

# SUPPORTING COMMUNITIES AND NEIGHBOURHOODS IN PLANNING

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## HIGHGATE COMMUNITY PLANNING WORKSHOP

JANUARY 2013

## OUTCOMES



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## CONTENTS

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- About The Prince's Foundation
- About neighbourhood planning
- Results of community engagement to date
- Workshop programme
- Emerging actions and policy ideas
- Emerging ideas for focused intervention areas
- Recommended next steps
- Neighbourhood plan structure and examples from elsewhere

# THE PRINCE'S FOUNDATION AND NEIGHBOURHOOD PLANNING PROGRAMME

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Prince's Foundation provides support to communities developing Neighbourhood Plans under the new legislation.

## Our role in Highgate

- Independent facilitation
- Technical advice
- Hands-on support (drawing, mapping)

This work is funded by the Department for Communities and Local Government (DCLG) as part of the Supporting Communities and Neighbourhoods in Planning programme 2011-13.



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# Keys to a successful place



- A **centre** with shops, schools, and other facilities, within easy walking distance of people's homes – '5 minute pint test'
- A **range of homes** which respond to people's needs both now and in the future.
- A **range of facilities**, designed to offer something for everyone, from young to old.
- A place that has **character and an identity**, with both connections to the past and a vision for the future.
- **Interesting, imaginative buildings and spaces**, rather than an area where everything looks the same.
- A place that feels **safe**, especially at night.
- **Green spaces** nearby, well-maintained, which can be used by everyone.
- **Public transport** that is easy to access and runs often enough to be practical.
- **Jobs available locally** so people can work, as well as live, in their neighbourhood.



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# Why sustainable neighbourhoods?

In a world where:

- natural resources are becoming scarce / energy is increasing in price
- more people are competing for resources
- the population is aging and households getting smaller, and
- the climate is changing.

We need to know how to **reduce our impact and adapt!** A Neighbourhood Plan would respond to these needs.

The Community Planning Workshop is an important step towards your Plan!



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# What your Neighbourhood Plan can and cannot do

Your Neighbourhood Plan can...

- decide where and what type of development should happen within your designated Neighbourhood Forum area
- promote more development than is set out in the Local Plans produced by Camden and Haringey Councils
- include policies for the neighbourhood, e.g. regarding design standards, that take precedence over existing policies in the Local Plans.

Your Neighbourhood Plan cannot...

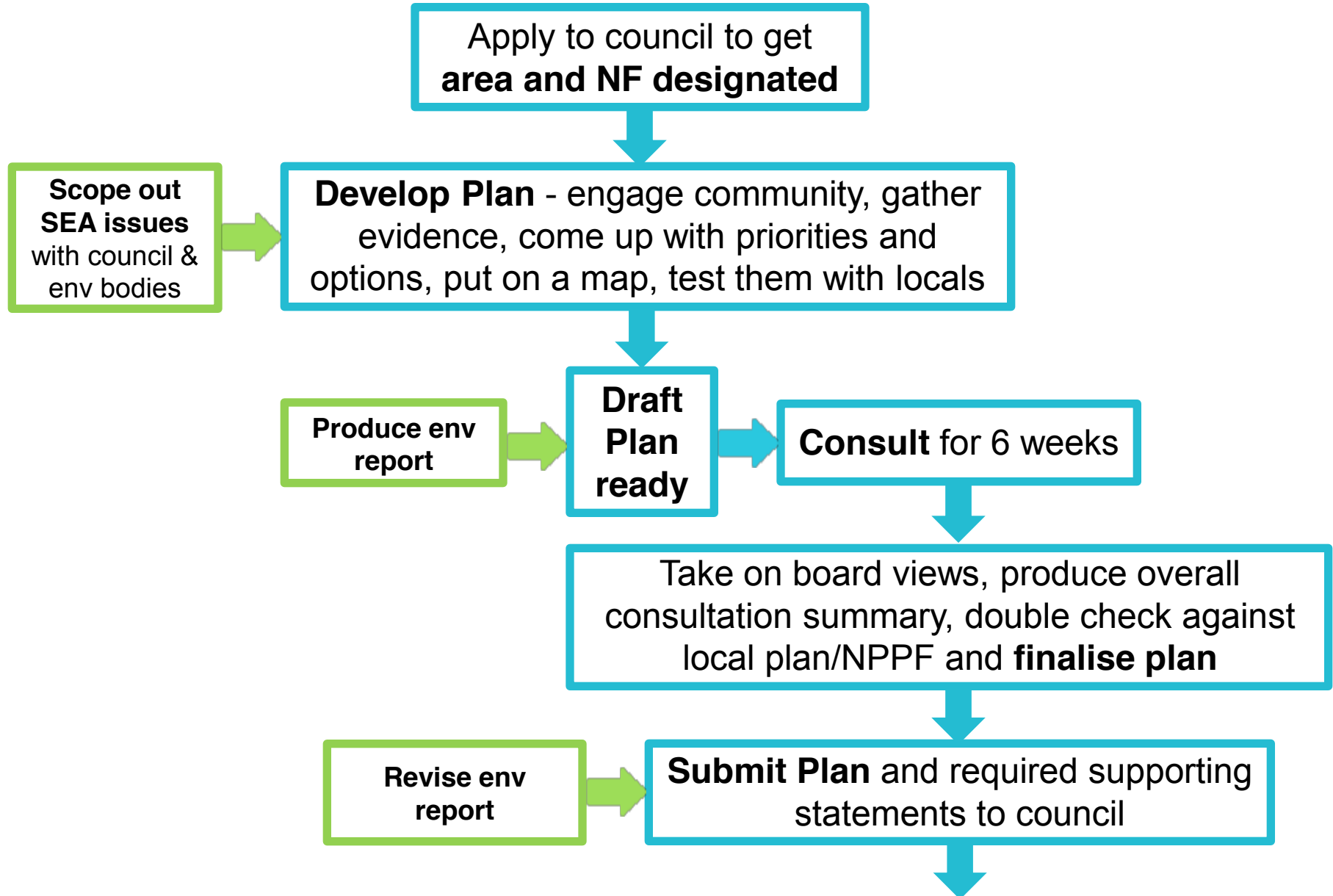
- be prepared by a body other than the designated Neighbourhood Forum
- conflict with the strategic policies set out in the Local Plans
- be used to prevent development that is included in the Local Plans
- conflict with the National Planning Policy Framework or European legislation (environmental protection, human rights).



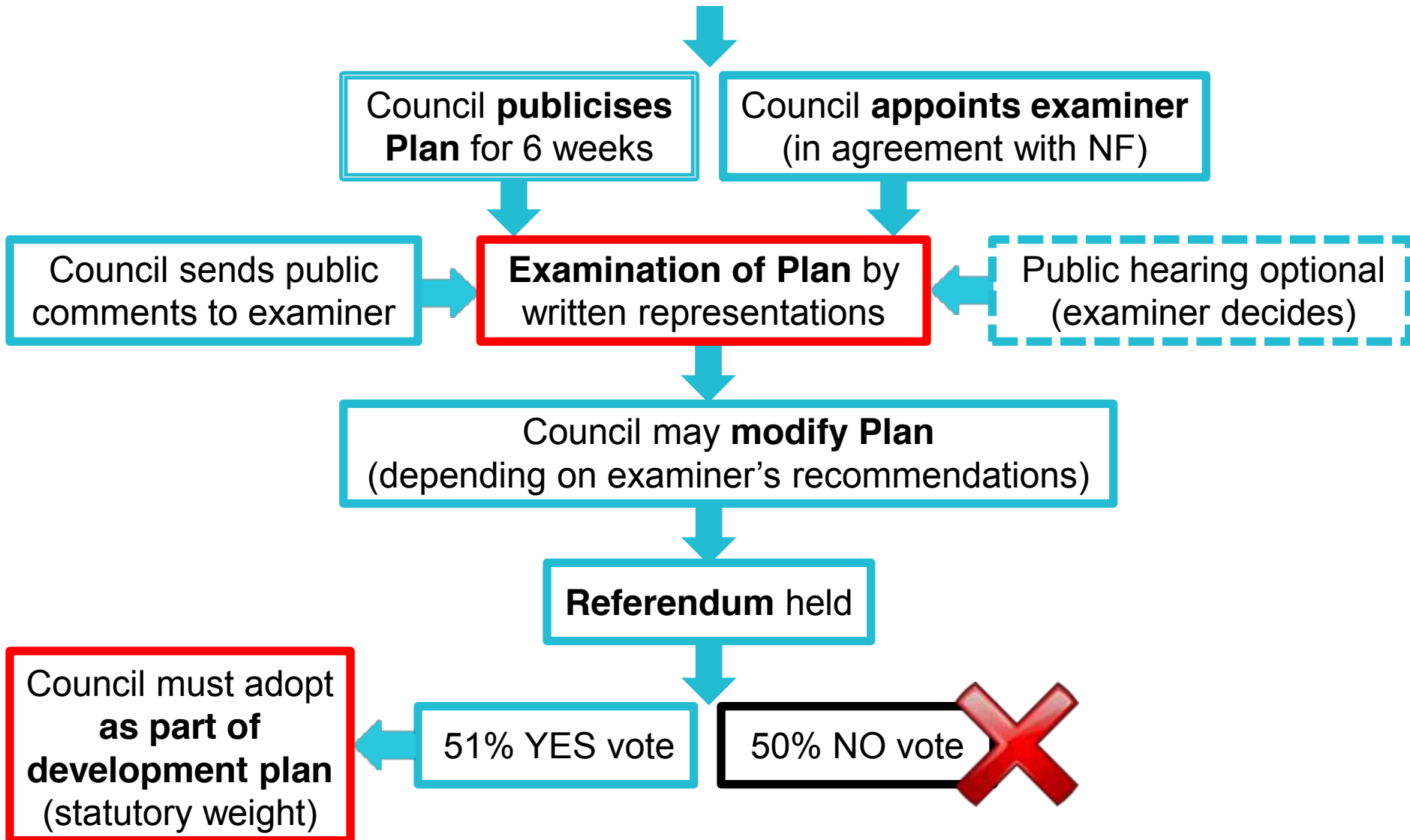
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# Process – stages led by neighbourhood body



# Process – stages led by local authority





# HIGHGATE NEIGHBOURHOOD PLANNING 2012-13

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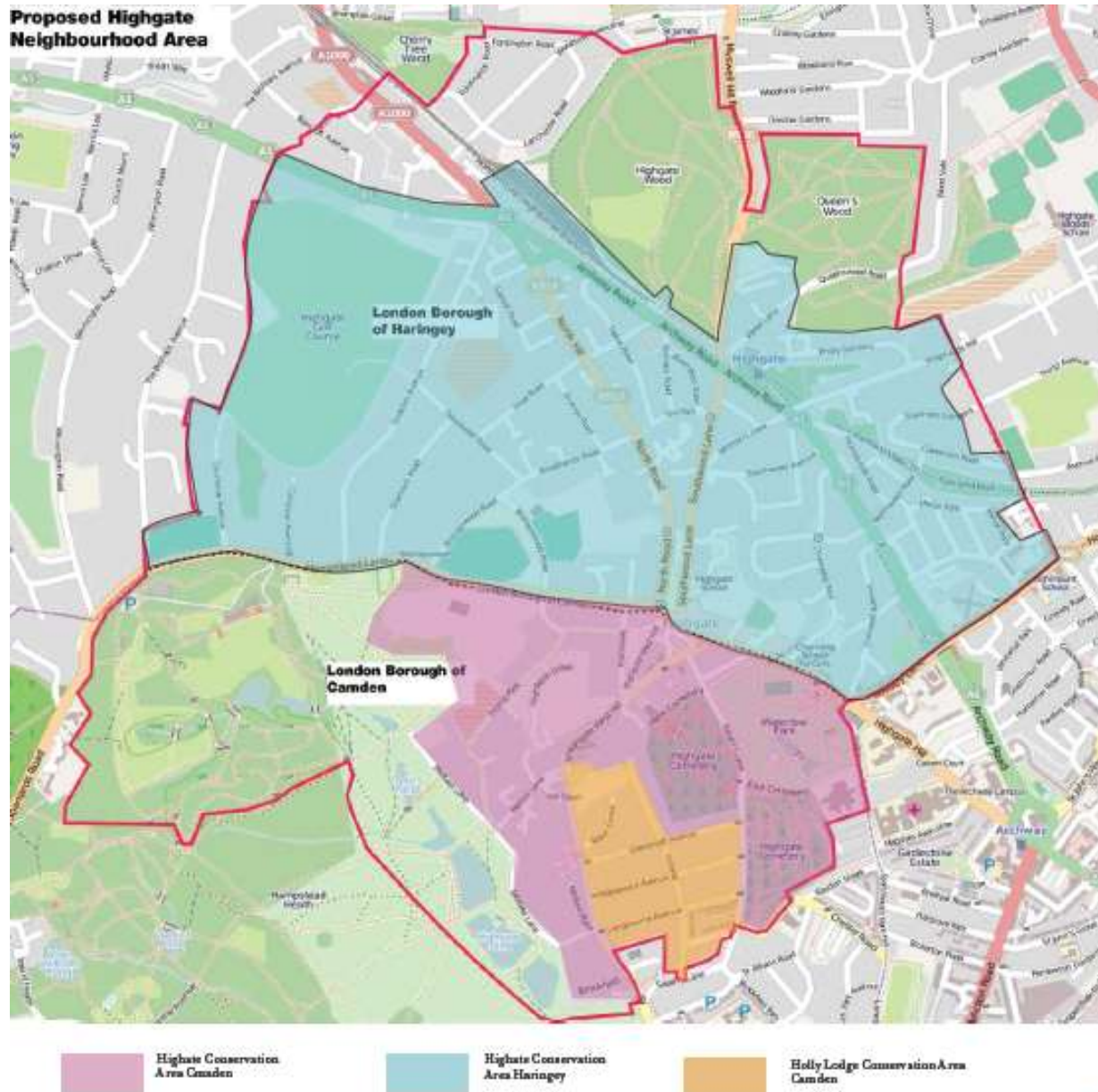
Highgate neighbourhood  
in the wider context



The Neighbourhood  
Forum boundary



# Conservation areas in Highgate



# Camden and Haringey planning policy context

Camden has an up-to-date local plan policy suite with an adopted Core Strategy, Development Management Plan and Site Allocations Plan within the last few years. These set the strategic and local framework for the Neighbourhood Development Plan.

Haringey has a 2006 Local Plan adopted under the old system which contains strategic and detailed development management policy. This is relatively up to date and must be taken into account by the Neighbourhood Development Plan. Haringey intends to adopt a new plan called 'Local Plan – Strategic policies' early next year, which will supersede some of these policies although the general thrust seems similar.

The table below summarises some of the policy issues and designations relevant to Highgate. (Evidence studies and policies are referenced as appropriate)

POLICY AREA	CAMDEN	HARINGEY
Housing and development sites	<p>No sites allocated, Sept 2013. 'Area of More Limited Change'. Dwelling size priorities are:</p> <ul style="list-style-type: none"> <li>• for social rented housing – homes with 4-bedroom or more are the highest priority, 3-bedroom homes have a high priority, 2-bedroom homes have a medium priority;</li> <li>• for intermediate affordable housing – homes with 3-bedrooms or more are a high priority, but homes of all sizes are required;</li> <li>• for market housing – homes with 2-bedrooms are the highest priority, homes with 3-bedrooms and 4-bedrooms or more each have a medium priority.</li> </ul> <p>Core Strategy does not name check Highgate in general Resist development that would involve a net loss of residential floorspace, and conversion of 2 homes into one Sliding scale 10-50% of affordable housing per site</p>	<p>Recognised as an Area of Limited Change –development to respect the character of its surroundings and provide environmental improvements and services. Growth is likely to be small scale and be of an incremental nature.</p> <p>Sites providing 10 or more units will be required to include a proportion of affordable housing to meet an overall borough target of 50%. The proportion negotiated will depend on the location, scheme details or site characteristics.</p> <p>Meets the density levels set out in the Density Matrix of the London Plan Protecting existing family housing as overcrowding a significant issue</p>
Open Space	<p>Series of green spaces throughout. Highgate is an area of predominantly low residential densities. Child densities are medium in Highgate to the east and the area is not deprived. Hampstead Heath and Highgate Enclosures are nearby (2008 Camden Open Space Study)</p> <p>Not deficient in nature conservation sites</p> <p>Hampstead Heath, Waterlow Park, Highgate Cemetery are all designated as MOL – presumption against development</p>	<p>New development to meet goal of Open Space and Recreational Standards SPD</p> <p>Highgate Golf Course has been identified as heritage land, Metropolitan Open Land, is an Ecologically Valuable Site of Borough Importance Grade II and forms part of Highgate Conservation Area.</p> <p>Highgate Wood is ancient woodland</p>
Shops	Minor. Contains 3 small scale <b>neighbourhood centres</b> marked	Highgate local centre - small specialist shops supported.

	<p>on Proposals Map. Housing is the Council's preferred use above ground floor level. Seek to retain convenience shopping for local residents and, as a guide, resist schemes that would result in less than half of ground floor premises in a neighbourhood centre from being in retail use or in more than three consecutive premises being in non-retail use. (Core Strategy)</p> <p>Encourage independent business and small premises, only allow loss of shops outside designated centres if not viable and alternative in 5-10 minutes' walking distance (DP11)</p> <p>Ensure food, drink, entertainment uses do not harm character, function, vitality and viability of a centre, the local area or the amenity of neighbours (DP12)</p>	<p>Archway parade – TBC.</p> <p>Protect local shops generally - change the use from existing Class A1 retail allowed if use proven unviable, individually or cumulatively the proposed use does not have an adverse effect on local area's vitality, viability; and does not result in a significant break in the continuity of retail frontage.(TCR4)(DMP17)</p> <p>Assessing restaurants, cafes, drinking establishments and hot food takeaway uses that fall within A3, A4 and A5 use classes includes effectiveness of measures to mitigate litter, odours and noise. hours of opening, operation and delivery; and the proportion of existing A3, A4 and A5 uses within the main town centres (TCR5).</p>
Employment	<p>Office markets in outer Borough are local and secondary, with no appeal to corporate or mobile occupiers – policy stance should be to maintain and encourage provision of local services in town centres, and existing offices are protected, subject to criteria-based exceptions. (2008 Employment Study)</p>	<p>TBC whether there are any designated Local Employment Areas in Highgate.</p>
Transport	<p>General policies. No strategic road.</p> <p>Provide the minimum necessary car parking provision.</p>	<p>A1 TfL strategic route.</p> <p>General policies across area e.g. encourage improved links between pedestrian and cycle routes and public transport facilities.</p> <p>Design objectives for transport/public realm include:</p> <ul style="list-style-type: none"> <li>• To create a layout which is safe for all road users.</li> <li>• To create a pleasant environment.</li> <li>• To cater for the needs of pedestrians, cyclists and people with disabilities as well as vehicular traffic.</li> <li>• To use materials and design layouts in keeping with the surrounding townscape, but which minimise maintenance costs.</li> </ul>
Conservation and design/character	<p>Requiring development of the highest standard of design that respects local context and character; preserving and enhancing Camden's rich and diverse heritage assets and their settings, protecting important views of St Paul's and Palace of Westminster</p> <p>Highgate is an archaeological priority area</p>	<p>Ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment.</p> <p>Ensure that development in the areas of limited change respects the historic significance and character of its surroundings, conserves heritage and other important features and provides environmental improvements and other local benefits, where appropriate.</p> <p>Design panel and design awards also in operation.</p> <p>The earliest records describe Highgate as a meeting place of many paths</p>

		and roads, with fine commanding views and clean country air in close proximity to the City of London. The core of the village was established in the 15th Century. During the 17th and 18th Centuries Highgate became a fashionable retreat for the nobility and merchants, and an important staging post on the Great North Road.
Community/ sports	Support the retention and enhancement of existing; but also provision of multipurpose facilities that can provide a range of services at a single, accessible location Provide new sports facilities on nine school sites	Support the integration of community facilities and services, i.e. health, education, cultural and leisure in multi-purpose buildings (emerging policy)
Energy/ Sustainability/ health	General policies to encourage energy efficiency Expect new housing to meet Code for Sustainable Homes Level 3 by 2010 and Code Level 4 by 2013 and encouraging Code Level 6: zero carbon by 2016 (DP22) Guidance on green design available Developments with communal heating exist around Oakeshott Avenue Highgate Ponds in neighbourhood area – Swan’s Lane flooded in 2002. Not in a health deprived area	Promotes reduction in energy use (emerging SP4) From 2011 onwards, all new residential development will achieve a minimum 25% reduction in total regulated CO2 emissions in line with Code for Sustainable Homes Level 4 energy standards, and should aim to achieve Level 6. All new residential development shall be zero carbon from 2016 onwards. Low levels of child obesity in Highgate, relative to rest of Haringey
Basements	(DP27) Require an assessment of the scheme’s impact on drainage, flooding, groundwater conditions and structural stability - only permit if no harm to the built and natural environment and local amenity and does not result in flooding or ground instability, and does not contain habitable rooms and other sensitive uses in areas prone to flooding. Lightwells not harm character and appearance of building and area nor result in the loss of more than 50%	?
Shopfronts	High quality design expected esp in conservation areas – protection of existing	Comply with supplementary planning guidance on this issue
Infrastructure	Consulting on CIL charging schedule at present. London Mayor CIL = £50/sq m in Camden	General investment - additional primary school places, open space improvements. TFL investment to improve capacity at Highgate Tube.



Results of community engagement  
work by HNF to date

# **The Survey**

July to October 2012



Forms delivered to properties and on the website.

Four simple open-ended questions:

- What do you like about Highgate?
- What don't you like about Highgate?
- What does Highgate need?
- Any other suggestions?

Over 250 responses by mid-October.

## The seven dislikes

- Traffic – noise, speeding, safety, queues
- Retail offering – diversity, estate agents
- Parking – review restrictions and enforcement
- Buses – 271, east-west, school run
- Planning – over development, green issues
- Wasted resources – Archway Rd, Pond Sq
- Councils – no love and attention

## What we love

- Built environment – buildings and history
- Green and open spaces – not so obvious
- Neighbours – sense of community
- Amenity – pubs/restaurants, schools, events
- Location – views, short commute

## Wealth of ideas

Obvious – bus route review, review parking restrictions, co-ordinate delivery vehicles, speed limits lowered and enforced.

Less obvious or modest – Pop-up cafes, visitor centre, no more shop shutters, loyalty card for shoppers, post office, badminton in Waterlow Park, info website, school bus service, community art, visiting fishmonger, children clubs, wider pavements, flower pots .....

## Wish cards

130 wish cards collected at 8 locations / gatherings across Highgate (areas targeted because few people in those locations had responded to the Survey questionnaire) during Dec 12 and Jan 13.

Key themes:

- Streets / transport / traffic 32% (42)
- Pond Sq /271 Bus 20% (26)
- Social / culture / cohesion 17% (22)
- Economic activity 15% (20)
- Green spaces / buildings / heritage 6% (8)
- Other 9% (12)



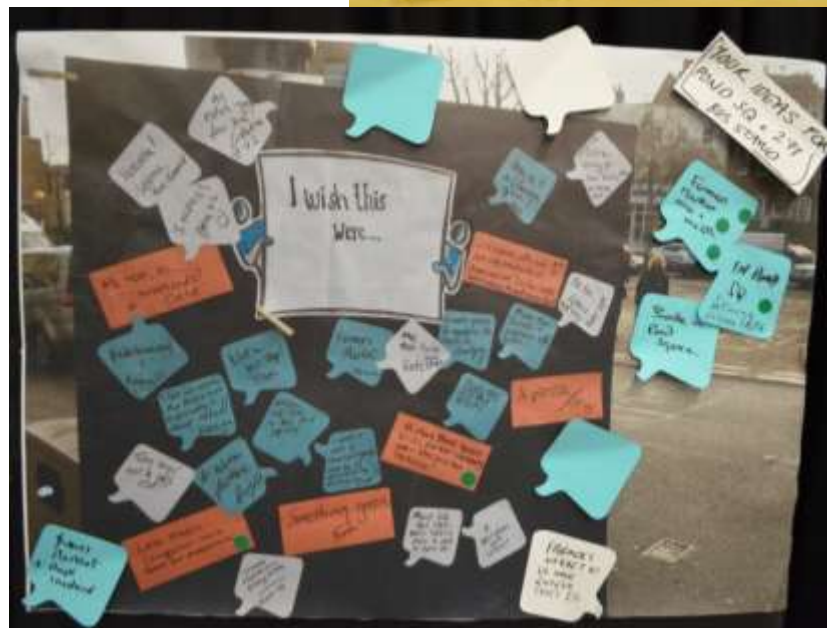
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## Engagement with local traders

In December 2012, we asked traders in the Archway Road and Highgate High Street for their “three ideas to improve Archway Road / Highgate High Street”.

We also asked shoppers for their ideas on improving the 271 bus terminal area.

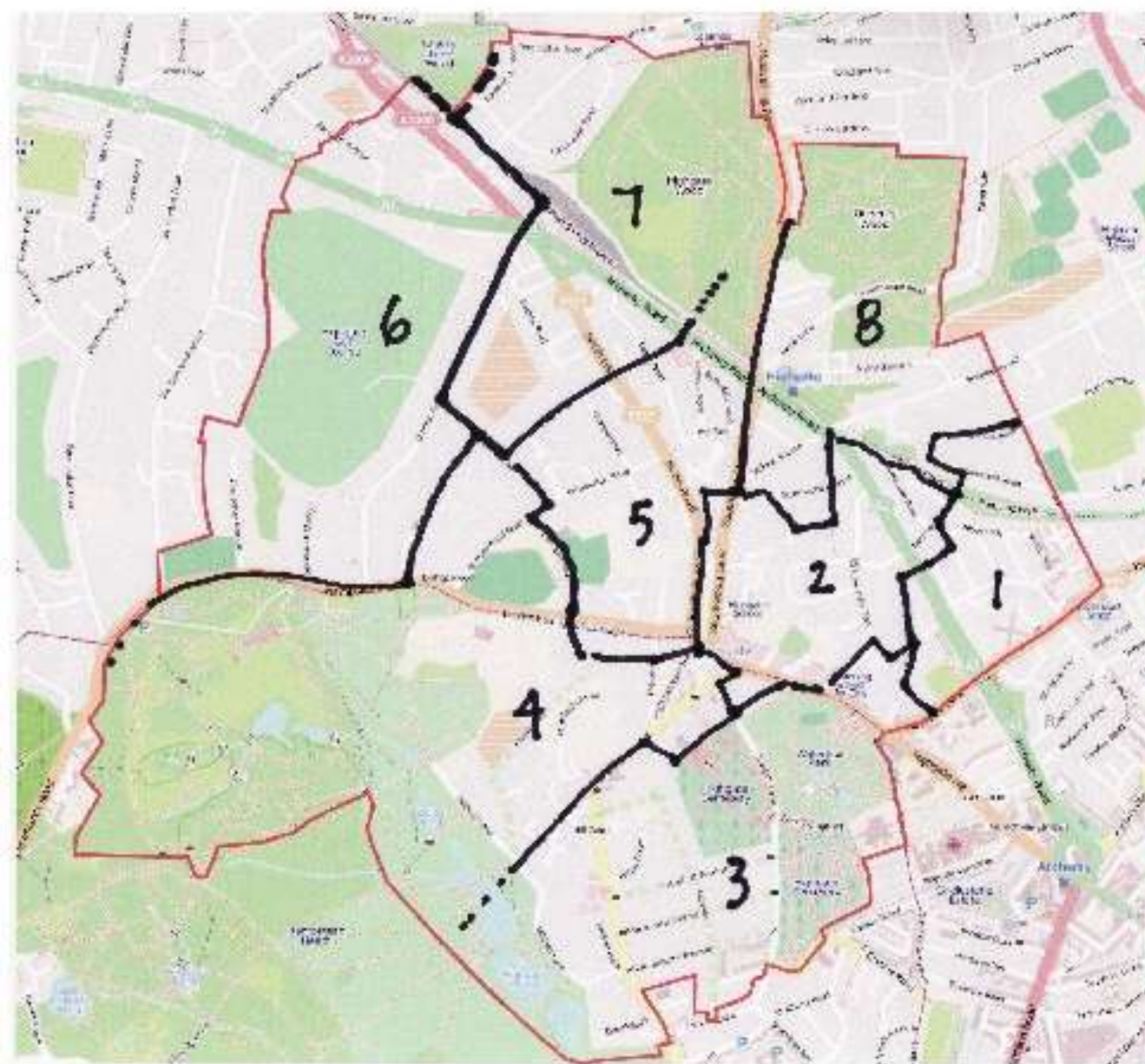




Results of community engagement  
work by HNF to date

# **Placecheck Walkabout**

September 2012



The Highgate Neighbourhood was divided into 8 areas, with a team of around 4 people to undertake a walkabout of each area.

They were briefed to identify:

- things they liked
- things they disliked
- things that we should work on.

The findings were presented for discussion on 27<sup>th</sup> September, 2012.

# Community Planning Workshop, Jan 2013

## Event programme

### 16 January First Public Open Session

Gather further  
public input

### 17 January Stakeholder Day

Develop vision and  
key strategies

### 18 January Internal Working Session

Compile results

### 28 January Second Public Open Session

Present results of  
Workshop



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# The purpose of the Workshop

- To consolidate the findings of the community engagement to date and gather further views
- To begin the process of developing ideas and strategies that can feed into the Neighbourhood Plan
- To do this in a collaborative way with local residents and key stakeholders
- There are no preconceived ideas
- The Workshop will not result in a Neighbourhood Plan – it will be drafted in the future
- There will be lots of opportunities to feed in your ideas and views - this is just the next step in the process!



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# Exhibition and Public Open Meeting

16 Jan 2013



# Exhibition and Public Open Meeting , 16 Jan 2013

Approximately 80 people attended

## Agenda for the evening

1. Welcome and introduction by HNF
  - Purpose, objectives and issues
  - Why The Prince's Foundation was asked to help
  - Results of the survey and Place Check
  - Results of the Plan Group work to date
2. Introduction by The Prince's Foundation
  - Who we are
  - CLG programme overview
  - Proposed programme of events
3. Interactive exercise facilitated by The Prince's Foundation
  - Aspirations – what are we working towards
  - Ideas gathering – achieving the aspirations
4. Q&A on key issues



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Where  
do you  
live?



# Summary of Plan Group work to date

Feedback provided to date  
grouped under themes:

1. Heritage and development
2. Transport and traffic
3. Open spaces
4. Social and community
5. Economic activity

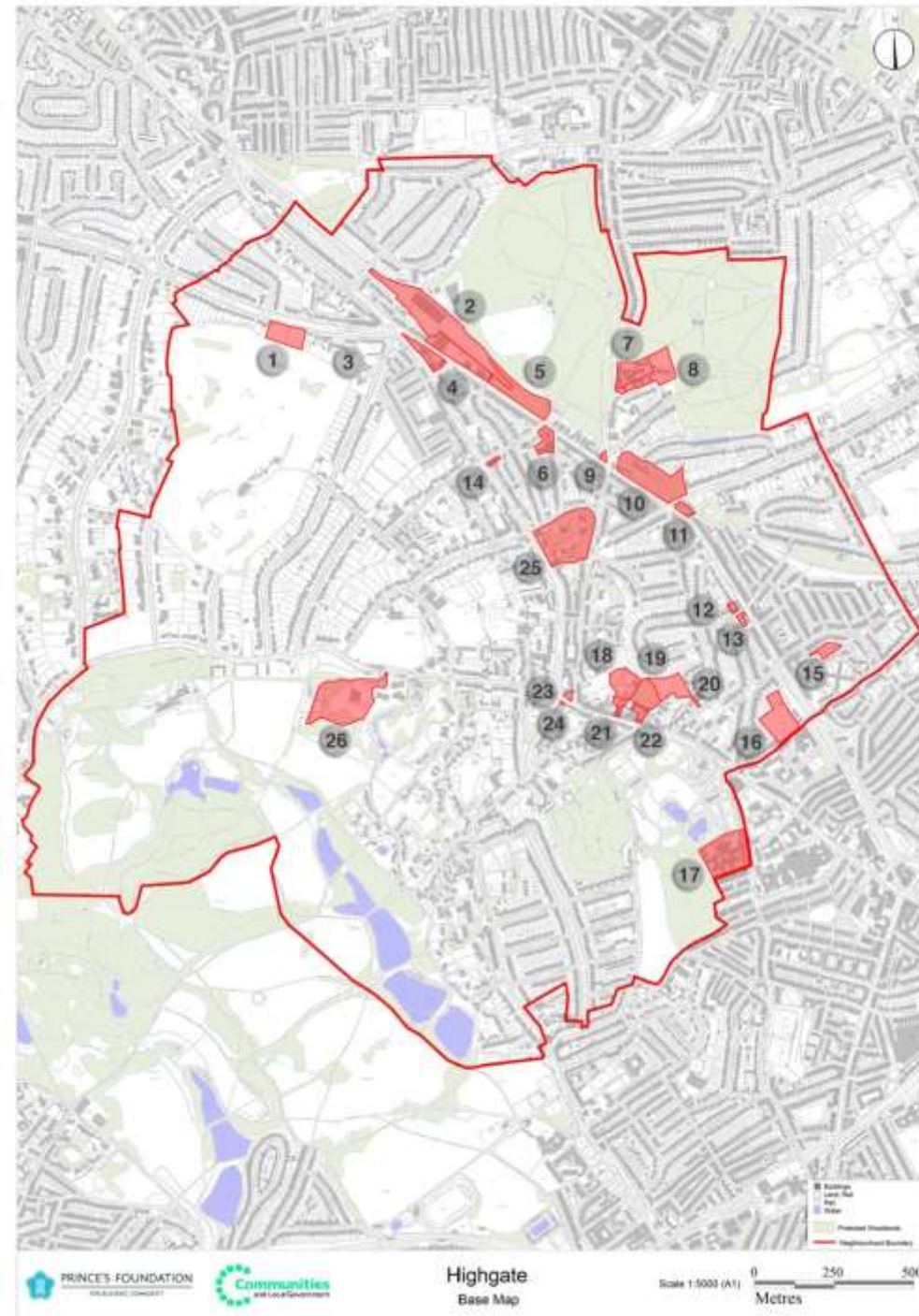


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## Heritage and development

- Definition of development = the enhancement of a site which may or may not involve the construction of buildings
- The area largely covered by a conservation area - ensure this protection continues and work with both boroughs to achieve this
- Invasion of mega mansions with gates & walls and absent owners damage the physical and social environment - the Plan should address this
- 26 sites identified where development is currently proposed or could be in the future - not all of these would be built on (overlap with other groups in particular Open Spaces Group).



# Transport and traffic



Highgate has always been a traffic hub but it is also being ripped apart by it. Consultation identified the following issues:

- Integration and enhancement of bus routes
- Fundamental review of parking restrictions so that they are fit for purpose
- Make the area more pedestrian friendly especially for the young and old, considering shared space carriageways, wider pavements, increased permeability of movement and integration with regional walkways
- Optimise on-street parking provision
- Assess the use of heavy goods vehicles in the area ensuring the easy access of vehicles making local deliveries
- Examine key intersections with a view to improving the local street scene and urban design quality, with consideration given to pedestrian and cycle movement
- Introduction of new, safe cycle routes wherever possible across the neighbourhood.



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## Open spaces and public realm



- Open spaces and green character most positive assets of the area
- Different types of areas present in the area: large open space, small open space, and the public realm.

## Issues to address

- Some public realm areas in poor state
- Protect the spaces from inappropriate development
- Protect biodiversity and promote a shared vision for the whole community
- Regenerate underused area
- Improve links between spaces
- Enhancing use of green spaces.

## Social, community and culture



- Highgate considerably more diverse community than is generally realised; therefore promotion of community inclusion, cohesion and mutual support a core aims
- A huge range of social, community and cultural activities
- Two community centres (Lauderdale Hse and Jackson's Lane)
- Numerous cultural activities such as the HLSI, Highgate Society, Gatehouse, Red Hedgehog, and Jackson's Lane
- Work going forward - map facilities and identify gaps.

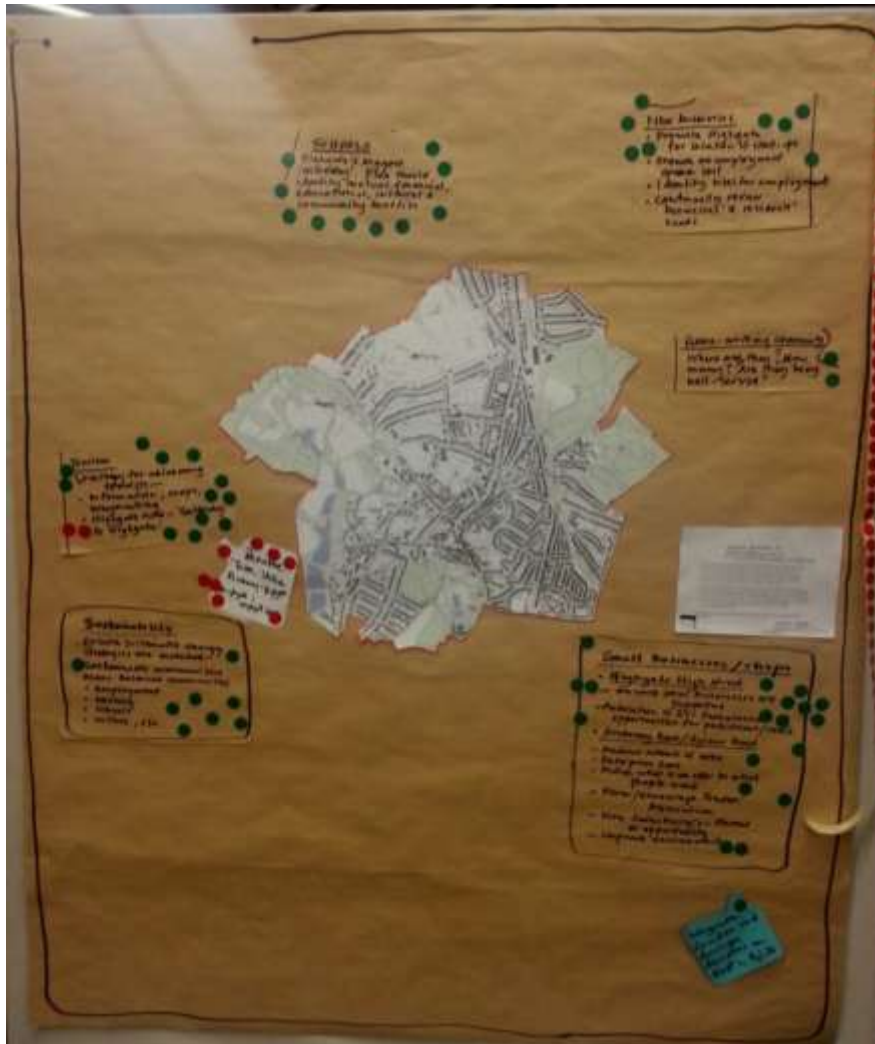


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## Economic activity



- Three main retail centres - the High Street, Aymler Road and Archway Road
- Centres surviving through specialisation and complementarity
- Retail not the whole story - only 1/3 of units in Archway Rd are retail
- Tourism a major income generator (related to cemetery or local pubs)
- Many home workers
- Schools one of the largest employers.

Main suggestions going forward:

- Traders organisation for Archway Rd
- Strategy for welcoming tourists
- A forum with the schools
- Protection of shop units in the High Str
- Consider how economic activity within the area can be best serviced locally.



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# Stakeholder Day

## 17 Jan 2013



# Stakeholder Day, 17 Jan 2013

40 people attended

## Agenda for the day

1. Welcome and introduction by HNF
  - Objectives and issues
2. Presentation from The Prince's Foundation
  - Process and principles
  - Summary of public session from previous night
3. Technical presentations by LB Camden and Haringey
  - Planning context
  - Transport
  - Economy
  - Community facilities
4. Q&A
5. Group workshop 1 - Identifying key issues and priorities
6. Lunch
7. Group workshop 2 - Developing responses to the priorities
8. Group work feedback and plenary discussion.



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# Stakeholder Day, 17 Jan 2013

## List of attendees

Cllr Rachel Allison (Haringey)  
Cllr Bob Hare (Haringey)  
Cllr Valerie Leach (Camden)  
Ciara Whelehan, Planning Policy Manager,  
Haringey  
Jennifer Walsh, Planner, Camden  
Tim Long, Transport, Camden  
Andrew Dismore, Member of London Assembly  
for Barnet and Camden  
Steve Kearns, Borough Engineer Team  
Manager, TfL  
PC Roberto Vacca, Haringey Safer  
Neighbourhood Team  
Sgt Russ Massie, Camden Safer  
Neighbourhood Team  
Roy Hill, Channing School  
John Lewis, Highgate School  
Kirsten de Keyser, Highgate Society  
Stuart Cox, Jackson Lane Community Centre  
Katherine Ives, Lauderdale House

### **Highgate Neighbourhood Forum**

Susan Rose  
Michael Hammerson  
Elspeth Clements  
Ian Henghes  
Maggy Meade-King  
Louise Lewis  
Judith Hermer  
Marie Helene English  
Alicia Pivaro  
Catherine Budgett Meakin  
Gail Waldman  
Jiff Bayliss  
Jim Meikle  
John MacBryde  
Sheila Meikle  
Anne Jamieson  
Simon Briscoe  
Simon Martini  
Steve Engelhard  
Tony Baker  
Mary Holtby  
Dion Watts  
Jan Morgan



# Exhibition and Public Open Meeting, 28 Jan 2013

Over 80 people attended

## Agenda for the evening

1. Welcome and introduction by HNF
2. Presentation by The Prince's Foundation
  - Workshop results
  - Recommended next steps
3. Q&A / discussion
4. Interactive session
  - Voting on draft policies, actions and proposals
  - Contributing further ideas and views



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My Wish  
for  
Highgate is...







## Strengths, weaknesses and opportunities exercise

Local residents and stakeholders were invited to comment on whether they agreed or disagreed with the workshop outcomes, by sticking either a green or red sticker on each of the proposals, both drawn and text based.







































The following pages include images of the drawings and tables with the stickers attached and give an indication of the agreement/disagreement of each outcome.



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# Heritage and development

ISSUE / OBJECTIVE	ACTIONS / NEXT STEPS / INFORMATION GATHERING	IS A PLANNING RESPONSE NEEDED / POSSIBLE NDP POLICIES
<b>Protect and enhance heritage and conservation areas</b>	<ul style="list-style-type: none"> <li>Review statements for CAs in both Boroughs   <i>Conservation Areas</i></li> <li>Identify and publicise Heritage Assets within its area  </li> <li>Work closely with authorities to ensure the aims of the CAs fulfilled   </li> <li>Gather evidence – survey applications for large developments and consider cumulative detrimental effect </li> </ul>	<ul style="list-style-type: none"> <li>Review whether additional detailed policy on each CA sub-area needed</li> <li>Mitigate the impact of detracting features as identified in the Conservation Area Appraisals </li> </ul>
<b>Basements</b>	<ul style="list-style-type: none"> <li>Gather evidence – look at existing adopted policy and ground studies, what more can be done?       </li> </ul>	<ul style="list-style-type: none"> <li>Review whether additional detailed policy needed <i>NB. Hartlepool has no basement policy so needs to consider though most of it's used to be the sea valley</i></li> </ul>
<b>Affordable housing sites</b>	<ul style="list-style-type: none"> <li>Make contact with Whittington Hospital – future use being considered by them?   </li> <li>Consider other sites?    </li> </ul>	<ul style="list-style-type: none"> <li>Site allocation/design principles for this site – only if there is proof that hospital will move away</li> </ul>
<b>Infill/gap sites</b> might help improve character and economy of the area	<ul style="list-style-type: none"> <li>Gather evidence - use Placecheck and contact landowners to find out their views  </li> <li>Discuss with boroughs and review local plan designations, call for sites work </li> </ul>	<ul style="list-style-type: none"> <li>Consider whether to do a 'Site Allocation' – land use and deliverability are important technical factors </li> <li>Consider whether to do 'Design Principles' for one or more sites </li> </ul>
<b>The Bowl</b> – retain its special character   	<ul style="list-style-type: none"> <li>Consider funding issues associated related to proposed High Str improvements</li> <li>Undertake more local engagement on what the community really values?       </li> <li>Conservation area status</li> </ul>	<ul style="list-style-type: none"> <li>Appears protected by recent case law</li> </ul>



# Transport and traffic

ISSUE / OBJECTIVE	ACTIONS / NEXT STEPS / INFORMATION GATHERING
<b>General traffic issues</b>	<ul style="list-style-type: none"> <li>Consider overall 'transport strategy' for discussion with TfL and two Boroughs; such as bus provision and routing, pavement widening, heavy goods restrictions, electric charging/vehicles, 'all green' crossings at key junctions, better school travel plans, rat-running, joint CPZ operations, on street parking enforcement</li> </ul>
<b>Improve through traffic and pedestrian safety and amenity</b>	<ul style="list-style-type: none"> <li>Consider traffic calming by way of "shared space" schemes or selective pavement widening in heavily trafficked locations such as Highgate High St and Archway Road</li> <li>Investigate further the location and number of pedestrian crossings, especially on Archway Road, identify where additional crossing needed</li> </ul>
<b>Improve bus connections</b>	<ul style="list-style-type: none"> <li>Contact GLA, TfL and others on whether to relocate 271 bus terminal - terminating the service at Archway or extending to Bakers Lane?</li> <li>Other options: <ul style="list-style-type: none"> <li>Introduce local mobility bus (Hail and Ride) local routes on the model of the H2 service in Hampstead Garden Suburb.</li> <li>- Reduce the impact of the Night Bus Routes as presently operated.</li> <li>- Replace existing double-deck buses by single-deck buses in local service.</li> <li>Provide "countdown" bus indicators at all local bus stops.</li> </ul> </li> </ul>
<b>Traffic calming options</b>	<ul style="list-style-type: none"> <li>Speed bumps and speed cushions should be removed or replaced by more pedestrian-friendly devices such as speed tables linking footways.</li> <li>Introduce local lengths of "shared space" carriageways in selected areas which are subject to reduced speed limits.</li> <li>Introduce area-wide or more local 20 mile/h enforceable speed limits.</li> </ul>



# Open spaces and public realm

ISSUE / OBJECTIVE	ACTIONS / NEXT STEPS / INFORMATION GATHERING	PLANNING RESPONSE NEEDED / POSSIBLE NDP POLICIES
<b>Protect and enhance green spaces</b> valued by locals and London	<ul style="list-style-type: none"> <li>• Gather evidence – protection of green spaces should already be covered by Boroughs; is extra protection needed?</li> <li>• Mark on a plan sites for improvements</li> <li>• Contact TWA on their sites – nature/recreation potential</li> <li>• The Bowl – are there TPOs in place?</li> <li>• Explore how biodiversity, wildlife and growing spaces can be increased in the area</li> <li>• Link to London wide and national initiatives to promote Highgate e.g. Capital Ring, Capital Growth, National Gardens Scheme</li> <li>• Work with TWA to transform disused pockets of land into allotments / wildlife gardens</li> <li>• Tidy and plant up neglected spaces</li> </ul>	<ul style="list-style-type: none"> <li>• Already protected. Consider whether the new 'Local Green Space' designation, or 'Asset of Community Value' listing is appropriate</li> <li>• Discuss with Boroughs to coordinate an approach</li> </ul> <p><i>NB all green in a conservation area has a degree of protection.</i></p>
<b>Enhance public realm throughout</b>		<ul style="list-style-type: none"> <li>• Include design guidance for public realm (incl decluttering, good design and maintenance)</li> </ul> <p><i>NB Harringey has signed up to consultation with London Strategic vision if it's planned</i></p>
<b>Enhance Pond Square</b> as the heart of Highgate	<ul style="list-style-type: none"> <li>• Improve, protect</li> <li>• Local market – any interest by traders?</li> <li>• Masterplan the square</li> <li>• Remove buses</li> </ul>	<ul style="list-style-type: none"> <li>• If in council/TfL ownership, a developer policy not required</li> <li>• Designate as a 'Local Open Space'?</li> </ul>



# Economic activity / local centres

ISSUE / OBJECTIVE	ACTIONS / NEXT STEPS / INFORMATION GATHERING	PLANNING RESPONSE NEEDED / POSSIBLE NDP POLICIES
<b>Protect existing and encourage new employment uses</b>	<ul style="list-style-type: none"> <li>Complete survey of uses in the Village and Archway Rd, incl current use and flexibility of accommodation</li> <li>Promote Highgate for location of start-ups</li> <li>Continually review businesses and residents' needs</li> <li>Community advertising of local businesses ("What's going on in the area?")</li> </ul>	<ul style="list-style-type: none"> <li>Ensure no loss of employment space</li> <li>Identify new sites for employment</li> </ul>
<b>Protect small business /light industry (workshops)</b>	<ul style="list-style-type: none"> <li>Gather evidence – what local site designations already exist</li> <li>Look at CA statements to see if this is recognised</li> <li>Work to attract high-tech businesses - "Silicon Highgate"</li> </ul>	<ul style="list-style-type: none"> <li>Mark sites and land uses that should be retained (and state why) e.g. Builders yard in Muswell Hill Rd</li> </ul>
<b>Tourism – enhance the "Highgate offer" (cultural and heritage)</b>	<ul style="list-style-type: none"> <li>Identify main attractors and visitor facilities</li> <li>Form a working party between cultural institutions, other businesses and heritage bodies to enhance and coordinate the Highgate offer</li> <li>Develop and implement a wayfinding strategy, 'brand' the area &amp; signpost from tube</li> <li>Coordinate provision of information about the area at main entrances (tube stations)</li> </ul>	<ul style="list-style-type: none"> <li>Consider including a hotels policy (check Kings X policy example)</li> </ul>
<b>Support and encourage home working and self-employed</b>	<ul style="list-style-type: none"> <li>Business support hub needed in the area with flexible working space, support functions, meeting space (identify potential sites)</li> </ul>	<ul style="list-style-type: none"> <li>Policy to encourage live/work units – currently in Camden policies, check with Haringey, to apply to whole area</li> </ul>



# Economic activity / local centres

ISSUE / OBJECTIVE	ACTIONS / NEXT STEPS / INFORMATION GATHERING	PLANNING RESPONSE NEEDED / POSSIBLE NDP POLICIES
Protect and improve <b>Highgate Village Centre</b>	<ul style="list-style-type: none"> <li>Investigate opportunity to re-open post office in the Village</li> <li>Improved connectivity between Archway and Highgate Village through signage</li> <li>Indicative plan showing environmental improvements</li> </ul>	<ul style="list-style-type: none"> <li>Designate area where ground floor active uses protected (100%) – define the range</li> </ul>
Protect and improve <b>Archway Road shopping parades</b>	<ul style="list-style-type: none"> <li>Check Borough policy re designation as local centre</li> <li>Support formation of a traders Association for Archway Rd</li> <li>Bid for a shop grant programme?</li> </ul>	<ul style="list-style-type: none"> <li>Shopfront design guide, or rely on borough policy?</li> </ul>
<b>Archway Central</b> (around and incl Highgate tube station and car park)	<ul style="list-style-type: none"> <li>Consider whether the disused station building can be reused and access links to the station provided</li> <li>Contact TfL – better signage inside the station</li> <li>Check where the new control centre is being located?</li> </ul>	<ul style="list-style-type: none"> <li>Mark as area of improvement? (check designation with Haringey)</li> <li>Indicative masterplan incl mix of retail, employment and residential use, potentially a hotel and public realm /ped and cycling facilities improvements</li> </ul>
<b>Archway northern gateway – The Wellington</b>	<ul style="list-style-type: none"> <li>Research local plan designations/constraints</li> <li>Contact land owners</li> </ul>	<ul style="list-style-type: none"> <li>Mark as area of improvement? (check designation with Haringey)</li> <li>Indicative masterplan incl a mix of workshops, cheaper employment space</li> </ul>

## Social, community and culture

[illegible]









# Emerging ideas – Strategic diagram



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# Emerging ideas - Village centre

- Proposed shared surface to unify the village centre
- Relocation of 271 bus stand
- Redesigned landscaping and car parking
- New activities and additional seating in Pocket Park.
- Car free space with potential to hold market stalls



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## Village centre - existing



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## Village centre - proposed



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## Emerging ideas

### Archway Road / Aylmer entrance (landscaping only)



- Proposed sculpture will mark the entrance into Highgate
- Proposed landscaping improvements to land in front of petrol station
- Proposed landscaping edge to the south of North Road.



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# Emerging ideas

## Highgate tube station

### Highgate station

Suggest to TfL and Haringey Council a masterplan to consider the following:

- Rationalised signage/legibility improvements relating to all access/egress points
- Improve access arrangements for those who struggle with steps
- Lifts, down escalator from Woodman access point?
- Better lighting and pedestrian friendly improvements to links from main south side access/ car park to street level
- Rationalise parking
- New commercial units possibly in old station and addressing north frontage of Archway Road

- Ensure minimal loss of mature trees
- Review cycle parking provision and link with local cycle routes (signage)
- Improve steep footpath link from Priory Gardens to Wood Lane
- Strengthen 'Cultural Hub' at junction.

### Archway Road

- Signals at A1/Jackson's Lane recently installed;
- HNF request for Muswell Hill Road junction, but may already be installed
- Consider new pelican crossing mid-way between above junctions, linking station steps, bus stops and shops
- Selective footway widening and de-cluttering - especially important in vicinity of Woodman/Estate Agent.



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## Recommended next steps for HNF

- Prioritise actions, programme and allocate tasks to gather further evidence and expand/refine policies, actions and site specific proposals
- Engage with Boroughs re policies and timetable (set regular joint meeting schedule?)
- Seek Strategic Environmental Assessment (SEA) screening from both Boroughs (including views from statutory consultees)
- Engage further with stakeholders, particularly landowners
- Consider further deliverability issues.



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# Draft Neighbourhood Plan structure

## 1. Intro

- How does this Plan fit into the planning system?
- Structure of the Plan
- Next steps

## 2. A portrait of Highgate (incl maps , photos)

(summary of facts + issues coming out of consultation)

## 3. Vision statement and key objectives (under themes)

## 4. Summary of technical background and issues (incl map)

## 5. The vision incl key diagram

## 6. Achieving objectives

### 6.1 NDP policies (under themes)

Policy map

General & site specific policies (objectives+policies)

### 6.2 Community actions and projects (under themes)

General & site specific policies (objectives+policies)

## 7. Delivery (or a separate Delivery Plan?)

## Appendix A - Core Strategy / Local Plan Policies Table

## Glossary



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# Examples – Thame Neighbourhood Plan

## Objective 8C: Protect and support existing employment

Employment is important to securing a sound economic future for Thame. Existing employment sites will be protected and supported by the Neighbourhood Plan.

### 8C-P1: Retain existing employment land in employment use

Existing employment sites outside the town centre boundary must remain in employment use (B1, B2 or B8).

8.11 Proposals for the redevelopment or change of use of redundant land or buildings in employment or service trade use to non-employment uses will only be permitted if the existing use is no longer economically viable and the site has been marketed at a reasonable price for at least a year for that and any other suitable employment or service trade uses.

### 8C-P2: Support improvements to existing employment areas

Proposals to upgrade or redevelop existing employment buildings and the surrounding environment will be supported provided that:

- there would be no adverse impacts on the amenities of surrounding uses
- the improvements maintain or enhance pedestrian and cycle access
- the improvements maintain or enhance access to bus stops
- the improvements enhance the safety and security of users of the employment area and neighbouring users.



## Objective 8D: Make sure the Cattle Market site supports Thame town centre

The Cattle Market is the most important site within Thame itself. Mixed-use development of this site has the potential to support the town centre by providing: car parking, places for people to live and work close to the town centre, new retail, and a community facility.

### 8D-P1: Redevelop the Cattle Market site for mixed-use

Proposals for mixed-use development at the Cattle Market, (as defined in Figure 8.7 below) will be permitted provided that the principal use on the site is for retail. The development of the site may include:

- up to 3,000 sq m of retail in the following classes: A1 (excluding food supermarkets); A2 financial and professional services; and A3 restaurants and cafes
- residential uses including dwellings at upper floor levels. Residential may only form a minor element of any mixed-use scheme as the main role of this site is to support the town centre
- office uses (Classes B1a or A2), including office uses at upper floor levels
- residential and non-residential institutions (Classes C2 and D1) and community facilities (Class D2)
- public car parking spaces
- improved pedestrian links along North Street to the High Street.

8.12 If the existing sports facility is to be relocated, proposals for the redevelopment of the Cattle Market site must demonstrate where in the town the facility is to be reprovided and how this is to be achieved.

8.13 The South Oxfordshire Core Strategy indicates that there is a need for an additional 5,700 sq m of retail floorspace in Thame and that only 800sq m of this needs to be convenience floorspace (ie food stores). The Cattle Market is one of few sites that can provide significant retail floorspace and we want to ensure that when the site is redeveloped it contributes positively to the vitality of the town centre. Racquets Fitness Centre provides a valuable local sporting facility and we want to ensure appropriate comparable facilities continue to be available in the town.

Fig 8.7: Plan defining the Cattle Market site

### 8D-P2: Ensure that redevelopment of the Cattle Market site incorporates key principles to relate it positively to the wider town

Any proposals for redevelopment of the Cattle Market site must ensure that:

- new development must create a positive building frontage onto North Street that respects the character and scale of the surrounding area, including the Conservation Area
- the development must be designed to respond to views northwards along North Street, so creating a visual link between it and the High Street
- new development must be located to define and overlook the pedestrian link next to Barley Hill Primary School
- pedestrian routes through the Cattle Market site must be designed to provide a direct and attractive

link to the existing pedestrian routes next to Barley Hill Primary School

- the existing residential dwellings overlooking the northern boundary of the site must be positively integrated into the proposals
- public car parking, including long-term parking, must be provided on site, and must be overlooked by active building frontages
- a 'civic' open space is encouraged within the development, overlooked by active building frontages.

8.14 Figure 8.8 sets out the key principles for the redevelopment of the Cattle Market Site that must be followed in any redevelopment of the site. These principles were discussed with local people at a consultation event in November 2011.

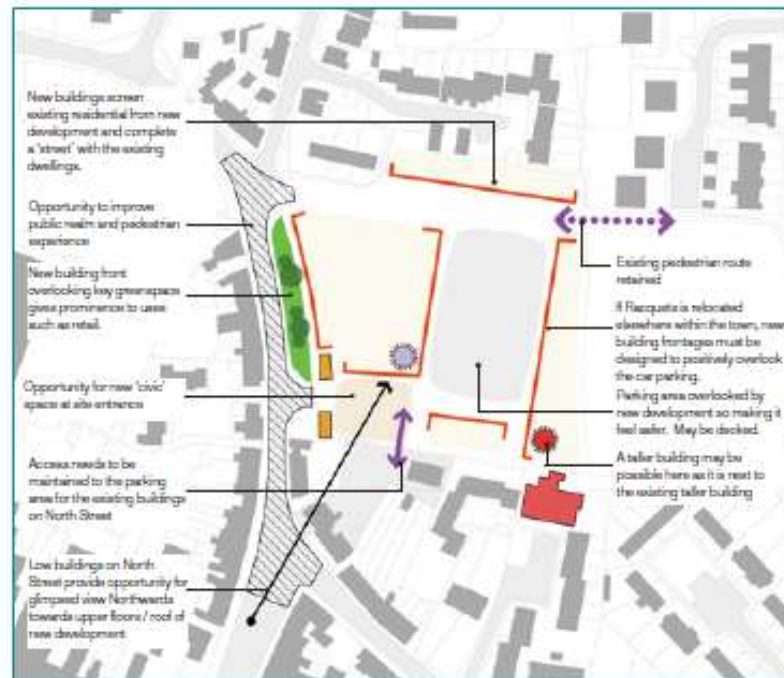


Fig 8.8: Plan setting out principles for redevelopment of the Cattle Market site



# Examples –St James Exeter Neighbourhood Plan

## Policies

### 6.2 Policies for St James

Planning decisions are guided by policies which are referred to when planning applications are made to Exeter City Council. The Localism Act allows communities to develop their own policies, provided that they are based on sound evidence, community input and proper principles of planning. Policies have been developed which seek to influence planning and development outcomes in order that they help to achieve the vision for St James. The policies are compliant with UK Government Policies set out in the National Planning Policy Framework (NPPF) and strategic policies set out in the Exeter City Council Core Strategy and the emerging Site Allocations and Development Management Document.

In line with the principles of sustainable development, which require that planning addresses environmental, social and economic issues, the main policy areas are specified under each of the following seven headings:

- Environment
- Design
- Community
- Economy
- Sustainable Development
- Heritage
- Transport



Figure 6: Policy Map

- |  |  |
|--|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> Policy EN1             | <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> Policy C4   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> Policy EN2            | <span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> Policy N3 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> Railway Corridor/Policy EN6 |  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> Policy SD1                  |  |

recognised by residents who wish to support and promote appropriate new development so that this area becomes a focus for the community and develops as a local hub. A new designation, 'St James Local Community Hub', has been defined in the Neighbourhood Plan.

St James Local Community Hub refers to the cluster of shops, services, organisations and businesses around Well Street, York Road, Queens Crescent and Longbrook Street shown by Figure 6.



Figure 6: St James Local Community Hub

### C4: St James Local Community Hub

*Development within the St. James Local Community Hub that enhances the character, viability or vitality of the area will be supported. Appropriate and well located community, local retail/food and drink development will be permitted provided that:*

- a) *the development responds well to its local context, reinforces local distinctiveness and does not detract from the special community character of the Local Community Hub;*
- b) *the proposed use is not already oversupplied in the area, and will result in the excessive concentration of uses, such as takeaway restaurants;*
- c) *residential amenity of nearby properties is protected;*
- d) *proposals do not adversely impact upon road safety*

*Existing ECC policy should be utilised to determine the oversupply or excessive concentration of a particular use within the St. James Local Community Hub.*

### Allotments

St James has limited allotment provision. However, that which does exist on the railway embankment near St James Park station is highly valued by the community. A community garden / allotment can also be found at St Sidwell's Community Centre and this has potential to be a more valued community resource. It is the intention of the community to continue to work with Network Rail and St Sidwell's Community Centre to secure and improve the use of community allotments in St James.

### C5: Allotments

*Proposals that result in harm to or loss of allotments in St. James will not normally be permitted unless:*

- a) *replacement provision is made, of at least equivalent quality, where it will be located at reasonable convenience for the existing plot holders; or*
- b) *or where clear and significant social, economic and environmental community benefits can be derived from the proposal.*



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