

Haringey Local Plan Examination

Statement of Common Ground

As agreed between

**Haringey Borough Council and Hackney Borough
Council**

17 August 2016

Introduction

1. This Statement of Common Ground has been prepared jointly between the parties consisting of Haringey Borough Council (“Haringey Council”) and Hackney Borough Council (“Hackney Council”).
2. The Statement sets out confirmed points of agreement between the Councils in respect of Haringey’s strategic approach to employment land management, having particular regard to Policy DM39 of the Development Management DPD and Policies SA33 and SA34 of the Site Allocations DPD.

Background

3. Haringey’s adopted and emerging local plan documents set out Haringey Council’s strategic approach to employment land management. The plans/policies establish the basis for safeguarding and proactively managing this land (to facilitate intensification and diversification of uses on sites) in order to help meet Haringey’s forecast demand for 23,000 sq m new employment floorspace, as well as to assist in achievement of its strategic jobs target. The Council considers that this approach is in conformity with the London Plan and will support delivery of the spatial development strategy for the region.
4. As part of its employment land management approach, the Council has made provision for a bespoke “warehouse living” product¹ to be delivered in selected “Regeneration Area” designated locations, which already have a significant component of ‘warehouse living’. Policy DM39 provides that planning permissions for warehouse living must come forward through a masterplan approach, and establishes criteria that should be taken into consideration in preparing a masterplan for this form of alternative employment and housing product. This is supported by site allocations (both within the Site Allocations DPD and Tottenham AAP) identifying where this type of development is acceptable in-principle, along with further site specific requirements and considerations.
5. Hackney Council has, through consultation representations and representor’s additional statements, made a number of comments on the appropriateness of warehouse living and the suite of policies supporting it. These are briefly summarised below.
6. Hackney Council has raised concerns with the warehouse living proposals in light of its experience with flexible live/work arrangements, which are not currently supported by Hackney’s Development Plan. This is owing to the historical loss of employment floorspace through residential conversions in the borough. Hackney Council is seeking assurance that live/work development will not be promoted in Haringey, thus giving greater certainty that the employment sites will retain their functional integrity and continue to support the local and sub-regional economy.

¹ A definition of Warehouse Living is included within the Glossary of Haringey’s emerging local plan documents.

7. Hackney Council has questioned whether DM39 is sufficiently clear on the expectations for employment floorspace retention and separation of employment and other uses.
8. Hackney Council has also commented on Policies SA33 and SA34, situated within the proposed “Harringay Warehouse District”. These strategic sites adjoin the borough boundary. Hackney Council considers that a masterplan approach is necessary to ensure that development is coordinated and opportunities for meeting both local and wider sub-regional needs (such as for employment, housing and community infrastructure) are maximised. Hackney Council considers that future site masterplanning should not be left to developers; rather it should involve a process of cross-borough and community engagement.

Agreed Matters

Proposed changes to Policy DM39 (Warehouse Living) and DM55 (Regeneration/Masterplanning)

9. Having regard to paragraphs (6-8) above the parties agree that:
 - A. Policy DM39.E be amended along with the inclusion of a new criterion F, as follows:

E. Proposals for warehouse living on industrial estates not identified in Part A of the policy will be resisted ~~as will proposals for Live/Work anywhere within the Borough.~~

F. Proposals for Live/Work units anywhere within the Borough will be resisted.

- B. Paragraph 6.21 be amended as follows:

- A masterplan approach is required, in line with DM55, as the Council considers that outcomes sought through redevelopment of these sites for this bespoke product – warehouse living – is unlikely to be realised through criteria based policy assessment alone. **In preparing proposals and site masterplans, the Council expects applicants to have engaged with and sought the views of Hackney Council, particularly on sites which adjoin the Borough boundary.**

- C. Policy DM55.B be amended as follows:

B. In preparing their proposal and the wider site masterplan, the Council expects the applicant to have engaged with and sought the views of the landowner(s) and occupiers of other part(s) of the allocated site and, where appropriate neighbouring properties **and boroughs.**

Outstanding Matters

10. As set out in paragraph (8) above, Hackney Council considers that the future development of sites SA33 and SA34 should be progressed in wider view of sub-regional requirements (such as for employment, housing and community infrastructure) and through a coordinated approach involving both authorities.
11. Haringey Council is committed to working with Hackney Council on cross-boundary matters and the agreed amendments to DM39 paragraph 6.21 reinforce this commitment, specifically in regard of sites within the “Harringay Warehouse District”. However, the Council considers that the proposed approach for this area (i.e. employment-led development with a masterplanned transition to provide a range of uses) is the most appropriate for meeting employment and housing needs across the borough.
12. On community infrastructure, Hackney Council has called attention to the need for education provision to help meet requirements of residents in Stamford Hill, located within Hackney but adjacent to Haringey. Haringey Council has identified sufficient capacity to meet future requirements for school places within the borough, and is therefore not proposing to include such strategic community infrastructure in Policies SA33 and SA34. However, the Council will continue to engage with Hackney Council on the preparation of the Stamford Hill AAP to discuss opportunities in this respect, and in respect of future proposals for the South Tottenham area.

Signed on behalf of Haringey Borough Council		
Name & Position	Signature	Date
Matthew Paterson, Head of Strategic Planning	<i>Matthew Paterson</i>	17 August 2016

Signed on behalf of Hackney Borough Council		
Name & Position	Signature	Date
Ian Rae, Head of Planning		19 August 2016