

LONDON BOROUGH OF HARINGEY
ALTERATIONS TO STRATEGIC POLICIES
INSPECTOR'S DRAFT MATTERS AND ISSUES FOR EXAMINATION

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Hearing session opens at 10am on Tuesday **23 August 2016**
at Haringey Civic Centre, High Road, Wood Green N22 8LE

Representors' statements must be received by **5pm Friday 29 July 2016**
The Council's statements must be received by **5pm on Friday 5 August 2016**
A draft timetable will be published by **31 July 2016**.

Please see the published Guidance Notes which contain information on the content of written statements. Appendix A to this note explains the format.

www.haringey.gov.uk/planning-policy/local-plan/examination-public-local-plan-eip

MATTER 1 – LEGAL COMPLIANCE

1. Has the Plan been prepared in accordance with the Council's Local Development Scheme? Has the consultation complied with the requirements of the Statement of Community Involvement? How has the Public Sector Equality Duty been considered and complied with in Plan preparation?

MATTER 2 – HOUSING NUMBERS AND DISTRIBUTION

2. The Plan substantially updates the housing requirement in line with the London Plan. The consequential changes to numbers and distribution are set out in Table 3.1. [Alt Table 2] [Alt 47, 55,]

Issues

3. Whether it can be demonstrated that the capacity exists to deliver the increased number of homes in the identified broad locations, in terms of the right number, in the right place within the Plan period?
4. Have the numbers of dwellings in column 0 – 5 years of amended Table 3.1 [Alt Table 2] been achieved? If not, what are the consequences for delivery of the remaining units? Whether a five year housing land supply can be demonstrated from 1 April 2015 in accordance with the requirements of the NPPF?
5. What are the implications of the changes in the housing requirement in policies SP1 and SP2 for social and transport infrastructure? Where have you considered this and can you demonstrate that it they will be met over the Plan period?

Inspector's note

A more detailed trajectory than shown in Appendix A, Alterations to Strategic Policies, would be helpful and should be put into the Plan as a Main Modification. This should include the details of broad locations, numbers and timescale for delivery shown in Table 3.1 [Alt Table 2].

MATTER 3 – EMPLOYMENT

6. There are substantial changes proposed to the employment floor space requirement (B use class) and to the predicted growth in jobs. [Alt 71, 77]

Issues

7. What is the figure for additional floor space ('B' use class) for the Plan period (to 2026) and why is the floor space figure so significantly different to the previously adopted figure?
8. Whether sufficient floor space has been identified bearing in mind the London Plan projection for employment growth. This should include an explanation of why 23,000 square metres is the preferred figure.
9. Whether it can be demonstrated that the capacity exists to deliver the additional floor space, in the right place within the Plan period?

MATTER 4 – WORDING OF THE POLICIES

10. These are mainly points of clarification which I may wish to discuss at the hearing depending on the Council's response.
11. Policy SP2 includes the words 'The Council will bring forward a programme to undertake strategic improvements to, or renewal of Haringey's housing estates'. However, in other places such as paragraph 3.2.1, bullet point 5 refers to 'the need to renew Council housing estates' and paragraph 3.2.9

title is 'Haringey's Housing Renewal'. Should the wording in the text be consistent with the policy wording which is more flexible? [Alt 45, 53, 64]

12. Paragraph 3.2.9 relates to Housing Estate Renewal. Third paragraph states that 'the Council...will seek to re-provide the same amount of social housing on an equivalent floor space basis'. Does this mean that in some cases the equivalent may not be able to be provided? [Alt 64]
13. The wording of the first bullet point of SP8 seems confusing. It seeks to 'protect 'B' uses', which implies trying to keep the same amount of floor space. However, it goes on to say this is to meet additional demand. Surely meeting demand would imply identification or more floor space. This links to the substance of the issues in **MATTER 3**. [Alt 71]

Appendix A - Format for statements

- A. Statements should not be longer than **3,000 words** on A4 paper, printed on both sides. Photographs in A4 format and annotated (back or front).
- B. No need to repeat your original representation. Important: you should only answer questions as they relate to the content of your original representation and no other matters or issues.
- C. All statements must be headed with the representor's **name** and be clearly marked, at the top, right hand corner, with the appropriate **matter/issue number** and **representor reference**, e.g. 'Matter 1 and/or issue 1/ Representor 12 / Mr Smith' for Mr Smith. The Council's Statements should be separately referenced LBH/ followed by the matter/issue.
- D. It is the quality of the reasoning that carries weight, not the bulk of the documents.
- E. Appendices to statements should be limited to that which is essential and should not contain extracts from any publication which is already before the Examination. Appendices should have a contents page and be paginated throughout. Anyone submitting appendices should indicate in their statement which parts they are especially relying upon.
- F. Where paper copies are submitted these should be stapled at the top left corner, with **no spiral bounding**. Electronic copy of statements and appendices should be sent to the Programme Officer (in Word or PDF format) for the Examination web page as an email attachment by the specified deadline.
- G. Late submissions and additional material **are unlikely to be accepted** on the day of the relevant hearing session since this can cause disruption and result in unfairness. If material is not received by the deadlines stated above, the programme officer will assume that you are relying only on the original representations.