

London Borough of Haringey Core Strategy

Statement of Common Ground (SoCG), position at 9th June 2011

Between
London Borough of Haringey (LBH)

And

Mario Petrou

In respect of issues:

In respect of issue (document order)	Representation Ref. No.
Paragraph 7.1.18	40/1/7.1
Paragraph 6.2.1	40/2/6.2
Paragraph 1.3.1	40/3/1.3
Paragraph 3.1.35	40/4/3.1
Paragraph 3.1.36	40/5/3.1
Figure 3.7 page 81	40/6/3.2

Background

This Statement of Common Ground relates to six representations made by Mario Petrou to the Council's Proposed Submission Core Strategy (June 2010). At submission stage LBH submitted the Proposed Minor Changes addressing the above representations. However, Mario Petrou still has some concerns regarding population figures and issues relating to St. Ann's Hospital. The remaining outstanding points of difference are set out below.

Mario Petrou (Comment ID 40/1/7.1)				
Section Title	Para/Policy	MP submission (June 2010)	LBH Response (June 2010)	MP Response (June 2011)
SP14 Health and Well-Being	7.1.18/Figure 7.1	The paragraph refers to St. Ann's Hospital but it is indicated to as a Health Centre on the map on pg 167.	<p>St. Ann's is not a general hospital in Haringey; it provides a number of specialist services to a wider population across north London and half of the current buildings on site are used as mental health centres. No change to the map proposed.</p> <p><u>LBH Position at June 2011</u> This remains the position of LBH.</p>	There are different types of hospitals; whether St Ann's is or is not a general hospital is not the point. It is copiously referred to as a hospital in the UDP and the submitted CS. The map on P.167 (figure 7.1) ought to reflect a consistent approach.

Mario Petrou (Comment ID 40/2/6.2)				
Section Title	Para/Policy	MP submission (June 2010)	LBH Response (June 2010)	MP Response (June 2011)
SP12 Conservation	6.2.1	It is considered that St. Ann's Hospital should be included in the list of local historic green spaces as some of the trees and planting date back to 1935 (this is backed up by letter provided from BEHMHT). A letter from	<p>No change: This evidence and suggested amendment will be considered with Biodiversity and Conservation officers, and will be incorporated into future LDF documents if appropriate</p> <p><u>LBH Position at June 2011</u> This remains the position of LBH.</p>	LBH's position is too vague. The fact is the CS is being considered now and it mentions a list of 34 historic green spaces that the submitted evidence and support from the LPGT says should be 35.

Mario Petrou (Comment ID 40/2/6.2)				
Section Title	Para/Policy	MP submission (June 2010)	LBH Response (June 2010)	MP Response (June 2011)
		<p>the London Parks and Gardens Trust affirms interest in this site (letter provided). It is considered that St Ann's/Green Lanes Junction, St Ann's Hospital & St Ann's & Hermitage Road Junction should be added to the list of archaeological priority areas based on information in 'A History of Tottenham' (Fisk, 1923) which suggests the Holy Grail is buried somewhere in the St Ann's site. Additional information suggests there was a medieval causeway from Highgate to Islington, built from gravel from what is now St Ann's Road/Hermitage Road junction.</p>		<p>LBH has not yet responded to the rest of my submission on this issue in respect of adding more areas to the list of archaeological priority areas.</p> <p>The end of my submission refers to a hermit who, "...carried gravel to be digged [sic]..." And not as LBH have shown my representation to read, "...built from gravel..."</p>

Mario Petrou (Comment ID 40/3/1.3)				
Section Title	Para/Policy	MP submission (June 2010)	LBH Response (June 2010)	MP Response (June 2011)
Making Haringey Distinctive	1.3.1	The population figure in the document is questionable and is considered underestimated. The use of ONS figures were considered too low by the former leader of the Council, when at the time 300,000 people were reported to be on GP patient lists (letter from Cllr George Mehan provided). It is concerning that the SA and Environmental IA have not tested the accuracy of the population figures as these are the base line figures for assessing and planning for the borough's needs and infrastructure.	<p>No change. The figures used are the most reliable figures available to the Council.</p> <p><u>LBH Position at June 2011</u> This remains the position of LBH.</p> <p>The Core Strategy and a number of the supporting documents use the Greater London Authority (GLA) population projection (GLA Demographic Projections 2007). GLA projections are updated annually to reflect latest fertility/mortality, migration forecasts and planned development. GLA projections are used as a preference to trend based ONS statistics as they link population and household change to borough capacity.</p>	<p>LBH's reasoning is flawed as the GLA's Demographic Projections are underlain by the ONS's statistics. The GLA's projections are flawed again because accurate HMO/conversion rates have not been taken into account, e.g. Salisbury Road has a HMO/conversion rate of over 60%.</p> <p>None of the evidence I provided on population numbers has been tested at any stage of the LDF process which includes the following: the CS issues and options consultation Dec. 2007, the SA of the CS & Housing SPD 2008, the CS preferred options consultation May 2009, the</p>

Mario Petrou (Comment ID 40/3/1.3)				
Section Title	Para/Policy	MP submission (June 2010)	LBH Response (June 2010)	MP Response (June 2011)
				Haringey Housing Strategy consultation 2009, the SA of the CS 2009, the CS consultation May 2010, the DMP consultation May 2010. That my evidence has not been challenged is a serious failing of the plan making process. Submissions must be addressed. On 7 June 2011 LBH established an additional licensing scheme for HMO's that takes in the whole of Harringay ward and parts of Noel Park 7 St Ann's wards, including Salisbury Road.

Mario Petrou (Comment ID 40/4/3.1)				
Section Title	Para/Policy	MP submission (June 2010)	LBH Response (June 2010)	MP Response (June 2011)
SP1 Managing Growth	3.1.35	I object to the statement that St Ann's Hospital site has failed to maximise its potential	No change. This statement is based on evidence and research which found the site is considered a potential site for future development. Comments below do	I objected to the claim in the text that says, "the area as a whole" failed to maximise St

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Section Title	Para/Policy	MP submission (June 2010)	LBH Response (June 2010)	MP Response (June 2011)
			<p>not justify a change.</p> <p>LBH Position at June 2011 This remains the position of LBH.</p>	<p>Ann's hospital potential for development. If LBH persists on a narrative for the Seven Sisters corridor it should be honest & blame BEH-MHT, the PCT, LBH, & the NDC (which no longer exists) for failing to realise the potential of St Ann's. The "whole area" must not be stigmatised & local people, by implication, blamed. The relationship between St Ann's hospital & Seven Sisters corridor should be reconsidered transparently & inclusively.</p>

Mario Petrou (Comment ID 40/5/3.1)				
Section Title	Para/Policy	MP submission (June 2010)	LBH Response (June 2010)	MP Response (June 2011)
SP1 Managing	3.1.36	I object to the study commissioned by the	No change. This study will identify the growth potential of this site with the	There has been no local community (or

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Section Title	Para/Policy	MP submission (June 2010)	LBH Response (June 2010)	MP Response (June 2011)
Growth		NLSA. St Ann's Hospital is a valuable community resource and local people should have been consulted prior to the commissioning of the study	collaboration of stakeholders, which includes the local community <u>LBH Position at June 2011</u> This remains the position of LBH.	stakeholder) collaboration with this study, which presumably is concerned with the potential to develop housing on St Ann's site & not with its potential to develop health provision for the additional population in the nearby over intensive residential developments.

Mario Petrou (Comment ID 40/6/3.2)				
Section Title	Para/Policy	MP submission (June 2010)	LBH Response (June 2010)	MP Response (June 2011)
SP2 Housing	Figure 3.7 page 81	I object to the inclusion of St Ann's hospital site on the housing land supply map (Figure 3.7). This should be deleted.	No change. There is no evidence to suggest why this should be deleted. Please note SP2 will be amended due to new evidence - the policy will be consulted on in Nov 2010. <u>LBH Position at June 2011</u> This remains the position of LBH. <i>The housing trajectory identifies sites with the capacity to deliver housing over the</i>	On the contrary; evidence consisting of a survey was supplied on 21-6-2010 that clearly shows the local community rejects the housing option on the St Ann's site.

Mario Petrou (Comment ID 40/6/3.2)				
Section Title	Para/Policy	MP submission (June 2010)	LBH Response (June 2010)	MP Response (June 2011)
			<i>plan period. St. Ann's hospital site has the capacity to deliver 200 housing units.</i>	