it is set (see TCR 3 & 4); and**
- c) the use does not have an adverse impact on the amenities of the adjoining occupiers in terms of noise, traffic and nuisance.**

- 9.10 Social clubs provide a valuable meeting place for the residents of the borough to meet, and in particular, provide important venues for ethnic and other groups to congregate and socialise together. It is important that these facilities are provided, but at the same time it is important that a balance with other uses is retained in any particular location.

CLT4: HOTELS, BOARDING HOUSES AND GUEST HOUSES

Applications for hotels, boarding houses and guest houses will be permitted provided that:

- a) the proposal does not result in the loss of housing stock contrary to any of the policies in the housing chapter.**
- b) the proposal is located within an existing town centre or at a location well served by public transport; and**
- c) the proposal does not have an adverse impact on the amenity of nearby residential properties or other uses.**

- 9.11 Hotels, boarding houses and guest houses create employment and economic activity both directly and indirectly. Tourists for the

purpose of this plan are short-term visitors to Haringey or London for business, pleasure or social purposes. The preferred location for hotels, boarding houses and guest houses is in or close to town centres, but care must be taken to ensure that they are at least well-served by public transport. Proposals should not have an adverse impact on the environment by reason of noise, disturbance, traffic generation, exacerbation of parking problems, or detract from the character of the area. In general the local need for uses will be assessed in light of a strong presumption against the loss of residential accommodation.

CLT5: RETENTION OF EXISTING TOURIST FACILITIES, IMPROVEMENT OF EXISTING TOURIST FACILITIES AND THE ENCOURAGEMENT OF NEW FACILITIES

The Council will seek to improve and retain all the existing tourist facilities in the borough, and, where appropriate, will encourage the provision of new facilities.

9.12 With the exception of Alexandra Palace, Bruce Castle and Tottenham Hotspur, tourism in Haringey is relatively small scale. The Council will therefore seek to retain current tourist activity and build upon it to create new employment opportunities. In addition the Council will encourage the provision of new tourist facilities in the borough where appropriate. The Council will also use the sequential test in determining suitable locations for the facilities in line with the provision of policy CLT1 above.

9.13 Proposals for tourist facilities which improve the existing three attractions will be treated favourably so long as jobs are created or sustained, local amenity is not adversely affected and the environment is enhanced and areas of ecological importance are protected or created. Any future uses of Alexandra Palace and Park must fully respect the listing of the Palace and the MOL and Conservation Area status of the Palace and Park as well as the Park's Historic Parks and Gardens status. Consultation with the community will be essential. Improvement of Bruce Castle will need to be treated with sensitivity and care in line with listed building and conservation area status.