

NLP/AD/93

Haringey Council Alterations to Strategic Policies, Site Allocations DPD, Tottenham Area Action Plan and Development Management DPDs, Inspector's Report, April 2017 (extract only)

land which the Council's evidence base shows are important for the local economy. The circumstances where loss of non-designated employment land are clarified and made less restrictive in the way they are framed, explaining how they will be assessed and the matters that developers need to consider. The necessity for contributions has been reworded to be more flexible to comply with paragraph 204 of the Framework (Modifications **DMM85 - DMM91** inclusive). Without these modifications policy DM40 would not be sound.

130. Policy DM39 (warehouse living) relates to a specific type of mixed use development seen in Haringey and the adjoining borough of Hackney. The policy has no clear explanation of the type and extent of development it would control. Modifications **DMM76, DMM77, DMM79, DMM80** and **DMM112** make the policy effective by defining it as a communal live-work arrangement that supports a range of creative industries and small and medium size enterprises. It has developed incrementally in specific areas of the borough (and in adjoining Hackney) over a period of time. It has a sui-generis use class and the policy is restricted in application to the areas identified in the SADPD and the TAAP which are already occupied in this way. However, the policy lacks detail in how it will be implemented. The SADPD and TAAP expect masterplans to cover the relevant site allocations and this is repeated in policy DM39 but modification **DMM78** adds a reference to specific site circumstances to make it more flexible. This would allow the complex circumstance of the existing sites to be taken into account. Modifications **DMM81, DMM82, DMM83** and **DMM111** add additional information in the explanatory text to make it consistent with the modified policy and the SADPD and TAAP allocations. Modification **DMM113** sets out criteria for the assessment of extensions to existing warehouse buildings. Without the modifications the policies would not be effective.
131. *Town Centres*. Policy DM41 (new town centre development) is not clear that the policy also applies to local centres and these words are added by modification **DMM92** to make the policy effective. Policy DM46 (betting shops) imposes a restriction (5%) on the total number of betting shops in a shopping centre; however, there is no satisfactory evidence to support the percentage sought which is a notional figure. Modifications **DMM94, DMM95, DMM97** and **DMM98** remove this requirement and make similar changes to the explanatory text. However, modification **DMM96** adds a new section to the policy to comply with the London Plan policy 4.8 (town Centres) which makes clear that the number of existing betting shops in a centre and their concentration are to be taken into account as they can have an effect on character and viability. Modification **DMM99** adds further explanation to the explanatory text on what the impacts are of overconcentration. The modifications would ensure that the policy is flexible and effective.
132. Policy DM47 is restrictive of hot food takeaways within 400m of boundaries of all primary and secondary schools. However, the background evidence shows that there is already significant hot food take-away provision in place in the borough and any reduction in children using a takeaway because of the restriction would be, at best, marginal. In addition figure 6.1 of the plan shows that most of the borough would be covered by the restriction

preventing any new hot food takeaways, even in areas where there is no issue with obesity. I acknowledge that there is considerable support for this policy (as well as objections); however, it would be significantly restrictive, contrary to the Framework's aim for town centres to provide choice and promote competitive town centre environments. Modification **DMM101** deletes the restriction to make the policy positively prepared.

133. Policy DM47 also seeks to restrict hot food takeaways as a percentage (5%) of the overall number of units. As with betting shops there is no satisfactory justification for the percentage and it is unjustified. Modification **DMM102** removes this criterion from the policy. In recognition of the effects hot food takeaways can have on town centres and in line with the London Plan text is added to the policy that overconcentration and clustering is taken into account. Modifications **DMM103 – DMM106** (inclusive) make consequential changes to the explanatory text. Without the modifications the policy would not be sound.

134. *Community Infrastructure, Implementation and Monitoring.* There are 9 policies in this chapter covering planning obligations, community infrastructure, public houses, burial space, hotels, telecommunications and masterplanning. All are generally positively prepared and would promote social interaction and enhance the quality of life, consistent with the aims of the Framework. Policy DM48 (use of planning obligations) is not worded in a way that would be consistent with paragraph 204 of the Framework. Modification **DMM107** rewords the policy to comply with the Framework. Although part B is added to put forward a list of where obligations might be sought, broadly complying with criteria in other policies in the DMDPD (eg affordable housing) this modification is not necessary for soundness and I have removed it from the schedule.

135. Policy DM50 (public houses) lacks an explanation of how marketing will be assessed to establish long term vacancy. Modification **DMM108** adds this information to make the policy effective. Policy DM55 (regeneration /masterplanning) sets out advice for sites where comprehensive development is sought particularly those sites in the SADPD and the TAAP where a masterplan is a site requirement. In order not to be too restrictive modification **DMM110** sets out how an application would be considered in circumstances where it comes forward before a masterplan is prepared.

136. Subject to the MMs I recommend, the policies are clear, justified and positively prepared. They are effective and enable development to come forward that will meet the aim of the Framework to achieve sustainable development.

Other Matters

137. The following modifications, which were included in the Council's Schedules of Modifications for each plan, are not included in the appendices of recommended MMs which accompany this report: MM1, SAMMs 19, 21, 31, 32, 33, 34, 55, 56, 57, 63, 66, 69, 70, 71, 86, 94, 95, 96, 97, 100, 103, 107, 109, 116, 118, 120, 123, 124, 126, 127, 128. TAMMs 8, 11, 16, 29, 31, 32, 33, 39, 40, 48, 59, 72, 78, 80, 83, 86, 88 and 93. DMMs 1, 2, 3, 17, 18, 19,