

# Highgate Neighbourhood Plan – Stakeholders Planning Event

Thursday, 17<sup>th</sup> January 2013

Camden and Haringey



# Development Management

## What we do:

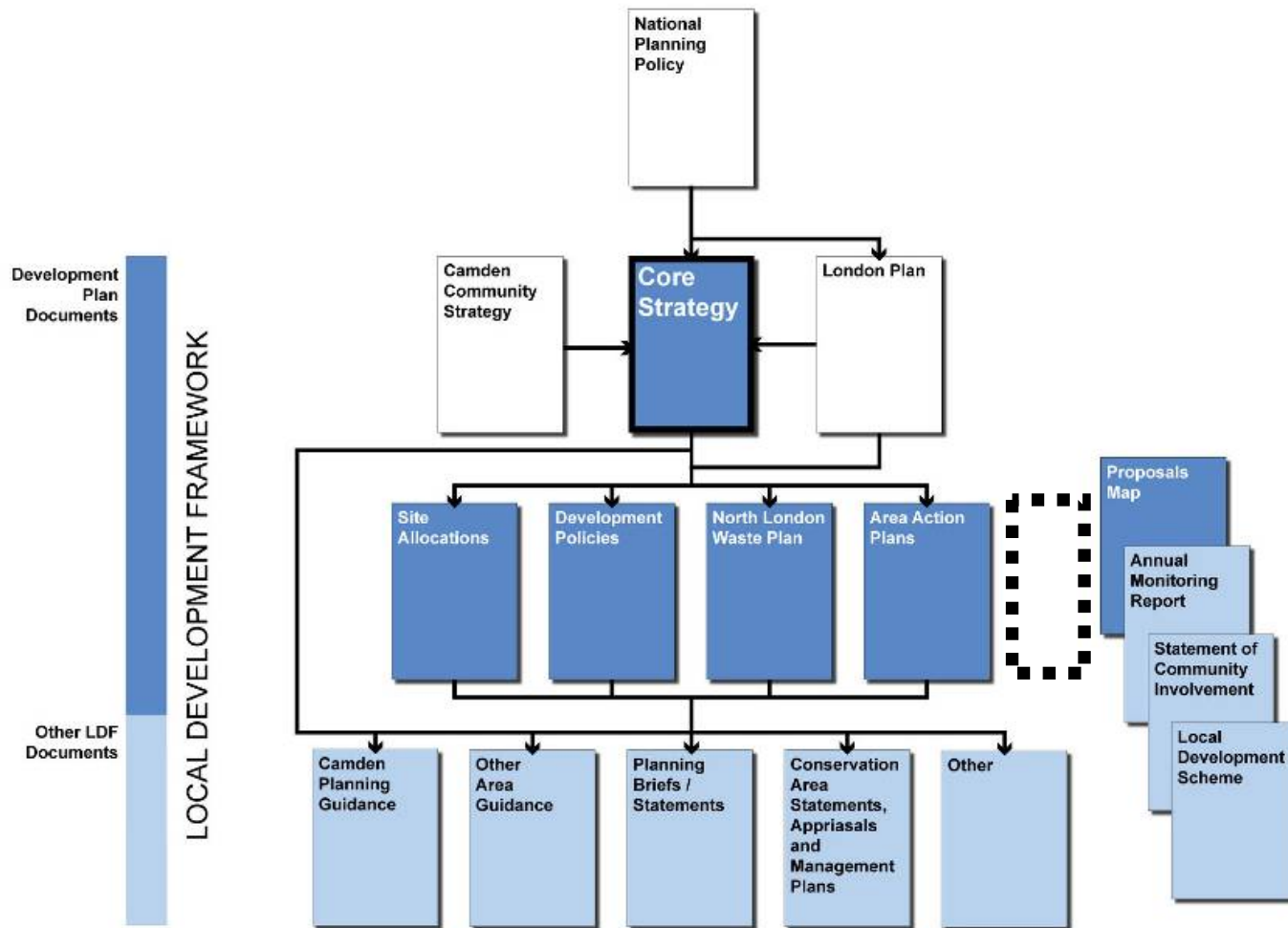
- **Pre- application advice** – website, written advice, duty planner, advice service for major applications
- **Applications** – including planning, listed building and conservation area consents, advertisement consent, certificates of lawfulness
- Central government targets of 8 and 13 weeks
- **Appeals** – against refusal of planning consent, non-determination, enforcement
- **Compliance and Enforcement**



# Camden's Planning Policy

- Camden's Local Development Framework was adopted in 2010.
- This is a group of documents setting out our planning strategy and policies.
- The Lead LDF document is the Core Strategy.
- Camden Development Policies contribute towards delivering the Core Strategy by setting out detailed planning policies;
- The planning policies seek to focus Camden's growth in the most suitable locations to ensure proposals achieve sustainable development whilst preserving the features which make Camden such an attractive place to live, work and visit.

# Planning Policy – Camden



# Planning Policy - Haringey

## What we do:

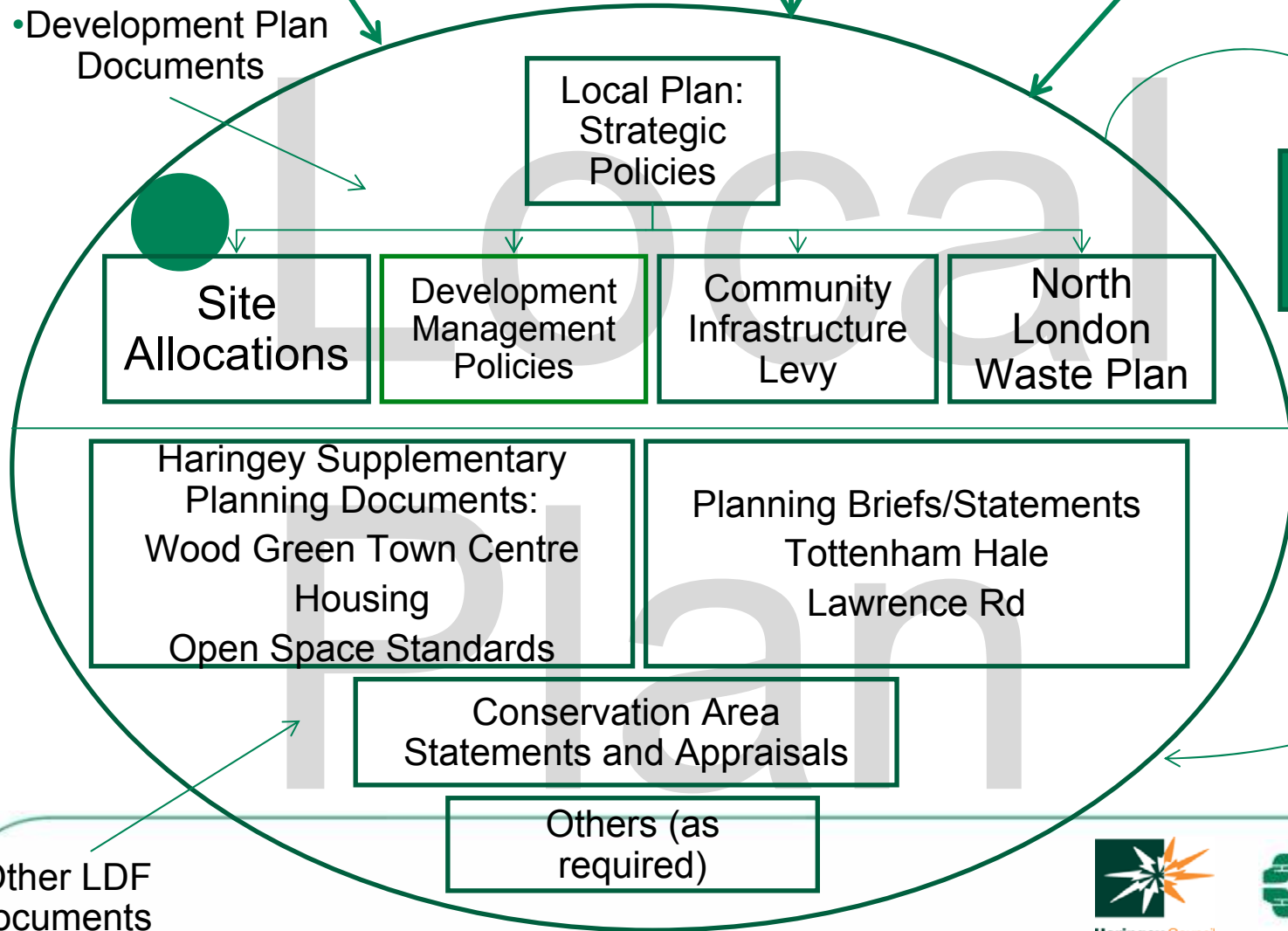
Develop new planning policy. Haringey's planning policies consist of a number of strategies and guidance documents.

- Local Plan:
  - **Strategic Policies** (adoption Feb 2013) KEY DOCUMENT
  - **Development Management** (draft)
  - **Site Allocation** (draft)
  - **North London Waste Plan** (draft)
- UDP saved policies (Unitary Development Plan)
- Supplementary Planning Documents
- Key Designations: Conservation Area; Open Space; SINCs; Archaeological Importance; Local Shopping Centres (parades)

# Planning Policy framework - Haringey



• Development Plan Documents



• Other LDF Documents



# Planning Policy key issues

- Conservation of the historical environment
- Heritage and Conservation
- Open Space
- Economic Issues
- Improvement to community infrastructure
- Movement and Transportation

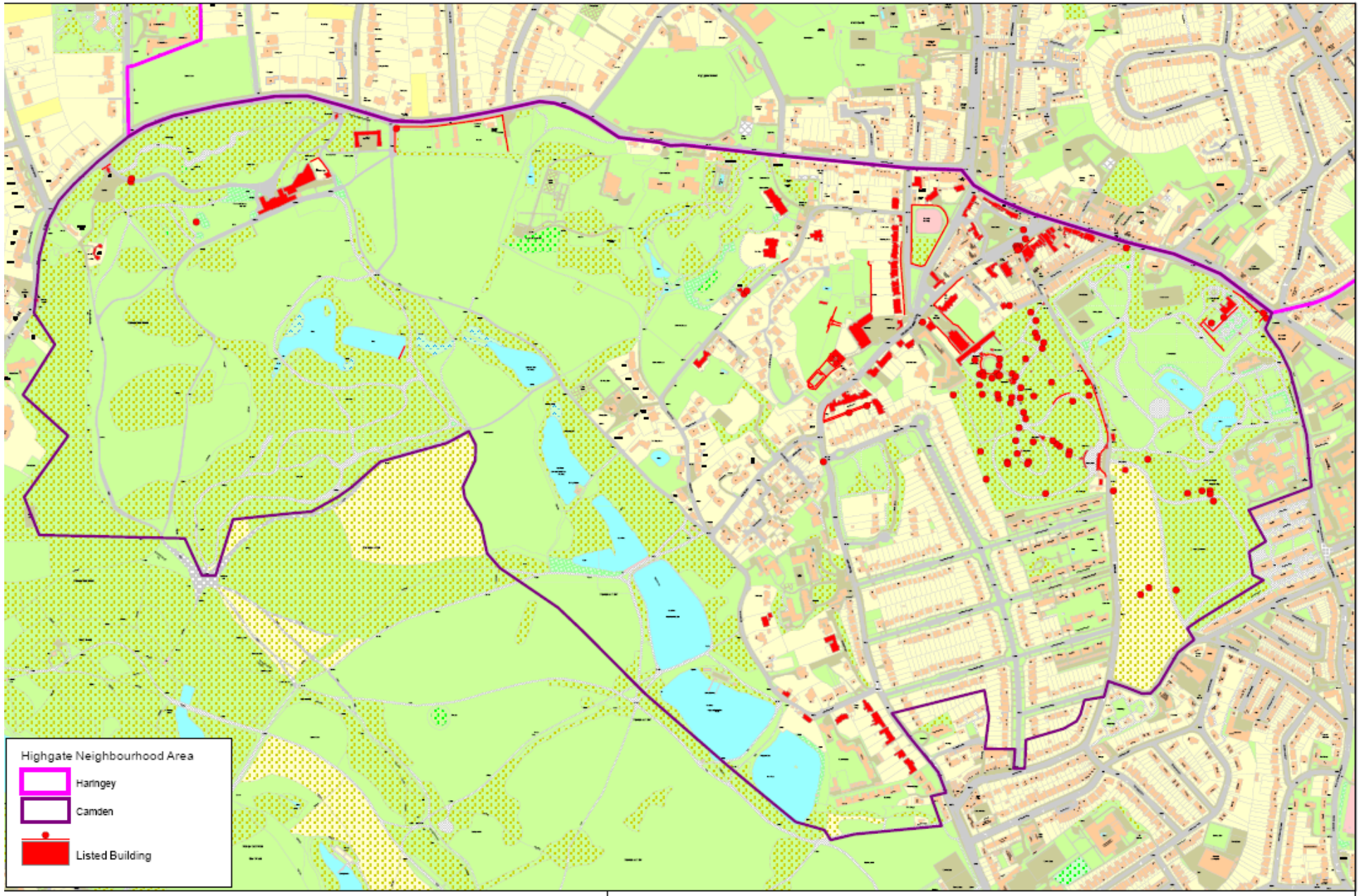


# Heritage/Conservation

- Thriving village crowning one of the twin hills to the north of London.
- Its proximity to London, benefits of its elevated position, clean air, spring water and open spaces all ensured its popularity as a place to live from 14th C.
- Highgate is well known today for the quality of its historic built environment and the high value of its properties.







# Important Elements



- The early village high street and the open square, around the site of the original pond –the heart of the village.
- Large and fashionable historic houses from the 17th and 18th centuries
- Smaller scale 19th terraces
- Innovative 20th century domestic architecture
- Imposing properties set in landscaped gardens on the hill slopes below the village enjoying the southern aspect.
- Wealth of open spaces and green surroundings
- Far -reaching views of London with Crystal Palace and the North Downs forming a distant backdrop.

# Important Elements

Historic figures of significance

- A.E.Houseman lived at 17 North Road and wrote 'A Shropshire Lad' there;

Designations

- Highgate Village Conservation Area – designated 1968, extended 1978 and 1992.
- Archaeological Priority Area
- Listed Buildings - Yes

Local Groups that look after the built heritage

- Highgate Society
- Highgate Conservation Area Advisory Committee

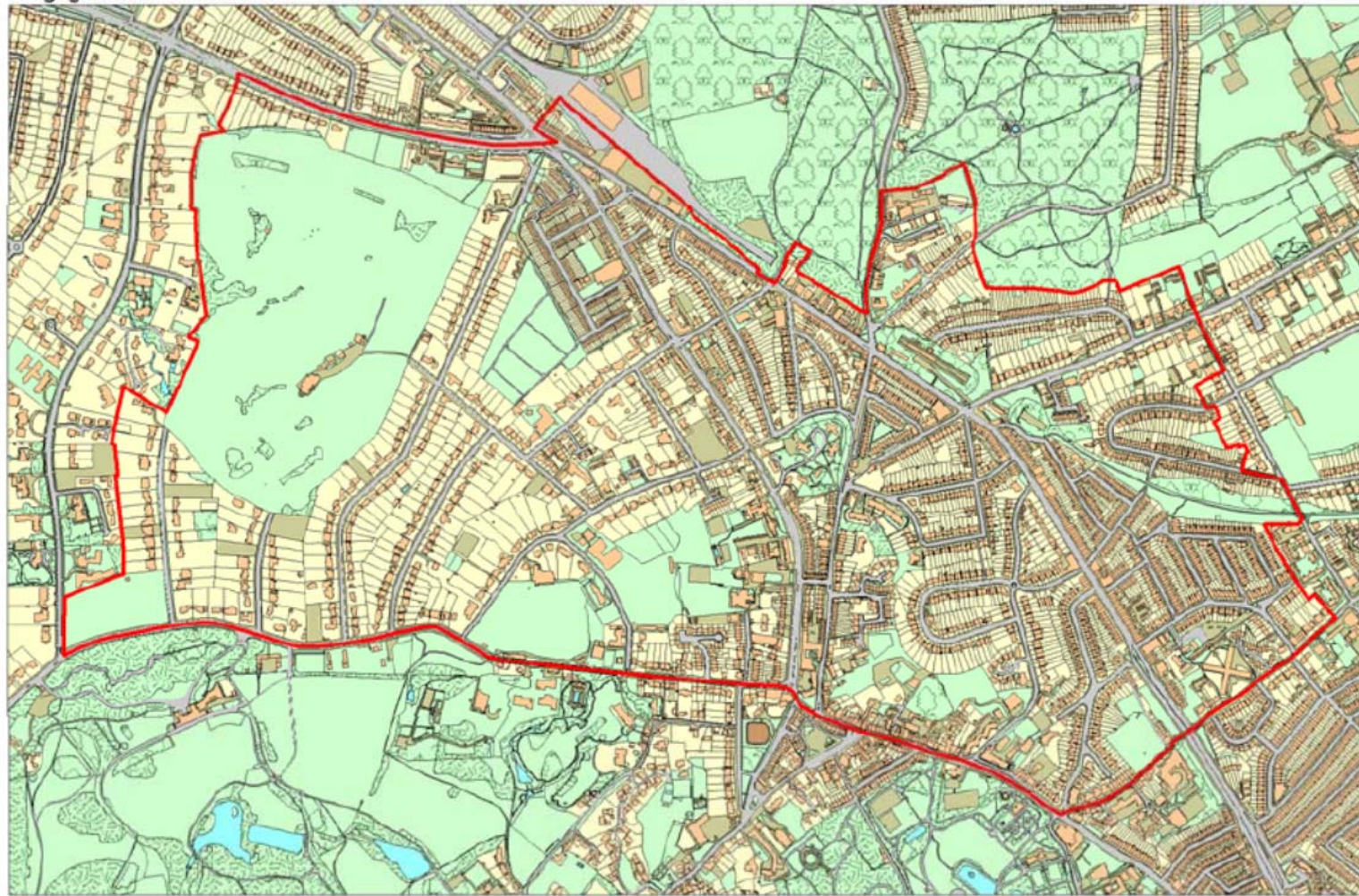


# Highgate : Heritage and Conservation



- Rich and varied historic character
- Majority of area designated as Highgate Conservation Area
- **Highgate Conservation Area** Character appraisal awaiting completion.
- Large conservation area with seven sub areas: village core, Highgate Bowl, Archway, the Miltons, Shepherd's Hill, Gaskell and Bishops.
- **Listed Buildings** – including *Highpoint* (Berthold Lubetkin)

# Highgate Conservation Area



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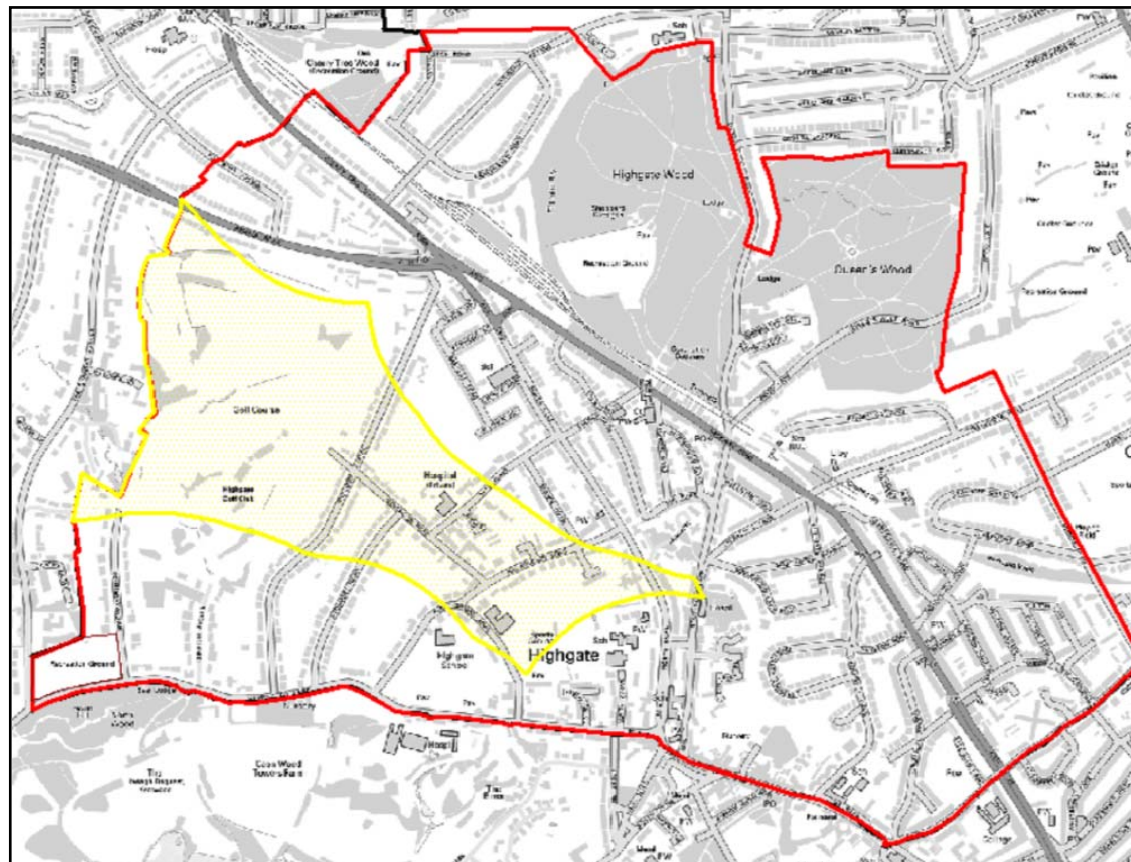
# Open Space



- Many areas of open space in area:
  - Nature Reserves and SINCs
  - Green Corridors
  - Parks/Gardens of Historic Interest
- Aim to prevent inappropriate development in or adjacent to open space and biodiversity designated areas.
- Demonstrate potential for formal or informal range of outdoor activities
- Ensure provision of play facilities
- Secure new open spaces and SINCs, for net increase in provision
- One area of public open space deficiency

# Area of Public Open Space Deficiency

- In an area generally well provided for in terms of open space, there is an area of **public** open space deficiency. (Yellow area)



# Social Economic Characteristics for Highgate - Camden

## What are the main employment areas?

-Highgate is a small ward in Camden with relatively low levels of employment. This reflects the land use characteristics of the area - 57.1% of the ward land area is greenspace and only 2.7% of the land is used for non-domestic buildings<sup>[1]</sup>.

The employment areas are relatively small and serve the local population. There are two neighbourhood centres that host a range of mainly retail and resident service orientated businesses. These are located at:

- The south side of Highgate hill
- Highgate Village - Swains lane meeting Highgate west Hill.

Education is also a key employment sector in Highgate. There are a number of educational institutions located in the ward.

<sup>[1]</sup> GLA ward data atlas 2011



# Social Economic Characteristics for Highgate - Camden

## What are the main employment and industry sectors in the area?

- 2,800 jobs in 2011, out of a total of 304,000 in Camden (0.89%).
- There has been an increase of 100 jobs in Highgate ward since 2008 (3.7% increase) compared to Camden as a whole which had an increase of 1.06% in the number of jobs between 2008 and 2011
- Education is the largest employment sector in Highgate (500 jobs, or 18% of jobs) although this sector had the biggest fall in employment since 2008.
- The next biggest sectors are, Health, IT & Communications, Accommodation & Food Services, Arts, Entertainment, Recreation & Other Services and Retail which combined make up 50% of the total employment in Highgate.
- There are no manufacturing jobs in Highgate.
- Number of self employed in 2010 was 200.

# The Statistics for the area - Camden

**Table 1: Highgate unemployment rate for November 2012 vs 2011**

	Highgate	Camden	Greater London	National
<b>Nov 2012</b>	4.6%	5.1%	5.8%	5.3%
<b>Nov 2011</b>	5.4%	5.6%	6.2%	5.4%

**Table 2: Unemployment rates: Male : Female**

	Highgate	Camden	Greater London	National
<b>Nov 2012</b>	5.6% : 3.9%	5.7% : 4.4%	6.3% : 5.3%	6.2% : 4.2%
<b>Nov 2011</b>	6.3% : 4.5%	6.3% : 4.8%	7.0% : 5.4%	6.5 : 4.1%

Overall

- Highgate has the **7th lowest unemployment rate out of 18** wards in Camden borough
- **16-24 age group** has the **highest unemployment rate** in Highgate ward, same as in Camden as a whole

# Planning Policy: Economic Issues

- Increased unemployment over the past 4 years in line with national labour market trends
- Proportionately higher levels of economic activity, employment and residents with high (level 4+) qualifications
- Over 90% of Highgate businesses employ less than 10 people
- Higher than average Highgate workers employed in the following sectors: Wholesale; IT; Education; Arts, Entertainment & Recreation
- Lower than average Highgate workers employed in the following sectors: Manufacturing, Construction, Retail & Public Administration

# Community Infrastructure Levy

## CIL Implementation:

- Proposed residential rate of £300/m<sup>2</sup> in Highgate
- Proposed nil rate for offices and industrial uses

## Identified Infrastructure Upgrades:

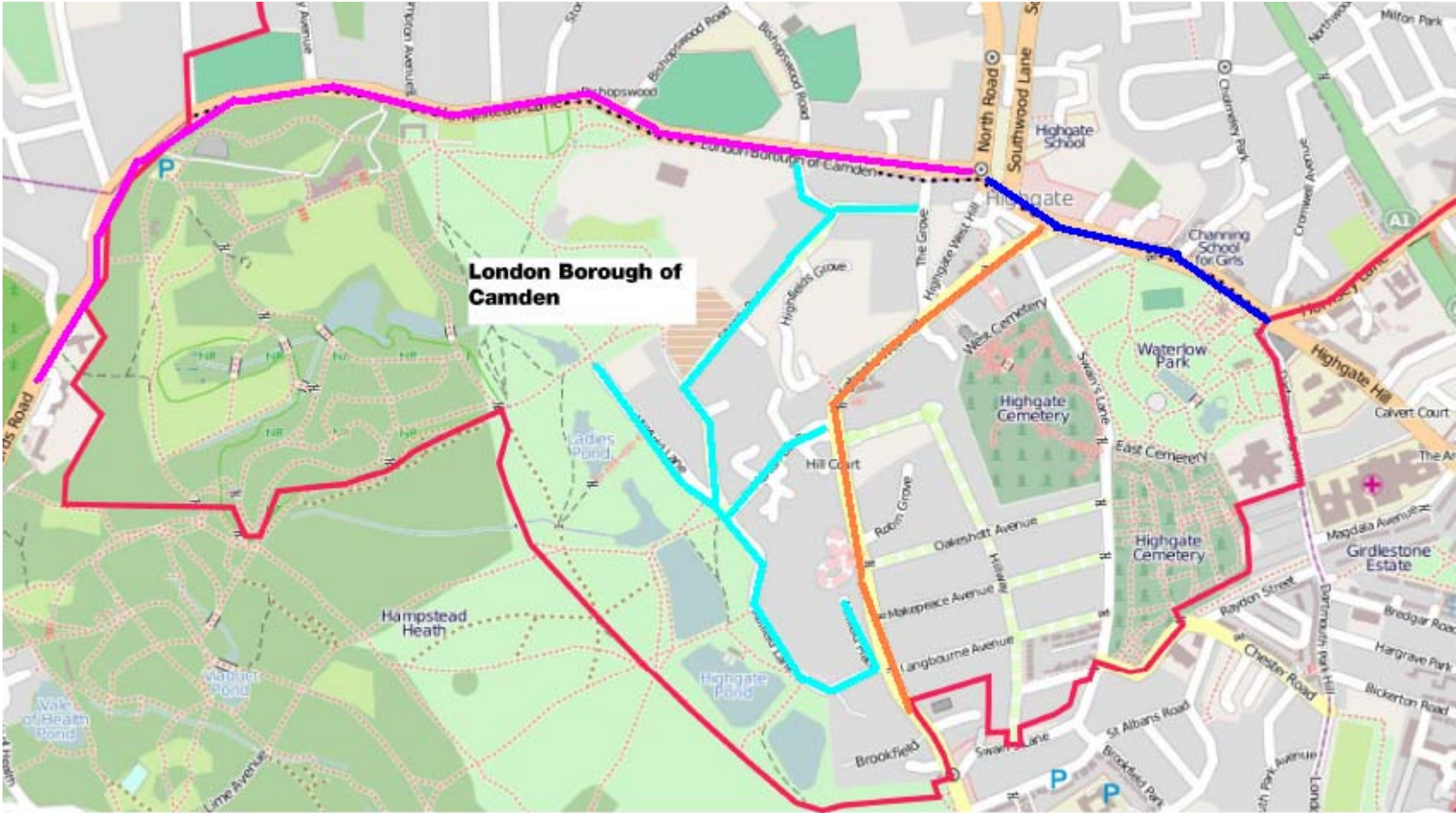
- Upgrade to Highgate underground station to provide control station
- Other Borough-Wide transport upgrades

# Community Investment Programme - Camden

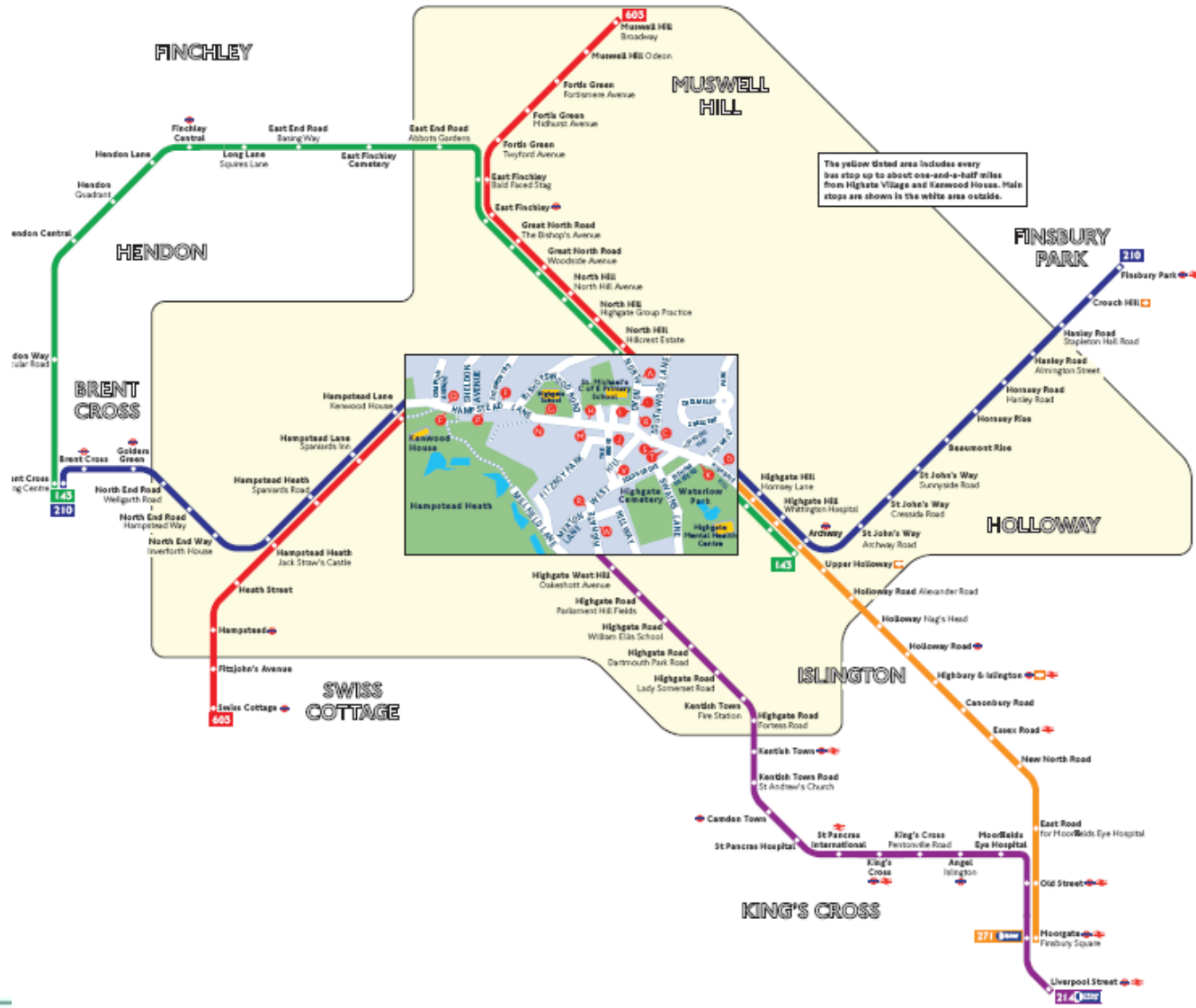
- Maximising the use of Council-owned property assets in order to support Camden's services and neighbourhoods both now and for the future
- Will unlock key capital funding enabling re-investment in schools, housing provision, community facilities;
- Several key schemes in Highgate area including Holly Lodge (85 units – 30 private, 55 affordable) & Chester Balmore (53 units – 26 private, 27 affordable).
- Holly Lodge - This estate regeneration project for the conversion of bedsits with a communal bathroom into self-contained homes is well advanced. All works in this project are scheduled for completion mid 2014 but are subject to obtaining vacant possession of the four blocks.
- Chester Balmore is set to be the first large scale Passivhaus development currently in the UK.

# Transport

## Transport and Movement



# Transport



# Key Transport Issues

- Poor east-west bus services
- Traffic congestion at Muswell Hill Road/Archway Rd jct and Highgate High Street
- Lack of safe cycle facilities on Archway Road
- Traffic congestion arising from school run
- Congestion on Northern Line
- Location of bus stand in Highgate Village
- One-way gyratory at Bakers Lane
- Prevention of suicides on Archway Bridge



# Local Shopping Centre (parades)

- Protection of local shops
- Considering action against proliferation of A2 use (finance/betting)
- Support action to improve the vitality and viability of local shopping parades
- Prevent over proliferation of restaurants / cafes / takeaways

