



4/03 Kite Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0117 372 8128
Customer Services: 0117 372 6372
Fax No: 0117 372 8782
e-mail: Allison.ingham@pins.gsi.gov.uk

Mrs Ciara Whelehan
Team Leader Planning Policy
Haringey Council
639 High Road
Tottenham
London
N17 8BD

Our Ref: PINS/Y5420/429/4

Date: 21 July 2011

Dear Mrs Whelehan

Haringey Core Strategy Examination

As you will be aware, notwithstanding the completion of the recently scheduled hearings, the Examination into the submitted Core Strategy is ongoing. The Inspector thanks you for the Schedule of Further Minor Changes - Post Hearing.

The Inspector has been reviewing the information submitted in the immediate run-up to the hearings and thereafter by Knights Solicitors in addition to the Council's responses. Regardless of the detailed concerns relating to the Friern Barnet site and with due regard to The Town and Country Planning (Local Development) (England) Regulations 2004, the Inspector notes that the Council undertook a four week consultation upon its Fundamental Changes (Core Document Ref CSSD-03).

The Inspector, who has concerns in this regard, would appreciate your clarification as to how the Council considers that it has satisfied the Regulations, particularly Regs 27 and 28, and the Council's Statement of Community Consultation (SCI). In addition to the length of the consultation undertaken, the decision to target the consultation to those who had made previous representations in relation to Regulation 27 on the original Core Strategy, notwithstanding newspaper advertisements, could appear to be prejudicial to interests of fairness and natural justice.

The content of the Council's letter dated 28th June 2011 is noted, however, the Inspector is not persuaded currently that the necessary legal requirements relating to the submitted Core Strategy have been discharged satisfactorily. As a consequence, this could affect the soundness of the Core Strategy.

The Inspector invites your comments on the above concerns. If necessary, consideration could be given to undertaking a revised consultation in relation to the Fundamental Changes which would be fully compliant with the Regulations. In addition this could meet the detail and timescales indicated within the Council's SCI.

Inevitably this would delay the report into the Core Strategy, however the Inspector is content, given the circumstances, to hold matters in abeyance to allow this to occur.

Following the closure of any revised consultation and consideration of any responses received, the Inspector will be in a position to assess the need for any further hearing sessions or whether he can proceed on the basis of the written submissions. Your clarification upon this matter is required urgently.

As a separate issue, the Inspector notes the content of Knights' letters in relation to the Friern Barnet site. It would be most useful if a full response could be provided in relation to the following points:

- Can the Council clarify how the LSIS and LEA designations were derived? As necessary this should include reference to the extant site designations within the UDP, the London Plan, the Core Strategy issues and options, the Employment Land Study and any other evidence sources.
- The rationale for altering the Friern Barnet site to become an LSIS is somewhat limited; upon what basis was this decision made and against what specific evidence base? How has the Council considered alternatives? Is the site, as indicated by the Council, actually a 'well established industrial area'?
- Could the Council please clarify the nature conservation designation of the Friern Barnet site and, in particular, whether the current designation as a Grade 1 Site of Borough Importance for Nature Conservation is intended to be maintained for the purposes of the CS; how will such details be shown?
- How does the Council consider the designation of the Friern Barnet site as a LSIS to be consistent with its nature conservation designation? The submitted Sustainability Appraisal does not appear to give detailed consideration to the implications of this change; the Inspector draws your attention to the concerns expressed by Knights on pages 6 and 7 of their letter dated 5.7.11 to which a response would be appreciated.

The Inspector recognises that the Council wishes to progress its LDF as swiftly as possible but it is incumbent upon him to ensure that the legal requirements relevant to the submitted Core Strategy are satisfied and that the content of this document is sound. He would appreciate a response before 28th July 2011.

Yours sincerely

Allison Ingham

Allison Ingham
Plans and Major Casework Team