

# New Haringey Local Plan

## Economy, Town Centres and High Streets

14 December 2020



# Agenda

|   |              |
|---|--------------|
| Welcome   | 6.00 to 6.05 |
| Presentation: Introduction to New Local Plan          | 6.05 to 6.15 |
| Presentation: Employment Land & Employment and Skills | 6.15 to 6.30 |
| Presentation: Town Centres & High Streets             | 6.30 to 6.40 |
| Comments & Questions                                  | 6.40 to 7.25 |
| Final remarks, meeting close                          | 7.25 to 7.30 |

# Introduction to New Local Plan

- ▶ Guide future development
- ▶ Planning strategies and policies
- ▶ Determining planning applications
- ▶ Replace existing Local Plan 2017
- ▶ At the start of the process. Timetable likely to be:

| Stage   | Date        |
|---|-------------|
| First steps consultation                                      | Autumn 2020 |
| Draft Local Plan consultation                                 | 2021        |
| Proposed Submission Local Plan consultation                   | 2021        |
| Submission, Examination and consultation on any modifications | 2021/22     |
| Adoption  | 2022        |

# Why a New Local Plan?

- ▶ To continue to have a robust planning framework for the borough which incorporates the Council's aspirations
- ▶ The primary reasons for undertaking this now are:
  - Reason 1: New Borough Plan
  - Reason 2: Declaration of Climate Emergency
  - Reason 3: Changes to national planning policy and guidance
  - Reason 4: New London Plan
  - Reason 5: Respond to housing delivery challenges
  - Reason 6: Support COVID-19 recovery and renewal

# How will we develop the New Local Plan?

- ▶ The key components of the process are:
  - Evidence gathering - to inform Plan and assess its likely effects
  - Engagement and consultation - with residents, local businesses, community groups and other key stakeholders and strategic partners
  - Statutory framework - legislative requirements relating to Plan preparation

# New Local Plan: First Steps Engagement

Engagement open from  
16 November 2020 until  
1 February 2021

- ▶ First step in preparing New Local Plan
- ▶ Set out key issues and challenges for the future planning of the borough
- ▶ Identify opportunities and options
- ▶ No draft policies or proposals
- ▶ Begin conversation about new Local Plan



# New Local Plan: Structure

- ▶ New Local Plan structure will be based on the Borough Plan priorities:

HOUSING

PEOPLE

PLACE

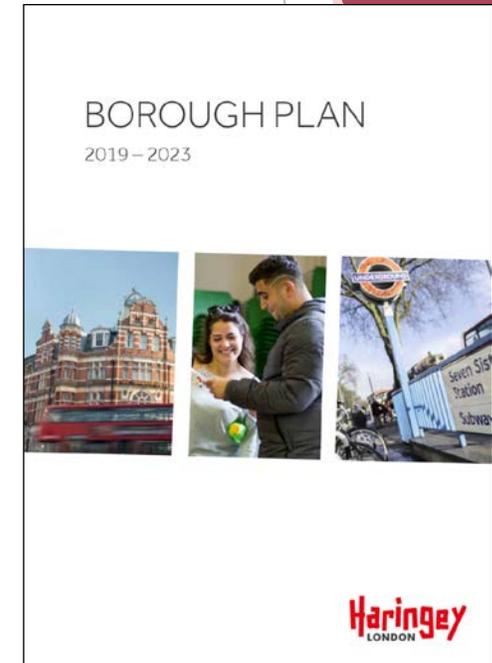
ECONOMY

- ▶ New Local Plan an important contributor to Economy Priority

## ECONOMY

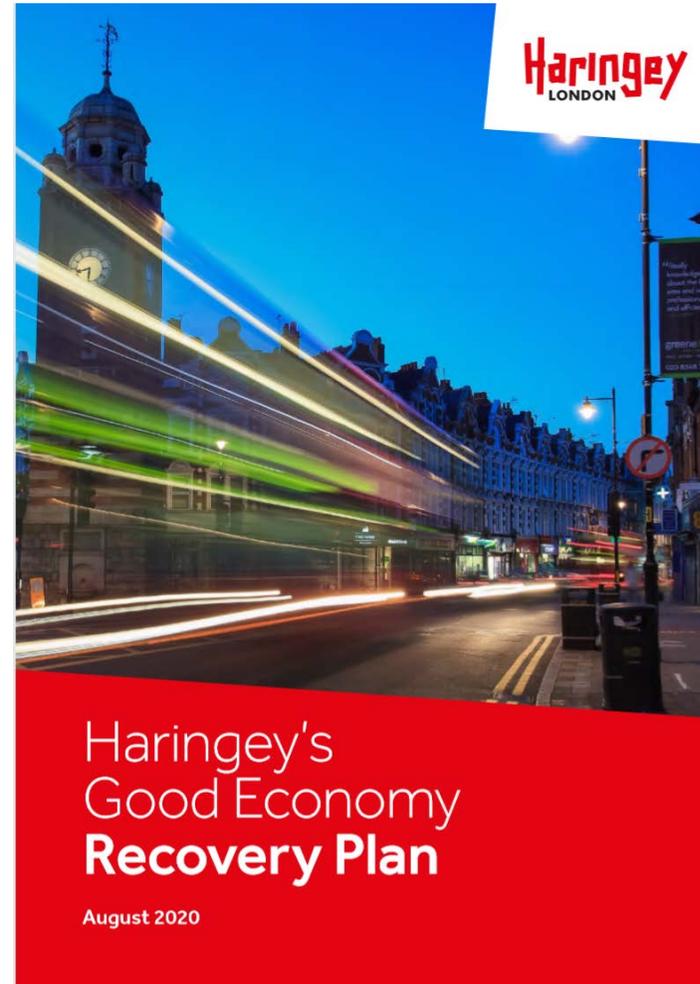
A growing economy which provides opportunities for all our residents and supports our businesses to thrive

- ▶ Community Wealth Building
- ▶ Other key documents: emerging Economic Development Strategy



# Impacts of COVID-19

- ▶ Primarily a public health crisis
- ▶ But also an economic and social crisis
- ▶ Enormous economic impacts
  - ▶ [Community Impact Assessment](#)
  - ▶ Up to 54,000 people on furlough
  - ▶ 138% increase in people on Universal Credit
  - ▶ Business failures
- ▶ Council published Good Economy Recovery Plan
- ▶ Immediate response + Action Plans
- ▶ Medium and longer-term changes too



# COVID-19 recovery and renewal

- ▶ How can the New Local Plan support recovery and renewal?
- ▶ 15 year plan and wont be adopted until 2022
- ▶ Needs to respond to a post-COVID world
- ▶ What changes should we be planning for?
- ▶ Some key areas include:
  - ▶ Employment space and infrastructure
  - ▶ Employment and skills
  - ▶ Business and enterprise
  - ▶ Town Centres & High Streets

# Comments & Questions

The background features a white space with abstract, overlapping geometric shapes in various shades of red and maroon on the right side. These shapes include triangles and polygons, some of which are semi-transparent, creating a layered effect. A thin, light gray line runs diagonally across the white area, starting from the bottom left and extending towards the top right.

# Employment Land – Current Situation

- ▶ Our economy is particularly exposed to the impact of COVID-19
- ▶ There are 133 hectares of employment land in Haringey, with over 1,000 buildings, 722 business establishments and nearly 736,000m<sup>2</sup> of employment floorspace
- ▶ Haringey has 465,544m<sup>2</sup> of B-class use (average quality) employment floorspace, with around 990 office premises
- ▶ At the end of 2019 there were 14,210 active enterprises in Haringey
- ▶ 80% of B-class stock on the market is previously used space
- ▶ The number of businesses grew by 16% over the previous 4 years
- ▶ 90% of businesses employ less than 10 people

## Hierarchy of Industrial and Employment Land protection



# Employment Land - Issues for New Local Plan

- ▶ Support COVID-19 recovery and renewal
- ▶ Meet the likely demand for office and workspace floorspace over at least a 10 year period
- ▶ Enable delivery of employment premises that meet the needs of changing work styles i.e. flexible and co-working spaces
- ▶ Assess if there are areas of surplus office space that have no reasonable prospect of being used for business purposes
- ▶ Ensure delivery of affordable workspaces, especially to support smaller enterprises and start-up

# Employment and Skills

- ▶ How can the New Local Plan best support the delivery of employment and training opportunities through the planning system?
- ▶ New Local Plan will continue to seek S106 obligations for employment, skills development and apprenticeships
- ▶ London Plan talks about implementation challenges
- ▶ How can policy framework support more effective implementation?

# Business and Enterprise

- ▶ How can the New Local Plan best support business and enterprise in Haringey?
- ▶ Physical space of the right quality, type and at the right price
- ▶ Space for start-ups and SMEs - lower cost and affordable business space
- ▶ A safe and clean environment to do business
- ▶ How can we maximise engagement with businesses as part of preparation of New Local Plan and make it relevant to them?

# Employment Land – Potential Approaches

- ▶ How can the New Local Plan get the most out of the borough's employment land?
- ▶ Employment Land Study to assess current and future needs
- ▶ Efficient use of land - Co-location and intensification
- ▶ Managing release of surplus space
- ▶ Proactive approach to managing vacancy rates

Comments & Questions?

# Town Centres - Current Situation

- ▶ Existing Local Plan identifies a hierarchy of town centres within the borough - Metropolitan, District and Local Shopping areas
- ▶ Wood Green is the largest, and designated a Metropolitan Centre
- ▶ Pre-COVID-19, Haringey's town centres were generally performing well with low vacancy rates across the borough and rising rental values which increased 74% over the past three years
- ▶ Issues with cleanliness, crime, and attractiveness
- ▶ Online shopping and demise of traditional retailing



# Key Planning Changes

- ▶ In September 2020 the Government introduced a new Class E to the Use Class Order
- ▶ Any premises within these uses can freely change to any other use within this definition without Planning Permission
- ▶ Demolition of vacant commercial buildings to be replaced with residential
- ▶ Potential further changes to PD rights (Class E to Residential)



| Use  | Use Class up to 31 August 2020 | Use Class from 1 September 2020 |
|--|--------------------------------|---------------------------------|
| Shop not more than 280sqm mostly selling essential goods, including food and at least 1km from another similar shop                | A1                             | F.2                             |
| Shop   | A1                             | E                               |
| Financial and professional services (not medical)  | A2                             | E                               |
| Café or restaurant   | A3                             | E                               |
| Pub or drinking establishment  | A4                             | Sui generis                     |
| Take away  | A5                             | Sui generis                     |
| Office other than a use within Class A2  | B1a                            | E                               |
| Research and development of products or processes  | B1b                            | E                               |
| For any industrial process (which can be carried out in any residential area without causing detriment to the amenity of the area) | B1c                            | E                               |
| Industrial   | B2                             | B2                              |
| Storage or distribution  | B8                             | B8                              |

| Use   | Use Class up to 31 August 2020 | Use Class from 1 September 2020 |
|---|--------------------------------|---------------------------------|
| Hotels, boarding and guest houses   | C1                             | C1                              |
| Residential institutions  | C2                             | C2                              |
| Secure residential institutions   | C2a                            | C2a                             |
| Dwelling houses   | C3                             | C3                              |
| Use of a dwellinghouse by 3-6 residents as a 'house in multiple occupation'   | C4                             | C4                              |
| Clinics, health centres, creches, day nurseries, day centre   | D1                             | E                               |
| Schools, non-residential education and training centres, museums, public libraries, public halls, exhibition halls, places of worship, law courts | D1                             | F.1                             |
| Cinemas, concert halls, bingo halls and dance halls   | D2                             | Sui generis                     |
| Gymnasiums, indoor recreations not involving motorised vehicles or firearms   | D2                             | E                               |
| Hall or meeting place for the principal use of the local community  | D2                             | F.2                             |
| Indoor or outdoor swimming baths, skating rinks, and outdoor sports or recreations not involving motorised vehicles or firearms                   | D2                             | F.2                             |

Changes of use within the same class are not development. Use classes prior to 1 September 2020 will remain relevant for certain change of use permitted development rights, until 31 July 2021. The new use classes comprise:

**Class E (Commercial, business and service uses),**

**Class F.1 (Learning and non-residential institutions)**

**Class F.2 (Local community uses)**

# Town Centres – Issues for New Local Plan

- ▶ Assess the future demand and capacity for both comparison (clothes, technology shops etc) and convenience (supermarkets, newsagents etc) goods retailing
- ▶ Less control & harder to protect retail core
- ▶ Ensure a diverse range of uses to support the vitality and viability of town centres
- ▶ Consider other forms of retailing such as street markets
- ▶ Need to plan proactively to accommodate demand and manage the transition of surplus retail units
- ▶ Assess any over concentrations of uses such as betting shops, pay-day loan stores, and hot food takeaways
- ▶ Public realm and attractiveness - destination

# Town Centres – Potential Approaches

- ▶ Preserve space for key activities while allowing for some flexibility in the way we use our centres
- ▶ Flexibility in uses, increased role of community and leisure facilities
- ▶ Policies that encourage new development to protect, embrace and enhance our local attributes
- ▶ Policy to avoid clustering of harmful uses e.g. takeaways, betting shops
- ▶ Enhance public realm and safety by requiring new developments to support crime prevention through better urban design, improved public realm lighting
- ▶ Continue to promote Wood Green as primary retailing destination in Haringey
- ▶ Residential within town centres - restrict or manage
- ▶ Role of night-time economy



Comments & Questions?

# Having your Say on First Steps Engagement

- ▶ Comments must be received by 5pm on Monday 1 February 2021 and can be made:
  - ▶ Via our dedicated consultation website:  
<https://haringeynewlocalplan.commonplace.is/>
  - ▶ Via email to [planning.policy@haringey.gov.uk](mailto:planning.policy@haringey.gov.uk)
  - ▶ Via post to: Haringey New Local Plan Consultation  
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