

Site Allocations DPD

LBH/Matter Inspector's Note 1: Location and Scale of growth

COUNCIL STATEMENT

Employment development

SP8 of the Alterations to the Local Plan: Strategic Policies sets out a target to meet the forecast demand of an additional 23,000m² of new employment floorspace over the plan period.

The Site Allocations DPD includes scope for the delivery of 74,333m² of new employment floorspace. Additionally, the Tottenham AAP identifies a potential 69,230m². It is important to note that these are gross figures, with site allocations in many cases taking employment assets that are approaching the end of their functional lifespan, and allocating a range of mixed uses to replace them.

The policy position is inherently flexible. As set out in DM38: Employment-led regeneration, the maximum amount of employment floorspace, as subsidised by a more valuable use, principally residential. This will enable a nuanced approach, where density, employment and residential use, can all be varied to meet the objectively identified need, while still producing viable developments.

The indicative capacities that are identified in site allocations within the Site Allocations DPD and Tottenham AAP will be negotiated on a site-by-site basis, and as such may differ from the actual quantum which comes forward on sites. As shown above, there is a healthy surplus of potential employment floorspace that could be delivered in the borough, above and beyond what would be required to meet forecast need. In reality, it is anticipated that the market will push for greater quantum of residential use than the indicative capacities identify, but the cushion is considered sufficient to provide a basis for monitoring.

The evidence for this approach is contained in the Employment Viability Assessment, which identified the levels of residential uses which would be required to cross-subsidise new employment floorspace in the borough. This was a guide in showing that new floorspace was deliverable in a particular area, and in doing so, what mix of uses would be required to achieve it.

Retail Growth

SP10 of the Local Plan sets the target for the creation of an additional 13,800m² of new comparison, and 10,194m² of new convenience floorspaces in the borough.

The Site Allocations DPD includes scope for the delivery of 25,295m² of new employment floorspace. Additionally, the Tottenham AAP identifies a potential 83,820m². This is due to the establishing of a District Centre at Tottenham Hale, and the expansion of a leisure-oriented local centre in North Tottenham. It is important to note that these are gross figures, with, in some cases (notably Tottenham Retail Park, and Arena Retail Park), new town centre uses representing a more fine-grained, mixed use, walk-to retail typology, rather than the existing car-based retail parks. While a

substantial change to the site, and the local area, this may not result in a significant change in on-site retail floorspaces.

Overall, through the expansion of Tottenham Hale and North Tottenham, the necessary additional floorspace will be met. Additionally, in Wood Green a number of institutional retail investors are expected to increase the quantity and quality of the retail offer as new schemes deliver an upgraded urban realm, and new population to increase local retail spend. This mechanism will be given further emphasis in the Wood Green AAP, which is currently being prepared.

Growth allocated in the Local Plan is expected to provide ample opportunity for new retail floorspace to be provided to serve the market.