



FOR HIGHGATE
HIGHGATE NEIGHBOURHOOD FORUM

Highgate Neighbourhood Plan – A Plan for Highgate

Basic Conditions Statement April 2016

**A PLAN
FOR HIGHGATE**

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Highgate Neighbourhood Plan
2nd Draft For Consultation
December 2015



1.0 Introduction

Basic Conditions

- 1.1 This Basic Conditions Statement has been prepared to accompany the Highgate Neighbourhood Plan (HNP).
- 1.2 Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans (NDP) must meet the following basic conditions:
- i. the draft NDP must have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF);
 - ii. the draft NDP must contribute to the achievement of sustainable development;
 - iii. the draft NDP must be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case the London Borough (LB) of Camden and the London Borough of Haringey; and
 - iv. the draft NDP must meet the relevant EU obligations.
- 1.3 This Basic Conditions Statement addresses these requirements in four sections:
- Section 1 demonstrates the conformity of the HNP with the NPPF;
 - Section 2 shows how the HNP will contribute to sustainable development;
 - Section 3 demonstrates the conformity of the HNP with the LBC and LBH's Core Strategies; and
 - Section 4 demonstrates compliance with the appropriate EU obligations.

Submitting Body

- 1.4 The Highgate Neighbourhood Plan is submitted by the Highgate Neighbourhood Forum (HNF), which is a qualifying body as defined by the Localism Act (2011).

Neighbourhood Area

- 1.5 The Plan applies to the neighbourhood area of Highgate, which straddles both the London Boroughs of Camden and Haringey (see Figure 1 below). In line with the Neighbourhood Planning (General) Regulations 2012, the Highgate Forum submitted two separate applications to Camden and Haringey Councils on 7th August 2012 – one for the proposed neighbourhood forum and one for the proposed neighbourhood area.



Figure 1: Highgate Neighbourhood Plan Area



- 1.6 In accordance with part 2 of the Regulations, the London Borough of Camden and the London Borough of Haringey (“the Councils”), publicised the application from the Highgate Neighbourhood Forum (HNF) to produce a Neighbourhood Plan and advertised a consultation period beginning 20th September and 2nd November 2012.
- 1.7 The application to become a neighbourhood forum and to designate a neighbourhood area was approved by LB Camden on 17th December 2012 and LB Haringey on 18th December 2012.
- 1.8 Highgate Neighbourhood Forum confirms that this Highgate Neighbourhood Plan:
 - i. relates only to the Neighbourhood Forum as illustrated on Figure X and to no other Neighbourhood Areas; and
 - ii. is the only Neighbourhood Plan in the designated area. No other Neighbourhood Development Plan exists nor is in development for part or all of the designated area.



2.0 National Planning Policy Framework (NPPF) Requirements

2.1 The HNP must have appropriate regard to national policy. The following section describes how the policies and proposals of the HNP relate to the NPPF (2012).

Sustainable Development

2.2 The central theme of the NPPF is the presumption in favour of sustainable development. In this context sustainable development is broadly defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

2.3 The NPPF uses three 'dimensions' to describe sustainable development: economic, social and environmental, and requires the planning system, and thus the HNP, where appropriate:

- to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and by improving the local supporting infrastructure;
- to support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and
- to contribute to protecting and enhancing the natural, built and historic environment; helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

2.4 The NPPF specifies that delivery of sustainable development by the planning system is to be through the application of 12 core planning principles and the pursuit of 13 sustainability objectives supporting the three economic, social and environmental dimensions described above.

2.5 The following section aims to show how the HNP has regard to relevant policies within the NPPF in relation to:

- Building a strong, competitive economy;
- Ensuring the vitality of town centres;
- Promoting sustainable transport;
- Requiring good design;
- Promoting healthy communities;



- Conserving and enhancing the natural environment; and
- Conserving and enhancing the historic environment.

2.6 Table 1 below illustrates which NPPF objectives are reflected in the Neighbourhood Plan's Policies.

Table 1: NPPF and Neighbourhood Plan Conformity

NPPF Chapter heading and Policy Paragraphs	Neighbourhood Plan Objective & Policy
Plan-led based on a positive local vision 17	All goals and objectives for each of the plan's five themes apply. All policies.
Building a strong, competitive economy 18-22	<p>Objectives SO2.2: To attract more visitors to Highgate. SO2.3: To increase local prosperity, achieved in part through greater mutual feedback between local businesses and residents. SO2.4: To attract, maintain and enhance employment.</p> <p>Policies KS1: 460-470 Archway Road Key Site 3: Highgate Bowl Key Site 4: 40 Muswell Hill Road</p>
Ensuring the vitality of town centres 23	<p>Objectives SO2.1: The implementation of a new vision for Highgate High Street, Aylmer Parade and the business premises in the Archway Road that is forward-looking, entrepreneurial, sustainable and attractive. SO2.2: To attract more visitors to Highgate.</p> <p>Policies EA1: Highgate Village Core EA2: Archway Road EA3: Aylmer Parade Key Site 5: Gonnermann Site and Goldsmiths Court</p>
Promoting sustainable transport 29-32, 35, 38, 39	<p>Objectives SO3.1: To manage the movement of heavy goods vehicles. SO3.2: To minimise the longer term impact of new traffic arising as a result of development. SO3.3: To leave unaffected – or improve – the parking provision for Highgate. SO3.4: To promote sustainable modes of transport.</p> <p>Policies TR1: Movement of Heavy Goods</p>



NPPF Chapter heading and Policy Paragraphs	Neighbourhood Plan Objective & Policy
	TR2: Minimising the Impact of Traffic Arising from New Development TR3: Improving Parking in Highgate TR4: Promoting Sustainable Movement TR5: Dropped Kerbs and Cross-overs KS1: 460-470 Archway Road
Delivering a wide choice high quality homes 47-50, 53	<p>Objectives</p> SO1.1: Strengthened physical and social links between different parts of the Plan area and the different social and age groups in Highgate. SO1.2: Greater local participation in community initiatives. SO1.3: Successful joint working between and with the various authorities to ensure a mix of housing and access for all to well-maintained community facilities. <p>Policies</p> SC1: Highgate's Housing Needs. SC2: Community Facilities DH11: Backland Development KS1: 460-470 Archway Road Key Site 3: Highgate Bowl Key Site 4: 40 Muswell Hill Road Key Site 5: Gonnermann Site and Goldsmiths Court
Requiring good design 56-67	<p>Objectives</p> SO5.1: To guide the design and form of both new development and alterations to existing buildings and boundaries to preserve and enhance Highgate's conservation areas and ensure Highgate's rich archaeological history is recorded and, where necessary, preserved. SO5.5: To ensure that new development proposals are sustainable. <p>Policies</p> DH7: Shop Fronts DH8: Basements DH9: Refuse Storage DH11: Backland Development KS1: 460-470 Archway Road Key Site 2: Former Highgate Overground Station Key Site 3: Highgate Bowl Key Site 4: 40 Muswell Hill Road Key Site 5: Gonnermann Site and Goldsmiths Court



NPPF Chapter heading and Policy Paragraphs	Neighbourhood Plan Objective & Policy
<p>Promoting Healthy Communities 69, 70, 72, 73,74, 76, 77</p>	<p>Objectives SO1.1: Strengthened physical and social links between different parts of the Plan area and the different social and age groups in Highgate. SO1.2: Greater local participation in community initiatives. SO1.3: Successful joint working between and with the various authorities to ensure a mix of housing and access for all to well-maintained community facilities SO4.1: To promote safer and more attractive open spaces and public realm. Policies DH10: The Environmental Health of Future Residents OS3: Local Green Space SC3: Allotments and Communal Open Space</p>
<p>Conserving and enhancing the natural environment 109-111, 114</p>	<p>Objectives SO4.1: To promote safer and more attractive open spaces and public realm. SO4.2: To work with local authorities, Transport for London and others to secure the removal of redundant or unnecessary street furniture, and to work with them to enhance the design of Highgate’s streets and public realm. SO4.3: To link Highgate’s public spaces to educational, cultural, ecological and recreational uses. SO4.4: To protect and enhance the area’s village character through conservation of its natural features, including trees, habitats and open spaces, in both public and private ownership. SO4.5: To safeguard and enhance the biodiversity of the area’s major Open Spaces by ensuring that development in the Plan Area does not adversely impact on those spaces, or on the ecologically important network of smaller green spaces. SO4.6: To ensure the preservation and enhancement of Local Character, as defined in the NPPF. SO4.7: To maximize public access to Highgate’s open spaces. Policies SC3: Allotments and Communal Open</p>



NPPF Chapter heading and Policy Paragraphs	Neighbourhood Plan Objective & Policy
	<p>Space OS1: Fringes of Highgate’s Open Space OS2: Protection of Trees and Mature Vegetation OS3: Local Green Space OS4: Biodiversity and Ecological Corridors Key Site 2: Former Highgate Overground Station Key Site 3: Highgate Bowl Key Site 4: 40 Muswell Hill Road</p>
<p>Conserving and enhancing the historic environment 126, 133</p>	<p>Objectives SO5.1: To guide the design and form of both new development and alterations to existing buildings and boundaries to preserve and enhance Highgate’s conservation areas and ensure Highgate’s rich archaeological history is recorded and, where necessary, preserved. SO5.2: To ensure, wherever possible, that any development strengthens the feeling of community. SO5.3: To mitigate the effect of building works on neighbours. SO5.4: To maintain the sense of Highgate as a green village. SO5.5: To ensure that new development proposals are sustainable.</p> <p>Policies DH1: Demolition in Highgate’s Conservation Areas DH2: Development Proposals in Highgate’s Conservation Areas DH3: Rear Extensions DH4: Side Extensions DH5: Roofs and Roofscape DH6: Front Boundaries DH7: Shop Fronts DH12: Archaeology KS1: 460-470 Archway Road Key Site 2: Former Highgate Overground Station Key Site 4: 40 Muswell Hill Road</p>



3.0 Contribution to the achievement of Sustainable Development

3.1 The HNP must contribute to sustainable development (as defined in the NPPF and summarised in this Basic Conditions Statement) and presented (paragraph 7 of the NPPF) as consisting of three dimensions:

- to contribute to building a strong, responsive and competitive economy;
- to support strong, vibrant and healthy communities; and
- to contribute to protecting and enhancing the natural, built and historic environment.

Table 2: How the Highgate Neighbourhood Plan contributes to Sustainable Development

Delivering Economic Sustainability	
NPPF Sustainability Objective	Contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.
HNP Objective/Policy	To maintain the vitality and viability of the area's commercial cores so they continue to meet the day-to-day needs of the community and enrich and enliven the public realm. <i>Sub-objectives:</i> SO2.1 The implementation of a new vision for Highgate High Street, Aylmer Parade and the business premises in the Archway Road that is forward-looking, entrepreneurial, sustainable and attractive SO2.2 To attract more visitors to Highgate SO2.3 To increase local prosperity, achieved in part through greater mutual feedback between local businesses and residents SO2.4 To attract, maintain and enhance employment
HNP Policies	KS1: 460-470 Archway Road Key Site 3: Highgate Bowl Key Site 4: 40 Muswell Hill Road EA1: Highgate Village Core EA2: Archway Road EA3: Aylmer Parade Key Site 5: Gonnermann Site and Goldsmiths Court
Commentary	These HNP policies contribute to economic sustainability by: <ul style="list-style-type: none"> ▪ maintaining the viability and vitality of the area's commercial cores so they continue to meet the day to day needs of the community; ▪ providing new opportunities and conditions for new investment, business and employment with the identification of key site allocations.



	Additional housing will generate more customers for local businesses
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Delivering Social Sustainability	
NPPF Sustainability Objective	Support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being
HNP Objective/Policy	To help Highgate develop and maintain a strong and sustainable community which works to minimise social deprivation and exclusion. Sub-objectives: SO1.1 Strengthened physical and social links between different parts of the Plan area and the different social and age groups in Highgate SO1.2 Greater local participation in community initiatives SO1.3 Successful joint working between and with the various authorities to ensure a mix of housing and access for all to well-maintained community facilities
HNP Policies	SC1: Highgate's Housing Needs. SC2: Community Facilities DH11: Backland Development KS1: 460-470 Archway Road Key Site 3: Highgate Bowl Key Site 4: 40 Muswell Hill Road Key Site 5: Gonnermann Site and Goldsmiths Court
Commentary	These HNP policies contribute to social sustainability by: <ul style="list-style-type: none"> ▪ Allocating sites for new housing, in line with Haringey's Site Allocations; ▪ Requiring high quality design which reduces social exclusion; ▪ Requiring a mix of housing that recognises the need for affordable housing, housing for young families and housing for older people; ▪ Ensuring that all new developments respect the heritage and character of Highgate Conservation Area; ▪ Encourages joint working with key partners to deliver social and community facilities; ▪ To promote sustainable modes of transport ▪ To enhance accessibility to local services and support the community's health, social and cultural wellbeing. ▪ Requiring developers to contribute to public realm improvements.



Delivering Environmental Sustainability	
NPPF Sustainability Objective	Contribute to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
HNP Objective/Policy	<ul style="list-style-type: none"> ▪ To empower the whole community to protect, enhance and obtain the maximum benefits from Highgate's open space. ▪ To preserve and enhance Highgate's unique character. ▪ To ensure that new development proposals are sustainable
HNP Policies	SC3: Allotments and Communal Open Space OS1: Fringes of Highgate's Open Space OS2: Protection of Trees and Mature Vegetation OS3: Local Green Space OS4: Biodiversity and Ecological Corridors TR1: Movement of Heavy Goods TR2: Minimising the Impact of Traffic Arising from New Development TR3: Improving Parking in Highgate TR4: Promoting Sustainable Movement TR5: Dropped Kerbs and Crossovers Key Site 2: Former Highgate Overground Station Key Site 3: Highgate Bowl Key Site 4: 40 Muswell Hill Road DH1: Demolition in Highgate's Conservation Areas DH2: Development Proposals in Highgate's Conservation Areas DH3: Rear Extensions DH4: Side Extensions DH5: Roofs and Roofscape DH6: Front Boundaries DH8: Basements DH9: Refuse Storage DH10: The Environmental Health of Future Residents DH12: Archaeology
Commentary	The HNP contributes to environmental sustainability by: <ul style="list-style-type: none"> ▪ explicitly protecting the historic environment; ▪ promoting local services, facilities and employment reducing the need to travel; ▪ requiring protection of open spaces and identifying new Local Green Space designations; ▪ To safeguard and enhance the biodiversity of the area's major Open Spaces ▪ Encouraging walking and cycling; ▪ To promote safer and more attractive open



	spaces and public realm
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4.0 General Conformity with Camden and Haringey’s Strategic Polices

- 4.1 The statutory development plan for Camden and Haringey currently consists of the following documents, setting out policies and proposals for the development and use of land:
- The London Plan (2015);
 - LB Camden’s Core Strategy (2010);
 - LB Camden’s Development Policies (2010);
 - LB Haringey’s Local Plan Strategic Policies (2013);
 - LB Haringey’s Saved UDP Policies (2013)
- 4.2 The Highgate Neighbourhood Plan is in general conformity with these documents.
- 4.3 Haringey is currently working on a suite of Local Plan documents, and once adopted, will supersede those listed above in 4.1 and form part of the statutory development plan. The Forum considers its draft NP is in general conformity with the strategic policies of the emerging plans (Alterations to the Strategic Policies, Development Management Policies and Site Allocations). Furthermore, the plan’s Key Site allocations have been developed to be in line and compliment the sites identified in Haringey’s Site Allocations document. The Forum has worked very closely with Haringey on the Key Sites and discussions around the policy approach to the sites have been ongoing throughout the plan-making process.
- 4.4 Both Council’s strategic policies have been assessed with particular reference to their detailed objectives and specific policies, to ensure that the Highgate NP is in general conformity with the respective adopted policies. Tables 3 and 4 below illustrate this general conformity. Please note that where a core strategy policy is not identified it is not considered relevant to the HNP.

Table 3: General Conformity with LB Camden’s Core Strategy

Camden’s Core Strategy Policy	Highgate Neighbourhood Plan Objective/Policy
CS5 Managing the impact of growth and development	SO1.1, SO1.2, SO1.3
CS6 Providing quality homes	SO1.3
CS7 Promoting Camden’s centres & shops	SO2.1
CS8 Promoting a successful and inclusive Camden economy	SO2.2, SO2.3, SO2.4
CS10 Supporting community facilities and services	SO1.3
CS11 Promoting sustainable and efficient travel	TR4, KA1, KA2, KA3, KA5, SC3, OS4
CS13 Tackling climate change through promoting higher environmental standards	SO5.5
CS14 Promoting high quality places and conserving our heritage	SO5.1, SO5.2, SO5.3, SO5.4, SO5.5
CS15 Protecting and improving our parks	SO4.1, SO4.2, SO4.3, SO4.4, SO4.5,



and open spaces and encouraging biodiversity	SO4.6, SO4.7
CS16 Improving Camden's Health & Well-Being	SO1.3, SO4.3
CS18 Dealing with our waste and encouraging recycling	SO5.5

Table 4: General Conformity with LB Haringey's Local Plan Strategic Policies

Haringey's Local Plan Strategic Policies (2013)	Haringey's emerging Site Allocations (2016)	Haringey's emerging Development Management Policies (2016)	Highgate Neighbourhood Plan Objective/Policy
SP1 Managing Growth	SA 38: 460-470 Archway Rd SA 39: Former Highgate Rail Station SA 40: Gonnermann Antiques site SA 42: Highgate Bowl		KS1, KS2, KS3, KS4, KS5
SP2 Housing		DM15 (B) DM18	SO1.3 KS1, KS2, KS3, KS4, KS5 SC1, SC2, TR4, KA1, KA2, KA3, KA5, SC3, OS4
SP4 Working towards a Low Carbon Haringey			SO5.5
SP7 Transport		DM33, 34	SO 3.1, SO 3.2, SO3.3, SO3.4 TR1, TR2 TR3, TR5, DH6
SP8 Employment			SO2.2, SO2.3, SO2.4 EA1, 2, 3
SP9 Improving skills and training to support access to jobs and community cohesion and inclusion			SO2.4
SP10 Town Centres		DM42, 43	SO2.2, SO2.3, SO2.4 EA1, 2, 3
SP11 Design			SO4.2, 5.1 DH 1-12
SP12 Conservation		DM9 (B) DM18	SO5.1, SO5.2, SO5.3, SO5.4, SO5.5 DH1, 2, 3, 4, 5, 6,



Haringey's Local Plan Strategic Policies (2013)	Haringey's emerging Site Allocations (2016)	Haringey's emerging Development Management Policies (2016)	Highgate Neighbourhood Plan Objective/Policy
			7,8,9,10,11,12
SP13 Open Space and Biodiversity			SO4.1, SO4.2, SO4.3, SO4.4, SO4.5, SO4.6, SO4.7 SC3, OS1, OS2, OS3, OS4, DH9, DH10, KA2, KA3
SP14 Health and Well-Being			SO1.3 SC1, 2, 3
SP15 Culture and Leisure			SO4.3 SC2
SP16 Community Facilities			SO1.3 SC2

5.0 European Union Regulations

Strategic Environment Assessment (SEA)

- 5.1 Strategic Environmental Assessment (SEA) is a requirement of the EU Directive on the assessment of certain plans and programmes on the environment. The SEA Report (known as the 'Environmental Report') was published alongside the draft Highgate Neighbourhood Plan.
- 5.2 An important first step in the SEA process involved establishing the 'scope', i.e. those issues/objectives that should be a focus of the SEA, and those that should not. For the Highgate Neighbourhood Plan, subsequent to scoping work (including consultation), it was established that the SA scope is essentially reflected in a list of 12 sustainability objectives, grouped under 8 'topic' headings. Taken together, these sustainability topics and objectives set the parameters of SA, and provided a methodological 'framework' for assessment.
- 5.3 The Environmental Report explains how reasonable alternatives were assessed in relation to two 'headline' plan issues, namely: 1) Economic activity, and specifically the matter of allowing/preventing premises changing use class (e.g. A1 use class is retail; B1 use class is office space; C1 use class is residential) within Highgate Village Core, along Archway Road and at Aylmer Parade; and 2) Open space and public realm, and specifically the policy approach to managing the existing open space at the Hillcrest Estate.
- 5.4 Summary alternatives assessment findings are presented within the Environment Report. Within each row of the table - i.e. for each of the relevant SEA topics - the performance of each option is categorised in terms of 'significant effects (using red / green) and also ranked in order of preference. Also, at the end of each table is the response of Highgate Neighbourhood Forum to the assessment findings.



- 5.5 The assessment has highlighted the likelihood of the plan resulting in ‘significant positive effects’ in terms of climate change adaptation, health and well-being and historic environment / townscape objectives, and notably positive effects are also likely in terms of most other topics. No significant negative effects are predicted, although the assessment has highlighted a number of tensions and/or instances where additional policy might result in more positive effects in terms of specific objectives. Such tensions are inevitable in plan-making, and it will be the role of the Forum to give consideration to ‘striking the best balance’ when finalising the plan for submission. Perhaps most notably, the Forum should give further consideration to addressing the tension / striking a balance between the objective to maintain local character, and the objective to support the housing delivery that will be necessary to ensure a mixed and balanced community in the long term.
- 5.6 A non-technical summary (NTS) is set out in Appendix 1 and summarises the key findings of the SEA. The NTS and the full SEA forms part of the submission to both Camden and Haringey Councils.
- 5.7 The Forum considers its final submission plan does strike a balance between the objective to maintain local character, and that to support long term housing. Several amendments have been made to the design and heritage policies to ensure development does take into account local character and setting. Indeed, the HNP is in line with both Camden and Haringey’s strategic policies, which have managed to strike the right balance between housing growth and maintaining local character.

Habitats Regulations

- 5.7 The Highgate Neighbourhood Plan is considered to be compatible with the EU Habitats Directive. The NP is not likely to have a significant effect on a European site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European offshore marine site (as defined in the Offshore Marine Conservation (Natural Habitats, & c.) Regulations 2007, either alone or in combination with other plans or projects).
- 5.8 A Habitats Regulation Assessment (HRA) was undertaken for Camden Council’s Local Development Framework documents and concluded that they would be unlikely to have significant effects on wildlife. Similarly, Haringey carried out a HRA on their Strategic Policies and suite of emerging Local Plan documents, and concluded that their policies and proposals are unlikely to have significant effects on Lee Valley SPA and Ramsar site and Epping Forest habitats. As the HNP is intended to be in conformity with the strategic policies of both Councils, a separate HRA for the plan is not necessary.
- 5.9 Both Camden and Haringey Councils have undertaken an Equality Impact Assessment (EqIA) for the plan’s effects on individuals and groups with protected characteristics. The Plan has sought to minimise any negative impacts on the equality strands of gender, race, religion, sexual orientation, age, disability, class and deprived communities.

6.0 Conclusions

- 6.1 The policies in the Highgate Neighbourhood Plan have been drafted taking into account national and local planning policies and are considered to be in conformity with these policies. The Strategic Environmental Assessment (SEA) indicates that the Plan would have a significant positive effect on the area. Taking all these together, we consider that the Plan is in conformity with relevant national and local policies and relevant EU regulations.



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Appendix BCS 1: Strategic Environmental Assessment (SEA) of the Highgate Neighbourhood - Non-Technical Summary (attached as a separated PDF to this document).