

LONDON BOROUGH OF HARINGEY - SITE ALLOCATIONS DPD

STATEMENT OF COMMON GROUD BETWEEN LB HARINGEY AND CAPITAL & REGIONAL

This Statement of Common Ground is between LB Haringey (LBH) and Capital & Regional (C&R) owners of The Mall, Wood Green. The Mall, Wood Green makes up the main part of Wood Green Metropolitan Town Centre. The Mall comprises 50,000 sqm of shopping and associated land uses. It comprises 90 retailers. The average footfall of the centre is 220,000 per week. The Mall employs 800 full time and 1563 part time staff and has an annual turnover of £200m. Both LBH and C&R want to ensure Wood Green is a successful, attractive and prosperous centre providing facilities and services that meet the needs of residents and visitors. Both parties are supportive of a Crossrail 2 station at Wood Green and the catalytic effect this could have for the redevelopment and regeneration of the area. Both parties are actively involved in the production of the emerging Wood Green AAP.

It is understood that the Site Allocations DPD content specific to Wood Green will be replaced eventually by the adopted Wood Green AAP, which will provide a comprehensive and locally distinctive policy framework for the area, which will offer greater detail locally than the published Local Plan can offer. In this context the following Statement of Common Ground between Capital & Regional and LB Haringey is set out.

Since the emerging alterations to the Site Allocations DPD was submitted to the SoS in May 2016, circumstances have continued to evolve in relation to the Crossrail 2 proposals and the emerging Wood Green AAP has continued to be prepared. It is agreed that a minor modification should be made to **Policy SA12** to provide an appropriate updated policy that also references the emerging AAP more explicitly. The revised wording should read:

Proposed Site Allocation

Improvements to the public realm to improve visitor and resident amenity and the feel of Wood Green as a Metropolitan Town Centre including **development and redevelopment/refurbishment proposals that reinforce and improve the role of Wood Green as a Metropolitan Town Centre.**

Commentary

The Mall represents the focal point of the Wood Green Metropolitan Centre. Opportunities to improve the public realm around **this building the centre and proposals to refresh the Town Centre** will be supported on this site. ~~and limited infill developments~~ **Developments** will be supported that benefit the Metropolitan Centre overall.

If a new station in the centre of Wood Green is included in the Crossrail 2 project then this will facilitate substantial transformative redevelopment by making Wood Green a more attractive location for investment. Under such circumstances partial or full redevelopment proposals for The Mall that capitalise on Crossrail 2 will be supported. This could include the expansion of retail, leisure, and other associated town centre floorspaces, with an expansion in the quantum of residential uses above, and improvements to the public realm. This will be considered further in the emerging Wood Green AAP.