



Agenda item:

[No 1]

Cabinet

19 July 2011

Report Title. Upper Lee Valley Opportunity Area Planning Framework

Report authorised by Anne Lippitt, Director of Place and Sustainability

*A. Lippitt* 28/6/2011

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**Wards(s) affected:** Tottenham Hale,  
Tottenham Green, Seven Sisters,  
Northumberland Park , Bruce Grove,  
White Hart Lane

Report for: Non-Key Decision

**1 Purpose of the report (That is, the decision required)**

1.1 The report informs Members on the emerging Upper Lee Valley (ULV) Opportunity Area Framework currently being prepared by the Greater London Authority in consultation with relevant boroughs. In Haringey, the ULV covers Tottenham Hale growth area and the A10/A1010 corridor including Northumberland Park, Tottenham High Road and Tottenham Green. The level of growth predicted in the draft London Plan for the ULV corridor is minimum 9000 homes and 15000 jobs between 2011-2031.

1.2 The framework will summarise and integrate the borough plans of Haringey, Enfield, Walthamforest and Hackney for the ULV area, focusing on

- Ponders End, Central Leaside, Tottenham Hale, Tottenham High Road, Blackhorse Lane, the Lee Valley Park and
- housing and employment growth, transport and energy management

1.3 The GLA will consult with Haringey Council and other stakeholders before a public consultation draft is published this autumn. The GLA consultation period is likely to

fall outside the Cabinet timetable. Therefore Members are asked to agree that the Council's response to the draft planning framework for ULV to be approved by the Cabinet Member for Economic and Social Inclusion in consultation with the Director for Places and Sustainability, when the Council is invited to comment on it by the GLA.

1.4 The member are also asked to and agree the thrust of the developing Tottenham Vision as set out in paragraph 7.10 to go into the Opportunity Area Planning Framework (OAPF) and to be developed by more detailed investment and spatial plans.

## **2. Introduction by Cabinet Member**

2.1 The Upper Lee Valley has a key role to play in meeting our ambitions for new homes, new jobs and a stronger and greener economy in Haringey. We are working in closely with Enfield, Waltham Forest and other councils to promote economic and social development in this important growth corridor. The Upper Lee Valley Opportunity Area Planning Framework being prepared by the GLA will guide investment and development in the opportunity area.

2.2 As the Opportunity Area includes Tottenham, it's important that the Framework reflects our ambitions for the Tottenham area. The report offers a draft vision for approval.

2.3 The timetable for consultation means that we will need to formally respond between Cabinet meetings. I therefore seek Cabinet approval to sign-off our response in consultation with the Director of Place and Sustainability.

## **3. State link(s) with Council Plan Priorities and actions and /or other Strategies:**

3.1 The framework will integrate the borough plans of Haringey, Enfield, Walthamforest and Hackney for the ULV area. The framework has the potential to support the Council's Sustainable Community Strategy, Core Strategy, Regeneration Strategy, Greenest Borough Strategy, and the 40:20 Action Plan. The ULV OAPF framework preparations will inform the emerging Enterprise Zone bid.

## **4. Recommendations**

Members to

4.1 note that a planning framework is currently being prepared by the Greater London Authority to guide the development and investment in the Upper Lee Valley (ULV) Opportunity Area. Its aim is to summarise and integrate the borough plans of Haringey, Enfield, Walthamforest and Hackney for the ULV area, focusing on

- Ponders End, Central Leaside, Tottenham Hale, Tottenham High Road, Blackhorse Lane, the Lee Valley Park and

- housing and employment growth, transport and energy management

4.2 agree that the Council's response to the draft planning framework for Upper Lee Valley to be approved by the Cabinet Member for Economic and Social Inclusion in consultation with the Director for Places and Sustainability, when the Council is invited to comment on it by the GLA.

4.3 note and agree the thrust of the developing Tottenham Vision as set out in paragraph 7.10 to go into the Opportunity Area Planning Framework (OAPF) and to be developed by more detailed investment and spatial plans.

#### **5. Reason for recommendation(s)**

5.1 The Cabinet approval is required for Haringey's formal response to the GLA consultation on Upper Lee Valley Opportunity Area Framework. The GLA consultation period is likely to fall outside the Cabinet timetable. Therefore Members are asked to agree that the Council's response to the draft planning framework for ULV to be approved by the Cabinet Member for Economic and Social Inclusion in consultation with the Director for Places and Sustainability, when the Council is invited to comment on it by the GLA.

#### **6. Other options considered**

6.1 There are no alternative options. The preparation of the ULV OAPF is identified in the London Plan which is supported by the Council.

#### **7. Summary**

##### **Upper Lee Valley area**

7.1 The ULV is one of the largest opportunity areas in London. In Haringey, it covers Tottenham Hale growth area and the A10/A1010 corridor including Northumberland Park, Tottenham High Road and Tottenham Green. It also covers growth areas in Enfield (Ponders End and Meridian Water), and Walthamforest (Blackhorse Lane). (Please see Map in Appendix1).

##### **Homes and Jobs**

7.2 The level of growth predicted in the draft London Plan for the ULV corridor is minimum 9000 homes and 15000 jobs between 2011-2031. Potential growth in the Upper Lee Valley should be supported by physical, and community infrastructure.

7.3 One of the key aims of the Opportunity Area Planning Framework (OAPF) will be to identify an infrastructure and investment plan that will be required to facilitate the regeneration in the ULV corridor over a 20 year period.

##### **Community Infrastructure**

7.4 The planning framework will identify infrastructure that will be important to support

the development capacity along the Upper Lee Valley. These will include transport, open space, public realm, and decentralised energy options. The aim will be to benefit both the existing and new communities.

#### **Enterprise Zone bid**

7.5 The area is currently subject to an Enterprise Zone bid by Haringey, Enfield and Walthamforest councils. The work around the ULV planning framework will inform the emerging Enterprise Zone bid and complement activities for inward investment.

#### **Energy Management and Business**

7.6 The Upper Lee Valley corridor (ULV) has the potential to be a “green district”. The framework should reflect the ULV’s increasing importance as one of London’s green enterprise zones. There are a number of emerging studies that will inform the ULV OAPF framework including the Decentralised Energy Network, and the Green Investment studies.

#### **Maintaining Valued Employment and Industrial Land**

7.7 The ULV corridor contains large areas of mostly strategic industrial land clustered around the proposed areas of growth at Tottenham Hale and Blackhorse Lane, Central Leaside and Ponders End. Adequate capacity should be retained to meet industrial needs including waste management and strategic logistics functions.

#### **Protect nature conservation, ensure flood management and promote access to leisure (formal and informal) and public open space**

7.8 Any new development and infrastructure bought forward in this area must appropriately protect nature conservation, public open space and leisure which are not only important community infrastructure elements – but also are Valley attractions. Parts of the area have flood risk which must be taken into account in locating, designing and constructing new buildings.

#### **Transport**

7.9 Transport infrastructure such as increased tracking of the London Stansted line, improved local road network, better access for public transport users and pedestrians, improvements to stations and the capacity of the underground station and new bus infrastructure and services will be important in unlocking development capacity along the Upper Lee Valley. An assessment of the area’s transport capacity and infrastructure is being carried out by the Transport for London.

#### **Tottenham Promotion and Investment**

7.10 The OAPF will include the Tottenham area of Haringey. The OAPF will help promote a draft “**Developing Vision for Tottenham**”. This is broadly supported in the Core Strategy which will be further developed in local investment strategies, action plans and area plans with councillors, residents and businesses:

- Renewal of Northumberland Park area- town centres, stadium and housing
- Preserving of the best of heritage assets along the High Road,
- Creation of an educational and cultural quarter for Tottenham Green,

- Renewal and improvement of Seven Sisters and West Green Road
- Improved public transport including changes to the Gyratory system. Continue to support improvements to the West Anglia Line and route, including promotion of a Victoria Line extension
- Improvements to stations and interchange facilities at White Hart Lane, Tottenham Hale, Bruce Grove, Northumberland Park and Seven Sisters stations.
- Continually improve Tottenham's public realm by improving and where possible creating new public open space, by improving the "liveability" of the area and supporting walking, cycling and traffic management.
- Improved community services and infrastructure including public open space.
- Better access to the Lee Valley Park, and link the Park to Tottenham
- Maintain viability of Tottenham High Rd as a shopping, business, housing community, education and cultural/leisure area,
- Grow and develop Tottenham Hale into a town centre, housing and employment area
- Maintain employment land and grow businesses and jobs – both traditional and sustainable Valley employment and new creative, cultural and green businesses and jobs
- Promote sustainable development and improved energy management that also support economic development and social inclusion

7.11 The OAPF, once adopted, will have a Supplementary Planning Document status to the London Plan.

## **8. Chief Financial Officer Comments**

8.1 The cost associated with this document can be contained within the service budget.

## **9. Head of Legal Services Comments**

9.1 An opportunity area planning framework does not create policy but clarifies policy in the form of words and diagrams, applying policy to a specific spatial context and identifying contentious issues at an early stage in the planning process. The framework can then set out how these may be resolved through existing policy or its review.

9.2 Ultimately opportunity area planning frameworks achieve material weight through bringing together a sound evidence base upon which planning decisions are made, and through extensive consultation with key stakeholders, interested parties and the public.

9.3 An opportunity area planning framework is supplementary planning guidance to the London Plan and until such time as a framework has been consulted on the weight the decision maker may attach to it is likely to be very limited. The material weight

increases as an opportunity area planning framework progresses through the stages of public consultation to eventual formal publication.

**10. Head of Procurement Comments – [Required for Procurement Committee]**  
N/A

**11. Equalities and Community Cohesion Comments**

11.1 The OAPF as a Supplementary Planning Document will be subject to a number of assessments by the GLA including a Sustainability Appraisal and Equality Impact Assessment. The document will build on the existing and emerging planning and regeneration policies and initiatives from the relevant “Upper Lee Valley” boroughs, most of which are subject to equalities assessments.

**12. Consultation**

12.1 The GLA will consult with Haringey Council and other stakeholders on the proposed Opportunity Area Framework before a public consultation draft is published this autumn. The outcome of the public consultation will be taken on board by the GLA before a final Supplementary Planning Document is published and adopted.

**13. Service Financial Comments**

13.1 The Upper Lee Valley OAPF document is being prepared by the GLA and has no direct cost implications for Haringey. The Council will assist the GLA during the consultation stage and may have small level cost implications for community consultation. These will be met from the service budget.

**14. Use of appendices /Tables and photographs**

14.1 Map of the area

**15. Local Government (Access to Information) Act 1985**

15.1 The following documents were used in the preparation of this report:

- London Plan 2008
- London Plan 2009 (draft )
- LBH Core Strategy Submission draft (2010)

Planning Policy Statement 12 Local Spatial Planning, 2008

APPENDIX 1 – MAP OF THE AREA

UPPER LEE VALLEY OPPORTUNITY AREA BOUNDARY



