

## Haringey Core Strategy – examination in public

Further written information by Chris Mason.

Date 13<sup>th</sup> June 2011.

### Which matter /issue it relates to?

Design, Conservation and Town Centres

### Which particular part of the core strategy is unsound?

Evidence base

### Which soundness test (s) it fails?

Out of date evidence and inadequate consultation outcomes – see detailed discourse below.

### Why does it fail?

Lack of clarity over a ‘possible’ additional District Centre and no strategy to steer the change (which appears to be left to an action plan) Further uncertainty introduced by discussions now known to have been held on an Enterprise Zone, and the predicted effect of that, should it happen.

### How can the core strategy be made sound?

Anticipating further change in retail patterns and the oversupply in some places and weaknesses left in the historic core by the present structure of shopping. The process should stop until this research has been undertaken and the centres considered together (with the effects of nearby retail developments to the North)

### What is the precise change/wording that is being sought?

Certainty of whether Tottenham Hale is to be a District Centre, map its extent in a Draft Proposals Map and have a strategic policy approach to it as a centre in relation to the failing Tottenham High Road corridor.

### Discourse on Design, conservation and town centres

1. Under policy SP 10, I commented that there was little vision for how Tottenham Hale could develop. I base this view on a consultation that was recently undertaken and the only cogent output was ‘keep the park’. The retail sheds at Tottenham Hale (and those out of the borough on the North Circular Road) have seriously damaged the viability of shopping along the former main road Cambridge, which is a string of conservation areas including mainly Georgian and some late Victorian and Edwardian replacement buildings that run from the north to the south of the borough. Another badly planned retail park on the site of the former Haringay Stadium, by

Harringay Green Lanes station, is also sucking the lifeblood out of traditional shopping streets. Wood Green Shopping City on a swathe of former railway land is also not a visual or environmental delight, being a 1960s / 70s megastructure that is not people friendly, but may gain the Haringey Heartlands as an adjunct to the west of it.

2. The final paragraph of SP 10 is simply unacceptable in a core strategy, it is either a major area for change or there is anticipated to be little change. Announcements on budget day that Haringey has been negotiating for an Enterprise Zone, together with the uncertainty over the White Hart Lane football stadium, throws the whole regeneration strategy and the potential future pattern of retail use into disarray. Whether Tottenham Hale is to be a district centre or not should be part of this consideration. My representation was trying to convey that the issue of heritage led regeneration in the historic core of the old main road WITH what could happen at Tottenham Hale is intertwined. It may mean taking shopping out of Tottenham Hale in order to bolster the viability of the linear and historic shopping area. This is too fundamental to be left to an area action plan as the economics of the equation are essential to delivering whatever change is felt to be desirable.
3. I commented about the current economic circumstances. This not only about recession but also about the changing patterns of purchasing which is having a significant effect on some shopping areas as increasingly shopping is done online with the purchases delivered by mail or couriers. Shopping therefore becomes a more social activity with comparisons made, entertainment and possibly eating and refreshments not a trip in the car to a single destination retail shed. I question whether the research is now out-of-date in the rapidly changing circumstances of internet shopping.
4. The response to my comment reference 31/15/6.2 notes that the matter will be dealt with through an area action plan. Whilst the detail of development mix and site use might be the subject of a more localised plan, the fact that it is identified in the London Plan as an area of intensification, the Core Strategy and its Proposals Map should identify the area affected by change, if nothing else to give certainty to the people around it that are not affected by proposed change. The matter of an Enterprise Zone when planning controls may be relaxed, and could include this area, adds further to the uncertainty. This, therefore is another reason why a pause is needed to allow the council to consider the combined effects of enterprise, intensification and present economic circumstances.
5. One of the key issues for a Core Strategy is to set out how change will occur and how it will be delivered. Given the need for possibly

less retail space, as more shopping goes online, the need to reinforce historic centres with a well-placed redevelopments to make it compete with purpose-built shopping centres (such as that opening at Stratford at present) an indication of the land uses and heights and floor plates that would bring about the intensification and what might be expected within it, is surely a Core Strategy issue and not something to be left to an Area Action Plan. For these reasons it is considered that the whole approach to retail, redevelopment and intensification in the eastern part of the borough is seriously flawed.

6. The writer is of the view that the evidence needs to be revisited to see if it is still valid and the extent of any potential Enterprise Zone be defined. The effects on other centres predicted if a simplified regime allows development of types likely to have a knock-on effect to existing centres and particularly those with concentrations of heritage assets. The result of further study should be a definite view on the status of Tottenham Hale and policy principles for redevelopment there.