



Canal &
River Trust

4th March 2016

London Borough of Haringey
Strategic Planning
6th Floor
River Park House
London
N22 8HQ

Dear Local Plan Team,

Re: Haringey Local Plan Pre-Submission Public Consultation

- **Alterations to the Strategic Policies;**
- **Development Management DPD;**
- **Site Allocations DPD; and**
- **Tottenham Area Action Plan.**

Thank you for your consultation in respect of the above documents.

The Canal & River Trust (the Trust) is a statutory consultee under the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Trust is a company limited by guarantee and registered as a charity. It is separate from government but still the recipient of a significant amount of government funding.

The Trust has a range of charitable objectives including:

- To hold in trust or own and to operate and manage inland waterways for public benefit, use and enjoyment;
- To protect and conserve objects and buildings of heritage interest;
- To further the conservation, protection and improvement of the natural environment of inland waterways; and
- To promote sustainable development in the vicinity of any inland waterways for the benefit of the public.

Within LB Haringey, the Trust owns and manages the River Lee Navigation (or Lee Navigation) and its towpath. We encourage its use for a variety of activities, including boating, waterborne

Canal & River Trust The Toll House Little Venice Delamere Terrace London W2 6ND
T 0303 040 4040 E customer.services@canalrivertrust.org.uk www.canalrivertrust.org.uk

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freight, moorings (including leisure, commercial and residential), walking, jogging, cycling, and angling, amongst others. There is significant potential to increase its use for these and other activities within the area.

Alterations to the Strategic Policies

The Trust has no comments to make on this consultation, and are pleased to note the reference to the TCPA's Policy Advice Note: Inland Waterways, in the evidence and references.

Development Management DPD

In March 2015 the Trust responded to Publication of the Development Management Policies Consultation Document. The Trust made comment on section 2: Housing and section 4: Environmental Sustainability. Whilst the Council's response to our comments on section 4 appear to be covered in the regulation 18 statement, our comments on section 2 do not appear to have been considered by the Council. As such we are unable to comment on the soundness of the plan in this regard as we are unable to understand the Council's position on the matter of the inclusion of a policy on mooring. As such we reserve our position to that set out in our previous response and request a meeting with the Council to discuss this matter.

Site Allocations DPD

SA65: Leabank and Lemsford Close

This site has a significant boundary with the River Lee Navigation and its towpath, which is owned and managed by the Trust. The site currently has a very poor relationship with the waterspace, and we would like the allocation detail to be amended to require more emphasis on improving the openness of the site to the towpath, and enhancing the waterside environment. This would be through the site layout, and also appropriate landscaping. We would also request that any future developer be encouraged to consult at a very early stage of their site design with the Canal & River Trust. We would also request they contribute to improvements to the towpath and accesses.

Tottenham Area Action Plan

You will be aware that the Canal & River Trust are in a joint venture with Muse Developments to work up a proposal for redevelopment of the Hale Wharf site. As such we have had extensive involvement in pre-application discussions and been able to feed the Trust's usual requirements into the developing scheme. We therefore have no further comments to make on the AAP.

Should you have any queries on these matters, please feel free to contact me. I would also like to request a meeting with the Council to discuss our representations on the Development Management DPD.

Yours sincerely,

Claire M^cLean
Area Planner - London

Telephone: 0203 204 4409 E-mail: claire.mclean@canalrivertrust.org.uk