

Haringey's Local Plan  
**Strategic  
Policies**

2013 – 2026

(formerly the Core Strategy)

March 2013

Consolidated with alterations since 2017





London Borough of Haringey  
River Park House  
225 High Road  
Wood Green  
N22 8HQ

[www.haringey.gov.uk](http://www.haringey.gov.uk)

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Haringey's Local Plan

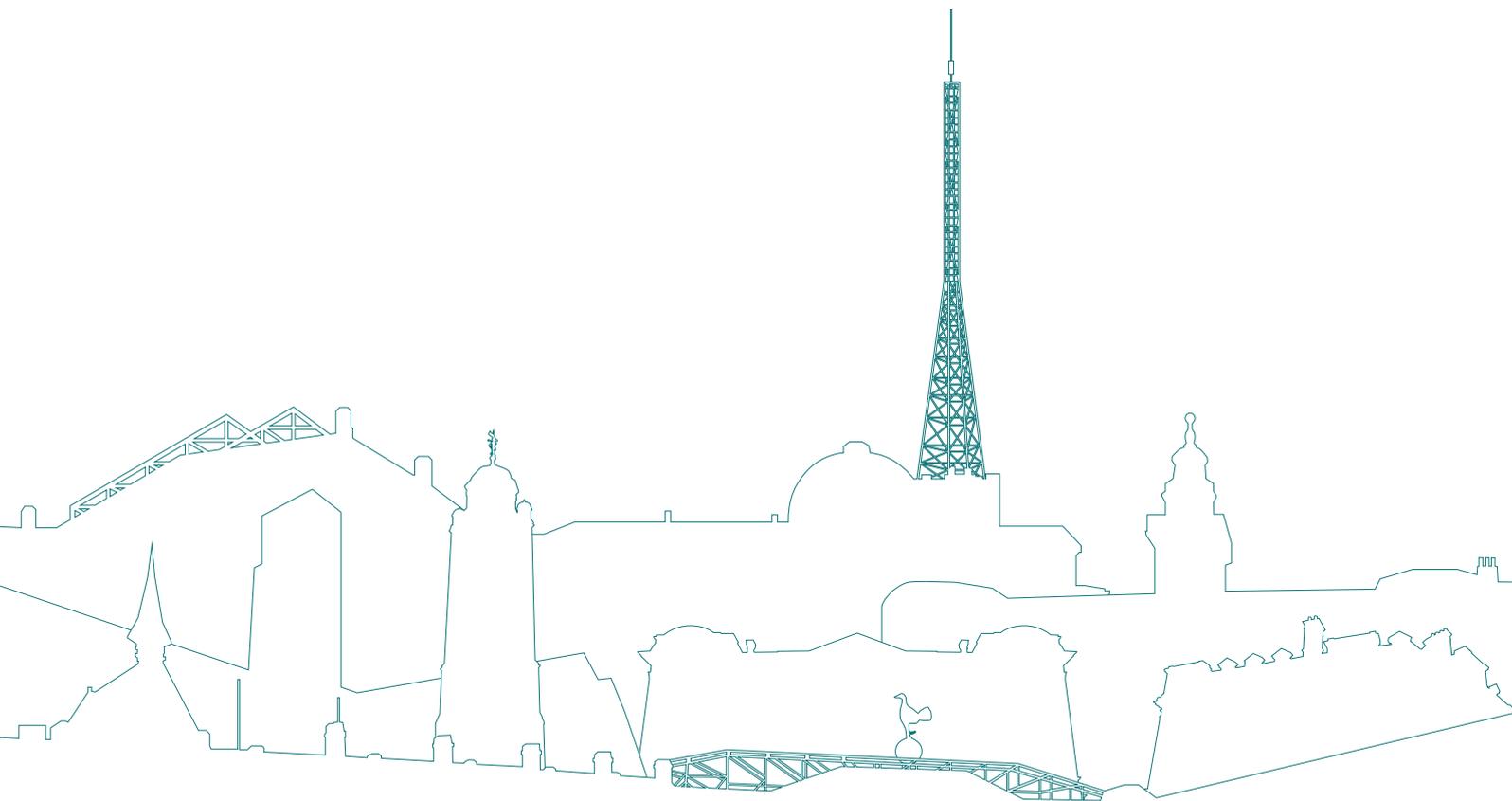
# Strategic Policies

2013 – 2026

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# FOREWORD

It is with great pleasure that I am able to present this, the first document of the Council's Local Plan. The Local Plan Strategic Policies will shape the location and scale of development in the borough from now until 2026.

Great care and attention has been taken in setting out responses to the plethora of challenges and opportunities that exist in Haringey. The Local Plan, as the spatial planning document, tasked with fulfilling the aims of the Council's Sustainable Community Strategy, has a key role in shaping the future of the borough, and fulfilling the Council's vision of creating a place for diverse communities that people are proud to belong to.

This Plan has been shaped by ongoing consultation and engagement involving local people, businesses and communities, as well as service providers and key stakeholders. Through this engagement, the Council will continue to build on these relationships to help deliver the aims of sustaining and improving the life chances of our residents, especially those who are most vulnerable, and in developing a borough which is a good place to be born, learn, work, have fun and grow old.

The Local Plan will enable the regeneration of the growth areas at Tottenham and Haringey Heartlands, while protecting the amenity and appearance of the borough's conservation areas. It sets out how and where new development can be accommodated to deliver the housing challenge facing the borough. New infrastructure has been identified to deliver high quality services to existing and future residents. The land to create opportunities for local businesses has been safeguarded, and the future shopping needs of local residents' planned for. A commitment to sustainable design and a low carbon future has been made.

It is hoped that over the lifetime of this Plan, the borough will flourish as a place to live, work, and visit and that through the positive impacts of new development, local resident's quality of life will grow. Further work is necessary now to ensure that the policies set out here are put into place effectively, with a complementary Development Management Policies document, and a range of topic based supplementary documents, coming forward in the near future. Together these will ensure that Haringey remains a place for diverse communities that people are proud to belong to.



A handwritten signature in black ink that reads "Alan Strickland".

**Cllr Alan Strickland**

*Cabinet Member for Housing  
Regeneration and Planning*

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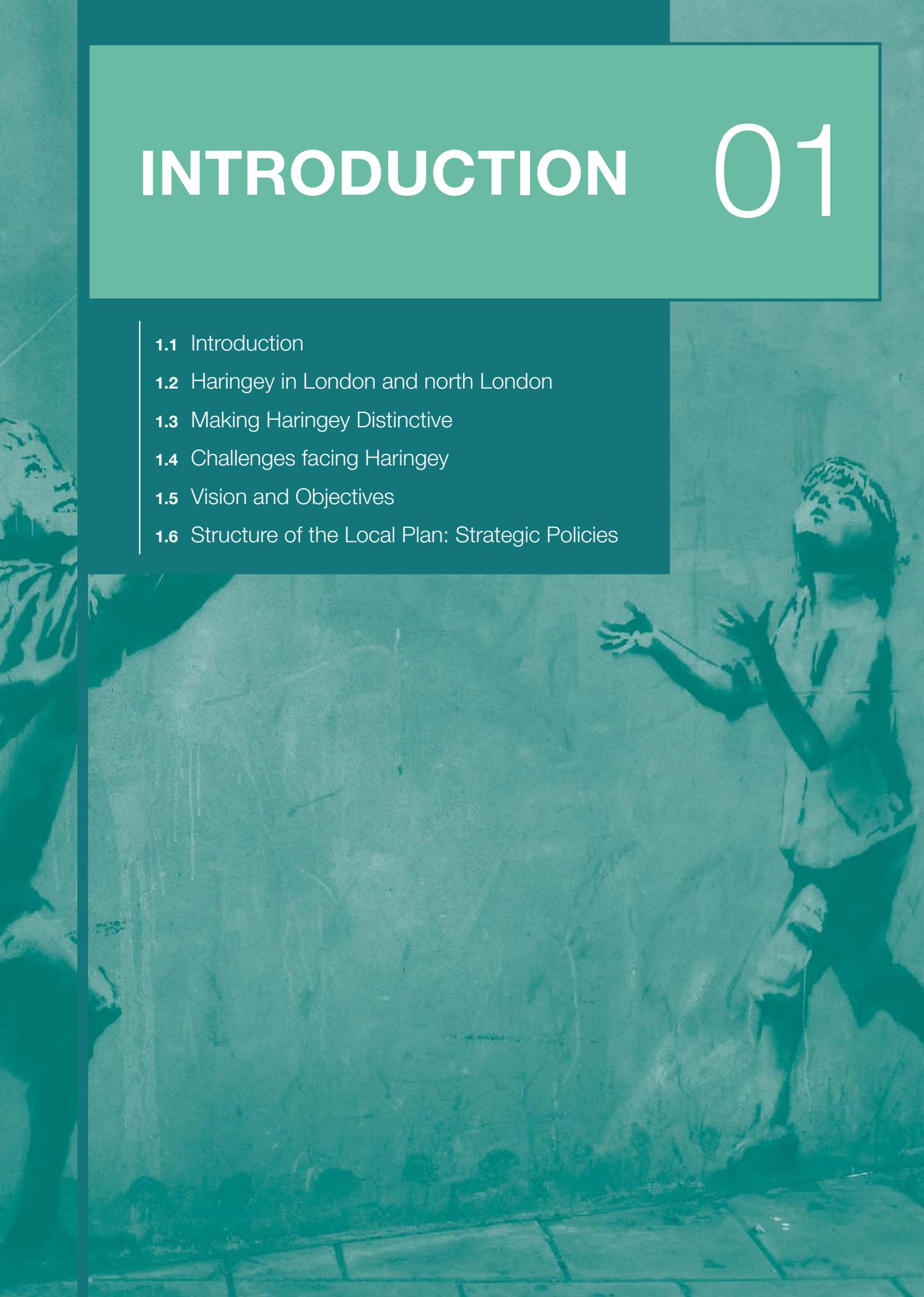
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# INTRODUCTION

# 01

- 1.1 Introduction
- 1.2 Haringey in London and north London
- 1.3 Making Haringey Distinctive
- 1.4 Challenges facing Haringey
- 1.5 Vision and Objectives
- 1.6 Structure of the Local Plan: Strategic Policies



### What is the Haringey Local Plan: Strategic Policies?

- 1.1.1** The Local Plan: Strategic Policies (referred to as the Local Plan throughout the document), sets out a vision and key policies for the future development of the borough up to 2026. It takes forward the priorities of Haringey's Sustainable Community Strategy and other plans and strategies, to identify a vision for Haringey as a place to live, work and visit, and contains key policies and an implementation framework to deliver the vision.
- 1.1.2** The Local Plan outlines how the Council will address local and strategic development needs including housing, employment, leisure, and retail provision. It goes beyond traditional land use planning and considers other plans and strategies that influence the use of land and the way that places around us look and work. The Local Plan covers the physical aspects of location and land use but also addresses other factors that make places attractive, sustainable and successful, such as social and economic matters. Preparation of these policies has been subject to a sustainability appraisal. This promotes sustainable strategies and policies through an assessment of their social, environmental and economic impacts.
- 1.1.3** Haringey's Local Plan gives spatial interpretation to the Council's adopted Sustainable Community Strategy's key outcomes:
- People at the heart of change;
  - An environmentally sustainable future;
  - Economic vitality and prosperity shared by all;
  - Safer for all;
  - Healthier people with a better quality of life; and
  - People and customer focused.
- 1.1.4** The Local Plan also takes into consideration:
- new and emerging government policy;
  - the London Plan;
  - local issues and priorities facing the borough; and
  - future challenges such as climate change.

## Consultation on a Partial Review of the Haringey Local Plan Strategic Policies

### The Strategic Policies document

**1.1.5** Haringey's Strategic Policies Development Plan Document (DPD) was adopted by the Council in March 2013. The purpose of the document is to set out the long term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council's strategy for achieving that vision. In particular, it identifies the broad locations for delivering housing and other strategic development needs such as employment, retail, leisure, community facilities and other uses. It also sets the context for the other policy documents that make up the Haringey Local Plan, including:

- The Site Allocations DPD;
- The Development Management DPD;
- The Tottenham Area Action Plan; and
- The Wood Green Area Action Plan

**1.1.6** The first three of the above Local Plan documents are currently in the process of being prepared and alongside the schedule of alterations to the Strategic Policies, will all be taken forward in tandem for pre-submission consultation and submission to the Secretary of State for Independent Examination in Public.

## Why are the Strategic Policies being reviewed?

- 1.1.7** Since the Strategic Policies were adopted there have been a number of changes in the overarching planning framework, including at the national and regional level, which affect planning locally. These changes include:
- The release of 2011 Census data, which set out higher than previously projected population growth figures for London, prompting the Mayor of London to prepare and adopt Further Alterations to the London Plan (FALP), and subsequently update the whole London Plan, that significantly increased Haringey's strategic housing target from 820 homes per annum to 1,502 homes per annum, effective from April 2015 – an 83% increase;
  - Changes to permitted development rights, which give greater scope for the permitted change of use of offices, shops and warehouses to go to residential development, as well as provision for larger residential extensions;
  - Changes to the National Planning Practice Guidance (NPPG), in particular, the methodology for assessing needs, most recently for Gypsy and Traveller accommodation needs, as well as for seeking affordable housing from small developments, potentially putting it at odds with Haringey's Local Plan Strategic Policy SP2(7), which requires residential schemes for 1-9 units to provide 20% affordable housing;
  - The introduction of both a Mayoral and Haringey Community Infrastructure Levy (CIL), which changed the way in which new development contributed financially or in kind towards the provision of strategic and local infrastructure required to support sustainable communities;
  - The preparation of further key local evidence base studies, including an Open Spaces and Biodiversity study, an Urban Characterisation Study, and a Strategic Housing Market Assessment, as well as updates to existing studies on Employment Land, Development Viability and the Pan-London wide Strategic

Housing Land Availability Assessment. These new and updated studies reflect the current state of the environment with respect to the local economy and demands for various land uses, which has changed significantly since the recession when the bulk of studies to inform the Strategic Policies were undertaken; and

- The new Housing Zone designation to be applied to Tottenham Hale, which will see significant public and private investment committed to the area to unlock its development potential and accelerate housing delivery, prompting the Council to prepare a comprehensive regeneration framework for the area along with a dedicated Area Action Plan.

**1.1.8** In light of these changes, the Council has identified a number of alterations, the vast majority of which are factual updates, which need to be made to the Local Plan: Strategic Policies to bring it up to date and ensure it remains consistent with the current national and regional planning position.

### **Why is the Council only proposing a partial review of the Strategic Policies?**

**1.1.9** The Haringey Strategic Policies have already been subject to significant public scrutiny in their preparation, including an independent Examination in Public, following which they were found to be sound and in general conformity with both national policy and the London Plan. There have been no changes to national planning policy since the Strategic Policies were adopted (only to its supporting guidance), and the alterations to the London Plan were limited to addressing the implications of London's population growth on housing needs, and therefore did not alter the regional spatial strategy for how the Capital is to manage its growth and development over the next 20 years. The vast bulk of Haringey's Strategic Policies document therefore remains consistent with both the national and regional policies, and there is no need therefore for these to be revisited at this early stage in the Plan's implementation.

**1.1.10** Further, the intention behind having a suite of local plan documents, rather than just one plan, was to enable each to be reviewed independently and updated as necessary either in whole or in part to keep them up to date.

**1.1.11** In the context of the updates required, in this instance the Council has determined that a partial review is appropriate. The Council is also content that, while Haringey's strategic housing target has been significantly increased, such growth can be accommodated in accordance with the current spatial strategy for the Borough and that this remains the most appropriate strategy when compared with the reasonable alternatives.

### **Other Local Plan Documents**

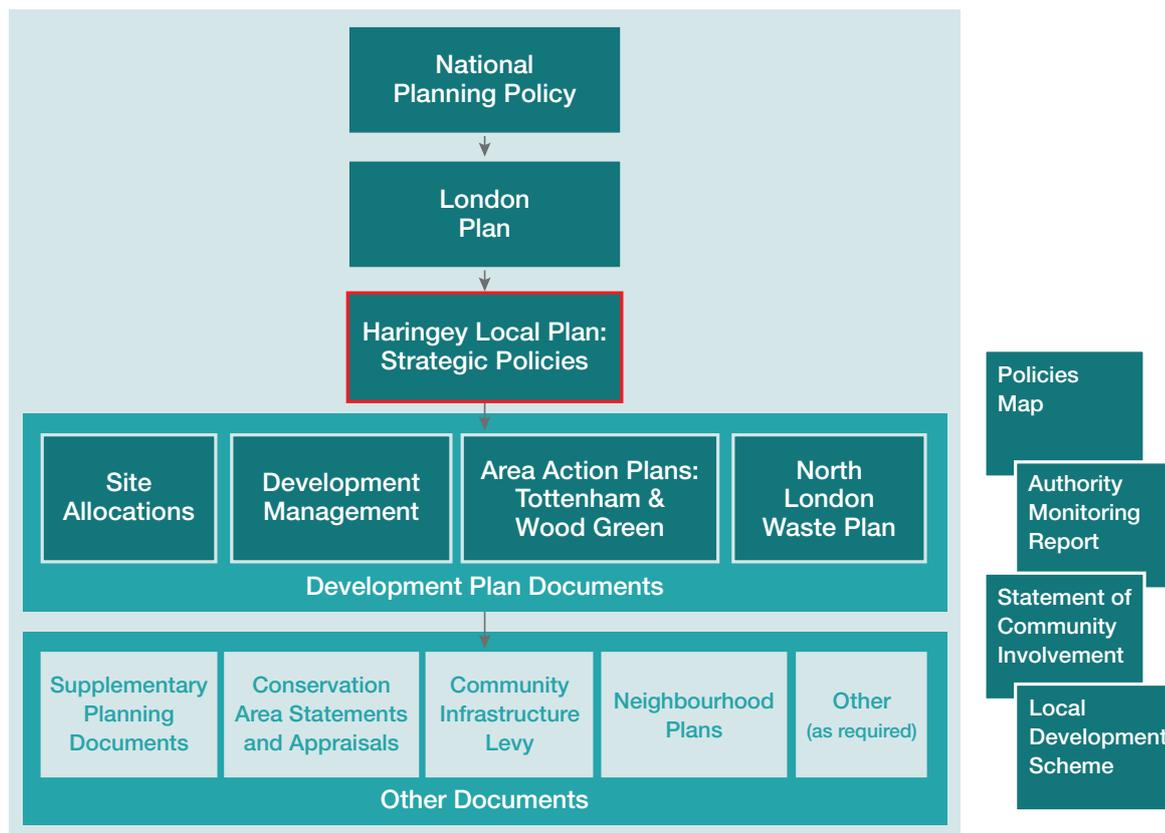
**1.1.12** The Local Plan Strategic Policies is the primary and strategic Development Plan Document and is at the heart of Haringey's Local Plan (Figure 1.1). The framework is a folder of planning policy documents. These documents are divided into three types:

- Development Plan Documents (DPD)
- Supplementary Planning Documents (SPD)
- Others such as the Statement of Community Involvement (SCI) and the Authority Monitoring Report (AMR).

**1.1.13** The Local Plan guides the content of the other planning documents (including Area Action Plans and Supplementary Planning Documents). Alongside the Local Plan, the Council is also producing other Development Plan Documents: a North London Waste Plan, Area Action Plans for Wood Green, Tottenham High Road Corridor, Northumberland Park and Tottenham Hale. The work programme for the Local Plan documents is set out in a Local Development Scheme 2015 (LDS) which includes a description and timetable for the production of each document. The Local Plan will eventually replace Haringey's Unitary Development Plan (UDP) 2006. Please see Appendix 1 for details on the saved UDP policies.

**1.1.14** Haringey's Local Plan is the key Development Plan Document. Together with the London Plan and Haringey's 'saved' UDP policies, these three documents make up the statutory 'development plan' for Haringey.

**Figure 1.1: Haringey Local Plan**



1.1.15 Planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise (Planning and Compulsory Purchase Act 2004, Section 28 (6)).

### How we have prepared the Local Plan Strategic Policies

1.1.16 The process for preparing the Council’s Local Plan is set out below:

- Gathering evidence and consulting on key ‘issues and options’ (February - March 2008);
- Developing the Council’s preferred approach and consulting on it alongside the sustainability appraisal (May – June 2009);
- Preparing the Local Plan for ‘proposed submission’ consultation (May - June 2010);
- Submission of the Local Plan to the government (‘submission’) for a public examination where the document is assessed by a Planning Inspector (March 2011);

- Examination in Public (June/July 2011 & Feb 2012);
- Publication of the Inspector’s Report, (December 2012); and
- Adoption of the Local Plan by the Council (March 2013).

### Public consultation

1.1.17 The preparation of Haringey’s Local Plan involved two main stages of public involvement and consultation. Firstly, the Council gathered views on the key issues facing the borough and the options for tackling them. The Issues and Options document was agreed in December 2007 and consultation took place between February and March 2008. The results of this consultation helped to inform the development of the Preferred Options.



*Green Lanes*

**1.1.18** Consultation on the Preferred Options took place between May and June 2009 and included a comprehensive consultation programme. The Council met with community groups, stakeholders and ran a number of public workshops and events. Articles in Haringey People (distributed to all Haringey households), use of the press, mailings and Haringey's website were used to engage as many communities as possible. Involvement of key stakeholders, for example infrastructure providers and neighbouring boroughs, took place throughout the preparation of the Plan. The comments and input received from the consultations were taken into consideration in the drafting of the final Plan. For each stage of preparation there is a consultation report that gives details of the consultation carried out and summarises the comments received.

### **Supporting evidence**

**1.1.19** The Local Plan is a key strategic document for Haringey and will have a major effect on the future development of the borough. Therefore, it needs to be based on a thorough understanding of the issues and challenges the borough faces and its policies need to be supported by robust evidence. The Council commissioned and collected a wide range of studies and information to inform the preparation of the Local Plan (also known as 'the evidence base'). This includes, but is not limited to, the following:

- A Sustainability Appraisal;
- Haringey Authority Monitoring Report;
- Haringey Retail Capacity Study, 2008;
- Haringey Housing Needs Assessment, 2007;
- Affordable Housing Viability Study, 2010;

- Climate change and capacity assessment for sustainable energy demand and supply in new buildings in Haringey (2009);
- North London Strategic Flood Risk Assessment, 2008;
- Haringey Borough Profile (2009);
- Haringey Biodiversity Action Plan, 2009;
- Haringey Employment Study, 2009 (with updates 2015);
- Strategic Housing Market Assessment, 2014;
- Development Appraisals and Viability Testing, 2014;
- Open Space And Biodiversity Study 2014
- Census information (2011);
- Haringey Infrastructure Delivery Plan, 2009 (with updates 2015)

### **Haringey's Sustainable Community Strategy and other strategies**

**1.1.20** The Local Plan needs to take into account other plans and strategies that influence the borough. The Plan is aligned with the priorities identified in the Council's Sustainable Community Strategy. Please see section 1.5 on Vision and Objectives for more information.

**1.1.21** Other strategies relevant to the Local Plan include:

- Haringey's Housing Strategy (2016);
- The Local Implementation Plan (LIP) (May 2011);
- Haringey's Regeneration Strategy (January 2008);
- Haringey's Children and Young People's Plan 2009 - 2020;
- Child Poverty Strategy 2008-11;
- Haringey's Greenest Borough Strategy (July 2008);
- Safer for all Strategy 2008 – 2011;
- Experience Still Counts: Haringey's strategy for improving the quality of life of older people 2009-12; and
- Well-being Strategic Framework (2007).



High Road, Tottenham

## National Planning Policy and the London Plan

**1.1.22** The Council's Local Plan documents must be consistent with national policy prepared by the government as set out in the National Planning Policy Framework (NPPF), unless there is strong evidence that an alternative approach is more appropriate in Haringey. The Council's planning documents must also be in general conformity with the Mayor of London's London Plan (2011). The London Plan sets a social, economic and environmental framework for the future development of the capital, providing the London-wide context for borough planning policies.

## Sustainability Appraisal and other assessments

**1.1.23** The preparation work for the Local Plan included a Sustainability Appraisal to assess its environmental, social and economic impacts. This has helped to make sure the Council's strategy and policies are sustainable by identifying any potential harmful impacts and suggesting ways to minimise them. It also helped to identify how to maximise beneficial impacts.

**1.1.24** The Council carried out a Sustainability Appraisal and consulted on it at each of the stages in the production of the Plan - Issues & Options, Preferred Options and Proposed Submission. The Sustainability Appraisal is published alongside this Local Plan.

**1.1.25** In addition, the Council carried out an Equalities Impact Assessment. This assessed the likely impact of the Local Plan and its policies on specific groups in terms of race, gender, disability, age, sexual orientation and religion/beliefs. The Council also carried out an assessment as to whether the Local Plan's emerging approach and policies were likely to have any significant effect on sites of European Importance for Habitats or Species, or an adverse impact on the integrity of those sites. The screening assessment found that no significant effects were likely and therefore it was not necessary to carry out Task 2 (Appropriate Assessment) and Task 3 (Mitigation and Alternative solutions) of the Habitats Regulations Appropriate Assessment process.

# 1.2

## HARINGEY IN LONDON AND NORTH LONDON

**1.2.1** Haringey is one of 32 London boroughs (Figure 1.2). It was formed from the merger of the municipal boroughs of Hornsey, Wood Green and Tottenham. The borough, which is 30 square kilometres in size, sits in north London. Some of the more familiar local landmarks include Alexandra Palace, Bruce Castle, and Tottenham Hotspur Football Club.

**1.2.2** Haringey is strategically located in the London-Stansted-Cambridge-Peterborough growth area (Figure 1.3). With strong links to the City, West End and Stansted Airport the borough is very well placed for both business and commuting. By 2016 it is estimated that approximately 350,000 new London jobs will have been created within one hour commuting time of Haringey. These include the new job opportunities created at Stratford City and the Olympic 2012 site, accessible by rail in 15 minutes from Tottenham Hale although currently there is only one train per hour, which limits the accessibility of Tottenham Hale to this part of east London.

**Figure 1.2: Haringey in the London Context**



1.2.3 Haringey's strategic "hub" position is shown below. North London lies between the growth areas of:

1.2.4 Central London, which is the focus of London's expanding world city role. It will continue to offer employment for many workers living in north London, to be a major source of demand for goods and services from north London and also to be a source of growth in the form of activities that need to be close to Central London, but are unwilling or unable to pay the associated costs of being located there.

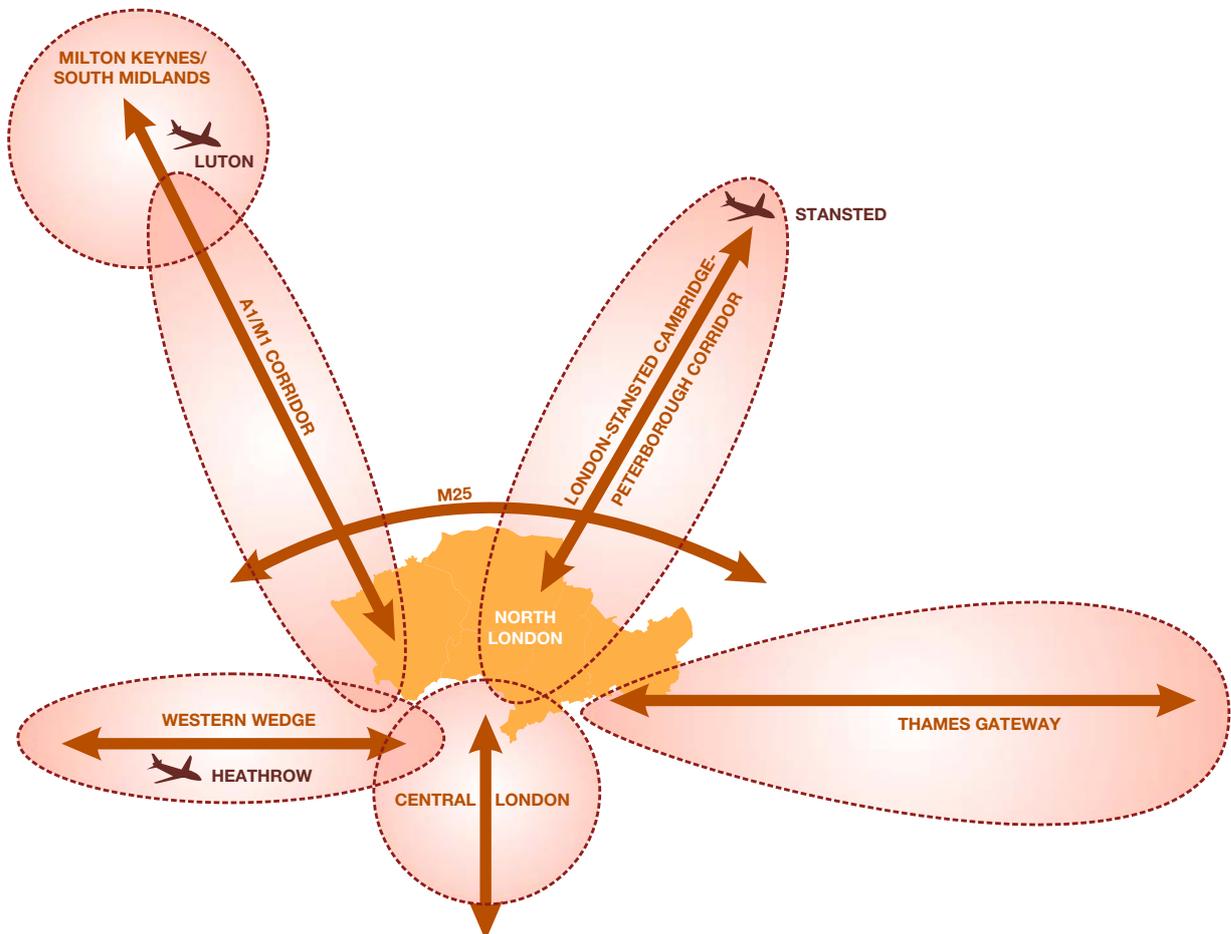
1.2.5 The London-Stansted-Cambridge-Peterborough (LSCP) growth area, of which the eastern section of North London forms part. The Stansted/M11 corridor alone is planned to have 40,000 new jobs and will be a potential source of new employment for north London workers. The East of England Regional Spatial Strategy (2008) envisages substantial growth in the corridor beyond the London boundary, especially around Harlow, driven by the expansion of Stansted airport.

1.2.6 The Thames Gateway is the largest regeneration area in the UK and is expected to create around 200,000 jobs up to 2016. The western end of the Gateway abuts the eastern end of north London. It includes Stratford, just beyond the sub-regional boundary, with its High Speed One Channel Tunnel rail link and will generate 30,000 jobs up to 2016.

1.2.7 The Western Wedge stretching from Paddington to the Thames Valley and abutting the west of north London at Brent Cross. Although this is not a formal growth area, it has been one of the most dynamic development areas in the UK, buttressed by the expansion of Heathrow. The impetus of this growth will continue to a significant extent, even though the strategic priority area is now East London.

1.2.8 The M1 and A1 corridors are also not formal growth areas, but they underpin north London's strategic role as the corridor between London and many parts of the UK. They link north London to Luton Airport, the growth area around Milton Keynes/South Midlands and expanding towns like Watford and Stevenage.

Figure 1.3: North London Growth Corridor



**1.2.9** Haringey is part of north London. The Council, along with the boroughs of Barnet, Enfield, Waltham Forest and public, private and voluntary organisations work together as part of the North London Strategic Alliance (NLSA). The NLSA seeks to raise the profile of North London and increase public and private sector investment into the sub-region to address the following issues:

- Coordinating housing growth with social and transport infrastructure;
- Supporting the outer London economy, including promoting the role of town centres;
- Increasing access to employment through skills development and training; and
- Promoting a vision for the Upper Lee Valley.

**1.2.10** The Upper Lee Valley has experienced a long period of decline due to structural decline of manufacturing in London. Several programmes have attempted to halt this trend, including substantial investment from the European Union. In addition, new opportunities such as the 2012 Olympic Games Legacy and the pressure for increased housing supply mean a new vision for the area is needed to ensure comprehensive redevelopment and regeneration and avoid the area being developed on a piecemeal, site by site basis.

**1.2.11** Through the NLSA, the boroughs of Haringey, Barnet, Enfield and Waltham Forest together with the Greater London Authority have worked to develop a new vision that can guide the future of the area over a 20-30 year period. The vision seeks to:

- Make better use of and access to the unique assets of the Upper Lee Valley improving biodiversity and promoting it as North London's Waterside;
- Reverse economic decline and create a strong platform for economic growth using its strategic locations as part of a world city;
- Improve transport connections to the City, Central London and Stratford and enhance internal connectivity;
- Promote social inclusion, environmental and economic sustainability and an improved quality of life;
- Make better use of urban land enabling more housing and business;
- Create an improved and sustainable housing environment and support community facilities;
- Promote good urban design; and
- Promote mixed use approach in the Central Leaside area making it the centre point and focus of the wider place.

**1.2.12** A Water Space Strategy is being carried out by British Waterways, to assist the NLSA in the delivery of an enhanced vision for the Upper Lee Valley.

**1.2.13** There are other action areas of the borough which require partnership working with neighbouring boroughs:

- The Upper Lee Valley;
- South Tottenham and Stamford Hill;
- Bounds Green and the North Circular Road corridor;
- Highgate; and
- Finsbury Park and Manor House - with major regeneration projects at Finsbury Park station (in Islington) and at Woodberry Down (in Hackney).

**1.2.14** There are also major redevelopment proposals in adjoining boroughs which will have an effect on the borough, for example Cricklewood/Brent Cross and London 2012/Stratford City.

**1.2.15** Other sub-regional partnerships have been established to address housing and waste issues. A North London grouping of Barnet, Enfield, Haringey, Islington, Camden and Westminster prepared a Strategic Housing Market Assessment and the seven boroughs of Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest are working to prepare a North London Waste Plan Development Plan Document.

**1.2.16** The London Plan was subject to further amendments in 2014 and updated in 2015. Amendments of particular relevance to the preparation of Haringey's Local Plan, and to the management of development and growth within the Borough, included:

- An increase in the number of homes to be delivered in London of 10,200 per annum including an increase in Haringey's strategic housing target from 820 homes per annum to 1,502 homes per annum;
- An update to London's employment growth projections for the period 2011 - 2036 for which job numbers in Haringey are projected to rise from 73,000 to 95,000 or by 29.5%, the greatest increase of any London borough;
- A commitment to consider an Opportunity Area designation for Wood Green;
- Despite the above, a downgrade in the Wood Green Metropolitan Centre and Finsbury Park District Centre propositions for the development of a buoyant office market based on the London Office Policy Review 2012 but continued support for the creation of a district centre at Tottenham Hale;
- An increase in the number of homes to be delivered within the Upper Lee Valley Opportunity Area, which includes a growth point at Tottenham Hale, from 9,000 homes to 20,100; and

The introduction of an indicative benchmark target for the provision of specialist elderly persons housing across London, including 100 units per annum in Haringey.

**1.2.17** The Mayor has also established an Outer London Commission (OLC) to make recommendations to inform the London Plan and other Mayoral strategies and plans. Those of particular relevance to the development of Haringey's Local Plan are:

- The basic structure to support rejuvenation of the outer London economy should be based on a constellation of town centres and other business locations rather than a few large growth hubs. Town centres are important not just in accommodating economic activity but as places people identify with and which serve as the focus for community life - indirectly, this in turn helps strengthen Outer London's economic base; and
- Crucial improvements to connectivity and movement within outer London. There is a strong feeling that improvement to orbital movement is especially important, coupled with realism over the scope for future large scale investment. The focus for investment should be based on a "spoke and hub" concept rather than a contiguous high speed link around the city and there is considerable potential in smaller scale improvements.

# 1.3

## MAKING HARINGEY DISTINCTIVE



**1.3.1** It is important that our Local Plan for the future development of the borough is based on an understanding of the characteristics that make Haringey what it is, and a knowledge of how it is likely to change. This section describes some of the features that give the borough its unique character.

### Haringey's people

- Haringey is home to 256,400 people living in an area of 30 square kilometres;
- Nearly half of the population comes from ethnic minority backgrounds;
- This diversity is reflected in the fact that almost half of all pupils in Haringey schools speak English as an additional language;
- Haringey has a relatively transient population. At the time of the 2011 Census, there were 26,178 migrants in the Borough, the 13th highest proportion in London;
- Haringey has a mosaic of community groups and networks. This contributes to community spirit and cohesion, mutual aid, empowerment, representation, advocacy and the desire for improvements to services, facilities and the environment. The Council's new Area Forum and governance structure will aim to support and enhance these networks.

### Haringey's places

- Haringey is an outer London borough which was created in 1965 by the amalgamation of three former boroughs; Tottenham, Wood Green and Hornsey;
- The borough covers an area of more than 11 square miles. Its most familiar local landmarks include Alexandra Palace, Bruce Castle and Tottenham Hotspur Football Stadium;
- Haringey has many residential areas and neighbourhoods, each with their own distinctive identity and characteristics;
- Haringey includes large areas of parks, recreation grounds and green open spaces, which make up more than 25% of its total area. They include both large parks and woods and smaller landscaped areas which are of significant amenity value to residents. The borough is home to four distinct ancient woods; Highgate Woods, Queen's Wood, Coldfall Wood and Bluebell Wood. The borough also includes part of the Lee Valley Regional Park, which is Green Belt, areas of Metropolitan Open Land, including Alexandra Park and Ecologically Valuable Sites. The borough has three rivers; the River Lee, New River and the Moselle Brook;
- Haringey has a range of centres providing shopping and services and local employment. These include Wood Green Metropolitan Town Centre, Tottenham High Road Historic Corridor and specialist centres like Crouch End and Muswell Hill.



*Tottenham High Road*

## Haringey's economy

- The borough retains concentrations of designated employment in industry, offices and warehousing;
- The borough contains 133 hectares of employment land, over 1,000 buildings, 722 business establishments and nearly 736,000m<sup>2</sup> of employment floorspace;
- The borough also contains other smaller employment locations which total a further 16.6 hectares of employment land;
- Haringey's economy is dominated by small businesses. 90% of the businesses employ 10 or less people;
- The major sectors of employment in Haringey are public administration, education and health (28%) and distribution, hotels and restaurants (including retail) (26%). Manufacturing and construction account for 12% of all employment.

## Haringey's homes

- 30% of Haringey's population live in the 10% most deprived areas in the country. The vast bulk of this population live in the central and eastern parts of the borough;
- There is a high demand for housing across all tenures;
- The need for affordable housing outstrips supply, with a shortfall in provision of 11,757 homes over the plan period. As a proportion of the total net housing requirement for all tenures (20,172), this equates to 59%. At an annual rate, this is 784 affordable homes out of 1,345;
- Housing need disproportionately affects BME households, and 40% of Black African and Asian households are living in unsuitable accommodation.

## Haringey's environment

- A network of parks, open space, wildlife sites and Green Belt is one of Haringey's strengths, making an important contribution to the quality of life. Despite this, parts of Haringey are deficient in different types of open space provision;
- There are strong water links i.e. the River Lee Navigation both with its strong heritage and cultural associations and connections to both the Thames and the Docklands;
- The amount of waste being recycled in Haringey has increased by more than 100 tonnes per week following new changes to the Council's recycling services.

## Haringey's transport

- Haringey has relatively good public transport;
- Some parts of the borough have good tube and rail links to central London and to Heathrow and Stansted Airports;
- There is a good network of cycle routes across the borough including cycle lanes on main roads, separated cycle lanes and special fully signed quiet routes;
- The borough has the third highest percentage (54%) of residents who travel to work by public transport.

## Haringey at a glance

**1.3.2** Haringey contains 19 wards which are grouped into seven Area Forums. These Area Forums provide local residents with the opportunity to contribute to the enhancement and improvement of their neighbourhoods. The overall vision of the Forums is to create a borough where the gap between the east and west is removed, with local involvement in the planning, reshaping and delivery of local services.

**1.3.3** The Local Plan aims to respond to local need by linking the strategic policies with all the Council's Plans and strategies. A snapshot of each Area Forum/Neighbourhood is provided below highlighting the key information as well as potential opportunities for the area over the plan period.

# TOTTENHAM AND SEVEN SISTERS NEIGHBOURHOOD

- 1.3.4** This neighbourhood includes the wards of Tottenham Green, Seven Sisters and Tottenham Hale. It has a diverse population of approximately 45,800, incorporating a large Jewish community, predominantly living in South Tottenham and Stamford Hill, a large Black community and the largest Asian population in the borough.
- 1.3.5** Just over half of the residential properties in the area are flats and the average household income for the area is £29, 358. Nearly 44% of residents live in areas which fall into the 10% most deprived in the country.
- 1.3.6** The area includes part of the Lee Valley Regional Park and is home to the recently renovated Green Flag Markfield Park.
- 1.3.7** Tottenham High Road is an important historic corridor, comprising six conservation areas: Tottenham Green, Seven Sisters, South Tottenham High Road, Bruce Grove, Clyde Circus and Scotland Green. In recent years there has been significant regeneration work in the area and a number of improvements have been made to the Edwardian buildings.
- 1.3.8** The area has a number of small shopping parades, and residents also use neighbouring Hackney services. Tottenham Hale Retail Park is an important shopping hub for Haringey residents, as well as neighbouring borough residents.
- 1.3.9** The area is home to the main campus for College of Haringey, Enfield and North East London (CHENEL), the historic Tottenham Town Hall, and the Bernie Grant Arts Centre. The area also benefits from Tottenham Green Leisure Centre and the Marcus Garvey Library.
- 1.3.10** The area is well connected to Central London, North London and Stansted Airport by underground, rail and buses. As part of the improvements to the Tottenham gyratory system and pedestrian and cycle networks, there will be a new high quality station square and public transport interchange at Tottenham Hale Station and other major transport improvements.
- 1.3.11** Tottenham Hale is an Opportunity Area within the London Plan, and is designated a Housing Zone with the potential to provide more than 5,000 new homes and 4,000 jobs, as well as a mix of commercial, retail and leisure uses.
- 1.3.12** The Tottenham Regeneration Team, established following the Tottenham riots in August 2011, aims to fundamentally change and improve the Tottenham area and make the most of its geographical, cultural and economic potential.
- 1.3.13** The Tottenham and Seven Sisters Area Forum and Committee Area Plan focuses on:  
Supporting business and employment; promoting and increasing the growth and use of community green spaces; supporting community groups with their active engagement in the area; reducing crime; providing more opportunities for residents to be engaged in major developments; tackling the ongoing issues connected to Houses in Multiple Occupation (HMOs); supporting Older People; linking up the voluntary sector groups in the community to share resources, expertise and capacity in the community; improving public realm; improving transport and connectivity and improving provisions for young people.
- 1.3.14** The Local Plan policies, specifically; Open Space and Biodiversity; Community Facilities, and Health and Wellbeing; Town Centres; Housing; Transport; and Employment, aim to meet the local priorities for this neighbourhood.

**Figure 1.4: Tottenham and Seven Sisters Neighbourhood**



# CROUCH END NEIGHBOURHOOD

- 1.3.15** This neighbourhood includes the wards of Hornsey, Stroud Green and Crouch End. It has a population of approximately 37,000 and is home to Haringey's largest nature reserve, the Parkland Walk, as well as Stationers Park, which has Green Flag status.
- 1.3.16** Half of all households are owner occupied and there are relatively low levels of deprivation in the area. However, Hornsey is one of the 10% most deprived areas in the country and the Campsbourne Estate is amongst the 5% most deprived areas in England.
- 1.3.17** Crouch End ward is characterised by Victorian/Edwardian architecture and has a vibrant town centre with many cafes, restaurants and boutiques.
- 1.3.18** Hornsey Town Hall, in the centre of Crouch End, is an important 1930s Grade II listed building. Until recently the building was used as Council offices and is planned for mixed use redevelopment.
- 1.3.19** Although the area is not served by the underground system, it is well served by buses and the London Overground railway line, allowing residents easy connection to Central London.
- 1.3.20** Part of the area is to be covered by the proposed Wood Green Area Action Plan, and the major development will bring benefits of housing, employment, community and education facilities to the local community. Other opportunities for the area include a potential for mixed use development around the Hornsey Depot site and Hornsey Town Hall, preservation and enhancement of conservation areas and green spaces and several opportunities to ensure that the retail activities of Crouch End District Town Centre are preserved.
- 1.3.21** The Crouch End Area Plan focuses on:
- Promoting an active community; providing support for businesses; increasing provisions for community safety; prioritising affordable housing; promoting the use and facilitating the improvement of parks, green space and greenery; facilitating positive change to the community and environment through the planning process; improving public realm; improving transport and encouraging children to walk and use bikes.
- 1.3.22** The Local Plan policies, specifically Community Facilities; Design; Town Centres; Employment; Waste; Open Space and Biodiversity; and Housing, aim to meet the local priorities for this neighbourhood.

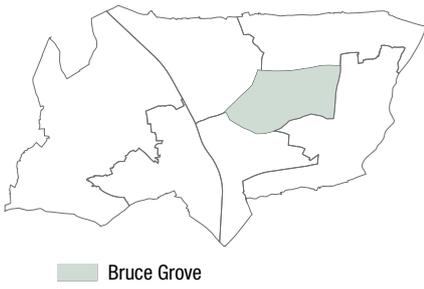
**Figure 1.5: Crouch End**



# WEST GREEN AND BRUCE GROVE NEIGHBOURHOOD

- 1.3.23** This neighbourhood includes the wards of West Green and Bruce Grove and has a population of approximately 28,000. Most of the residential development took place in the Victorian/Edwardian Era, but the neighbourhood dates back further to Roman times, with Ermine Street (High Road) and to medieval times, with the Swan Public House. Bruce Grove Road is rich with Georgian architecture and decorative Almshouses.
- 1.3.24** Broadwater Farm Estate was built in 1967, with a number of tower blocks consisting of 1063 units. The estate suffered many problems from its early days due to design faults, a lack of amenities, vacant units and civil disruption. Regeneration started in the 1980s and since then a number of community facilities and services have been developed. It is now home to 4,000 people.
- 1.3.25** The area includes the following conservation areas: Bruce Castle, Scotland Green, Tottenham Green and North Tottenham and Bruce Grove, which is also a Restricted Conversion Area. Open spaces in the area include Downhills Park in West Green, one of Haringey's eleven Green Flag parks, and Lordship Recreation Ground, which is undergoing major improvements, including an eco-education play centre, a Model Traffic Area for children and opening up of the River Moselle.
- 1.3.26** The area is not connected to the underground service, though, it is well served by buses and the London Overground railway line, allowing residents to commute to Central London.
- 1.3.27** This area was particularly affected by the riots in 2011, but will benefit from the priorities set out in the Area Action Plan for Tottenham, in terms of local economy, housing choice and standards and environment. Improvements are planned for the Bruce Grove District Centre and the Tottenham High Road Historic Corridor. As a result there will be training and employment opportunities for local residents.
- 1.3.28** The West Green and Bruce Grove Area Forum and Committee Area Plan focuses on:
- Promoting an active community life by increasing communication about local activities and providing space for community groups; reduce levels of anti social behaviour and improve community safety; promoting healthy living by encouraging use of local parks as places of enjoyment and activity, improving housing by cracking down on rogue landlords; encourage use of parks and green spaces; improving public realm; tackling unemployment; implementing youth provisions.
- 1.3.29** The Local Plan policies, specifically Design; Community Infrastructure; Waste; Housing; Transport; and Town Centres aim to meet the local priorities for this neighbourhood.

**Figure 1.6:** West Green and Bruce Grove Neighbourhood

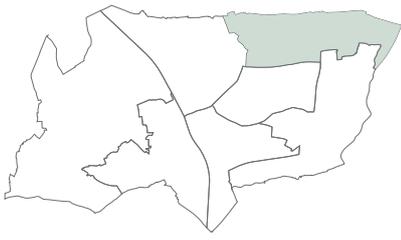


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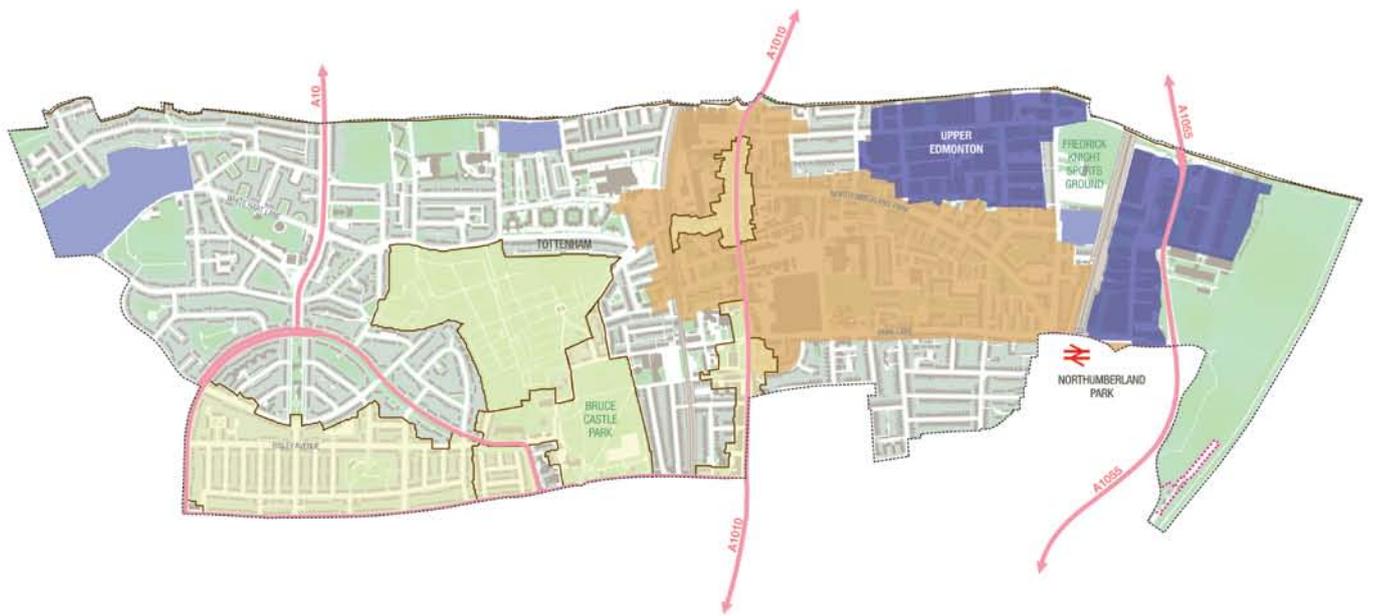
# WHITE HART LANE AND NORTHUMBERLAND PARK NEIGHBOURHOOD

- 1.3.30** This Neighbourhood includes the wards of Northumberland Park and White Hart Lane. It is a diverse neighbourhood with a population of approximately 28,000. It has a number of conservation areas and is home to Tottenham Hotspur Football Club.
- 1.3.31** The neighbourhood has a significant amount of deprivation and approximately 87% of residents live in areas which fall within the 10% most deprived areas in the country.
- 1.3.32** There are four conservation areas in White Hart Lane: Tower Gardens, Tottenham Cemetery, Bruce Castle and Peabody Cottages. Tower Gardens is an important conservation area in the neighbourhood and represents one of the earliest 'garden suburbs' in the world. It is characterised by good quality and practical buildings that show an inventive use of materials and vernacular motifs typical of the Arts and Crafts Movement.
- 1.3.33** Northumberland Park contains part of the Lee Valley Regional Park, which is part of London's largest Metropolitan Open Space. Access to the Lee Valley is currently poor but there are opportunities to improve this, which will benefit local residents and visitors.
- 1.3.34** Although the area is not connected by an underground service, it is well served by buses and the London Overground railway line, allowing residents to commute to Central London.
- 1.3.35** The area is due to benefit from the proposed major redevelopment and expansion of Tottenham Hotspur Football Club. Proposals include a new stadium, hotel, club shop, museum, supermarket and new homes, as well as associated improvements to local transport and the public realm. This redevelopment has the potential to deliver employment and training opportunities to local residents.
- 1.3.36** The area contains Strategic Industrial Land. Central Leaside is identified as a growth area in Enfield with up to 5,000 homes proposed.
- 1.3.37** The Northumberland Park and White Hart Lane Area Forum Area Plan focuses on:
- Reducing unemployment and supporting local businesses; supporting activity that encourages residents to engage in community life; tackling crime and anti-social behaviour; improving the environment by enforcing against fly-tipping and dog fouling, encouraging maintenance of front gardens and improving accessibility to the high street for disabled people; supporting mental health through the provision of leisure activities.
- 1.3.38** The Local Plan policies, specifically Housing; Transport; Conservation; Managing Growth; Employment; Open Space and Biodiversity; and Town Centres aim to meet the local priorities for this neighbourhood.

**Figure 1.7:** White Hart Lane and Northumberland Park Neighbourhood



White Hart Lane and Northumberland Park

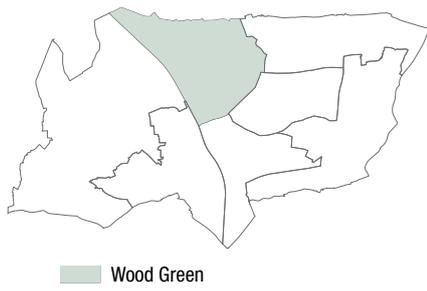


- |                                      |                        |
|--------------------------------------|------------------------|
| Conservation areas                   | Assembly area boundary |
| Growth areas                         | Town centres           |
| Strategic Industrial Location (SP8)  | River Lee              |
| Locally Significant Industrial Sites | A roads                |
|                                      | Rail                   |
|                                      | Rail stations          |
|                                      | Tube stations          |

# WOOD GREEN NEIGHBOURHOOD

- 1.3.39** This Neighbourhood includes the wards of Bounds Green, Woodside and Noel Park. It is a culturally diverse area with a population of approximately 42,400.
- 1.3.40** The Wood Green Cultural Quarter includes the Chocolate Factory, a former Barratt's sweet factory, and now a complex of 80 artists' studios and small business units, which is north London's largest creative enterprise centre.
- 1.3.41** Approximately 26% of the residents live in areas which fall within the 10% most deprived areas in the country. The Noel Park housing estate was developed between 1881 and 1929 as model housing for local labour. It fell into disrepair by the 1960s, and has suffered from considerable deprivation, high unemployment and child poverty.
- 1.3.42** The neighbourhood has a number of open spaces including Woodside Park, White Hart Lane Recreation Ground and Chapmans Green, which has Green Flag status. Four Conservation Areas are located in the neighbourhood: Wood Green Common, Noel Park, Bowes Park and Trinity Gardens.
- 1.3.43** This neighbourhood has a busy Metropolitan Town Centre at Wood Green which is the highest ranking shopping centre in the borough.
- 1.3.44** The area is well served by public transport with Wood Green and Turnpike Lane tube stations and many buses to central and north London.
- 1.3.45** The London Plan designates Haringey Heartland/Wood Green as an Area of Intensification with potential to deliver approximately 2,000 new jobs and 1,000 new homes as part of a mixed use redevelopment. As this area develops, there will also be an opportunity to expand the Wood Green Cultural Quarter, to increase capacity, variety and pedestrian linkages at Wood Green, Haringey Heartlands and the Cultural Quarter and to promote Wood Green Metropolitan Town Centre as a successful shopping and leisure destination for North London.
- 1.3.46** The Woodside, Noel Park and Bounds Green Area Forum and Committee Area Plan focuses on:
- Encouraging community engagement; making provisions for community health; ensuring community safety; providing support for families via parenting classes and drop in centres for parents; tackling the issues connected to houses in multiple occupation; improving public realm; regeneration of local developments; exploring the potential for local work experience and / or apprenticeship schemes for young people.
- 1.3.47** The Local Plan policies, specifically, Design, Conservation, Waste, Community Facilities, Open Space and Biodiversity, Housing, Town Centres, and Employment, aims to deliver the priorities of this neighbourhood.

**Figure 1.8: Wood Green Neighbourhood**



- |   |                        |
|---|------------------------|
| Conservation areas                        | Assembly area boundary |
| Growth areas                              | Town centres           |
| Local Employment Area: Regeneration Areas | A roads                |
|   | Rail                   |
|   | Rail stations          |
|   | Tube stations          |

# ST ANN'S AND HARRINGAY NEIGHBOURHOOD

- 1.3.48** This Neighbourhood includes the wards of St Ann's and Haringay and has a population of approximately 28,000. St Ann's has been referred to as the most diverse ward in the UK. The two wards share Green Lanes District Town Centre, a vibrant area of the borough that is well known for its diverse range of shops, restaurants and cafes.
- 1.3.49** The area features a high population turnover and there is a high concentration of Houses in Multiple Occupation. 18% of the community live in areas which fall into the 10% most deprived areas of the country.
- 1.3.50** The area has three Green Flag Parks:  
Finsbury Park, Chestnuts Recreational Ground, and Railway Fields. Other parks and smaller green community spaces include: Duckett's Common and Fairfax/Falkland Open Space and the Gardens Community Garden.
- 1.3.51** The Haringay area developed in the late 19th Century with the 'ladder' dating from 1881, and the Gardens dating from the 1890s. The area is rich in Victorian and Edwardian architecture and was a prominent hub of entertainment until the late 1950s.
- 1.3.52** Although the area is not connected by an underground service, it is well served by buses and the London Overground railway line, allowing residents to commute to Central London.
- 1.3.53** Improvements to the housing stock and access to the employment market, by raising skills and educational attainment, is a priority for the Council. Plans are in place for a cross-borough working initiative with Hackney and Islington, to ensure local benefits from the regeneration of the Woodberry Down Estate.
- 1.3.54** The St Ann's and Haringay Area Forum and committee Area Plan focuses on:  
Improving the environment by enforcing against fly tipping, littering and dog fouling; maintaining trees and planters along Haringey Green Lanes and developing a more robust refuse and recycling system; tackling crime and antisocial behaviour; encouraging inward investment to Green Lanes from tourists and Londoners; promoting the Arts, through the provision of exhibition space and community links; developing Green Lanes, with specific improvements planned to public realm, shop fronts, bridge improvements and Green Lanes corridor traffic improvement plans; promoting healthy living through poster campaigns, presentations and GP consultations; improving enforcement, caretaking and ground maintenance on Homes for Haringey estates.
- 1.3.55** The Local Plan policies, specifically, Housing; Transport; Town Centres; Employment; and Open Spaces and Biodiversity, aim to deliver the priorities of this neighbourhood.

**Figure 1.9: St Ann's and Harringay Neighbourhood**



# MUSWELL HILL AREA NEIGHBOURHOOD

- 1.3.56** This neighbourhood includes the wards of Muswell Hill, Highgate, Alexandra and Fortis Green. It has a population of approximately 47,000 residents.
- 1.3.57** Unemployment is well below the borough average and over half the households are owner occupied.
- 1.3.58** There are five conservation areas in the neighbourhood: Alexandra Park and Palace, Fortis Green, Highgate, Muswell Hill and Rookfield. A large proportion of the area is made up of open green spaces, including two Green Flag Parks: Albert Road Recreational Ground and Priory Park, Alexandra Park, The Grove, Crouch End playing fields, Muswell Hill Golf Course, and Highgate Golf Course, as well as Queen's Wood, Highgate Wood and Coldfall Wood, which are all ancient woodlands.
- 1.3.59** Alexandra Palace is an important historical building in Haringey. It was opened in 1873, soon became known as the 'People's Palace' and remains a significant recreation area for Londoners. The Palace is also of national public importance, housing the first television studios, and widely known as the birthplace of television.
- 1.3.60** Although the area is not connected by an underground service, it is well served by buses but is proposed to be served by Crossrail 2, with a station opening in 2030.
- 1.3.61** The area is to provide for modest growth, on a limited number of Brownfield regeneration and infill sites, providing a range of housing accommodation, whilst recognising that the preservation and enhancement of conservation areas and green spaces are important..
- 1.3.62** The Council is exploring opportunities to create a Cultural Area at Alexandra Palace to link up with the existing Cultural Quarter at Wood Green.
- 1.3.63** The Muswell Hill, Alexandra, Highgate and Fortis Green Area Committee Area Plan focuses on: improving childcare, through better access and affordability; supporting and encouraging community reporting of incidents by promoting the best ways to report issues; strengthening community involvement in the planning process; supporting local businesses and employment by encouraging apprenticeships; investigating national opportunities for business and promoting understanding of Council Planning powers in regard to ensuring mixed use business; providing opportunities for the borough's young people; developing community hubs; reducing crime and anti-social behaviour; improving transport/connectivity; increasing access to affordable housing; managing the issues connected to Houses in Multiple Occupation (HMOs).
- 1.3.64** The Local Plan policies, specifically, Design; Town Centres; Open Space and Biodiversity; Community Facilities; and Housing, aim to deliver the priorities of this neighbourhood.

**Figure 1.10: Muswell Hill Area Neighbourhood**



# 1.4

## CHALLENGES FACING HARINGEY



**1.4.1** In developing a strategy to guide change and development up to 2026, there are a number of social, environmental and economic challenges to which the Council needs to respond. These challenges are cross cutting issues which shape Haringey's Local Plan Strategic Policies. The key challenges are as follows:

- Population change;
- Housing;
- Worklessness;
- Health inequalities;
- Climate change;
- High quality design;
- Equality and inclusion;
- Transport; and
- Crime and safety.

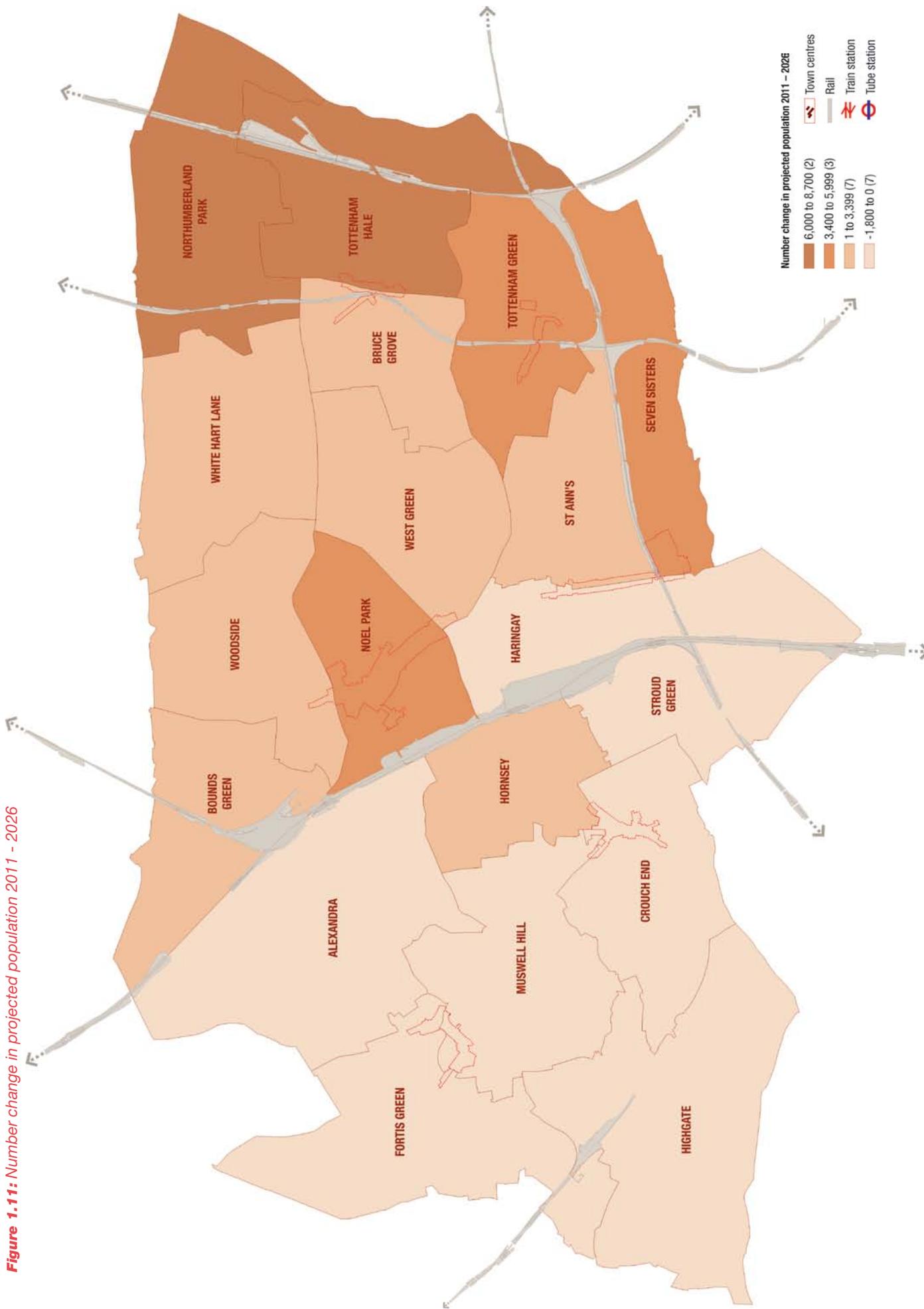
### Population change

**1.4.2** The number of people in Haringey is increasing and the make up of the population is changing (for example, households are getting smaller and people are living longer). In 2011, the population of Haringey was approximately 256,400, making Haringey the 17th most populated borough in London. By 2026, it is anticipated that the population will have increased to over 293,700, an increase of nearly 15%. This increase, and the levels of transience it represents, presents challenges, as well as enormous opportunities for Haringey (Figure 1.11).

**1.4.3** Haringey is in the top bracket for population turnover at an average of 261,400 from 2001 - 2007. Of this number, 49,900 moved within the borough. This level of turnover puts Haringey on a par with Camden, Islington, City of London, Westminster, Kensington and Chelsea, Hammersmith and Fulham, Wandsworth, and Lambeth, all of which are inner city boroughs.

**1.4.4** Haringey is an exceptionally diverse and fast changing borough. 50% of the population overall and three-quarters of young people, are from ethnic minority backgrounds and over 190 languages are spoken in the borough.

**Figure 1.11:** Number change in projected population 2011 - 2026





South Tottenham

- 1.4.5 The ethnic profile is constantly changing and becoming more and more diverse. By 2023 the 'white' population is estimated to make up 63.9% of the population compared to 64.7% in 2008. 'White' includes the established Greek and Turkish populations, but also includes a growing Eastern European population, as indicated by a significant increase in the number of National Insurance registrations. In 2008/09 the total number of new National Insurance registrations was 13,270, the fourth highest in London. St Ann's ward had the highest National Insurance registrations between 2006 and 2008 by residents whose previous address was overseas (between 2,300 and 2,960), while all wards in the west of the borough and White Hart Lane ward are in the lowest category (between 320 and 979).
- 1.4.6 Haringey has a young population with a high birth rate. Since mid-2007 there have been 3,100 more births than deaths. The population is set to increase over the coming years, with increases across all age groups with the exception of the 65-74 group which is set to decrease very slightly as a proportion of the total population.
- 1.4.7 The ethnic profile of the older age groups is likely to change most significantly with a higher proportion of Black Caribbean population (14.4%) in the over 75 group by 2023 than in 2008 (11.6%). The proportion of Black Africans in this age group is also expected to increase from 2.1% to 4.8% and it is likely that the numbers from European nations will also increase.

## Housing

- 1.4.8 It is the dynamics of the borough's population that lie behind the change and growth in housing demand in the borough. Currently, just under half of Haringey's households are owner-occupiers, with around 29% living in the social rented sector (18% Council stock, 11% Housing Association) and 22% in private rented accommodation. Owner occupation is greater in the west of the borough, with concentrations of social rented housing in the east of the borough, reflecting a wider social and economic polarisation. 30% of Haringey's population live in central and eastern areas of the borough which are among the 10% most deprived in England, and it is in these areas that regeneration efforts are currently concentrated.
- 1.4.9 There is a high demand for housing across all tenures. In the private sector this can be seen in house prices, which rose by 94.9% over 2002-7, with the average home in Haringey costing approximately £353,800 in summer 2008, although this average masks significant variation across the borough. While prices are falling at the time of writing, the long-term trend is for house prices to increase.
- 1.4.10 The need for affordable housing outstrips supply, with a shortfall in provision of 11,757 homes over the period 2015 to 2031. As a proportion of the total net housing requirement for all tenures (20,172) over the same period, this equates to 59%. At an annual rate, this is 784 affordable homes out of 1,345.
- 1.4.11 Responding to this shortfall is a priority for the borough: 26% of residents consider affordable decent homes to be the most important thing in making somewhere a good place to live, and 17% think that it is the thing that most needs improving in the local area. Housing need is reflected in high demand for social housing. In 2007/8 1,488 households joined the Housing Register, while only 868 households secured a permanent social rented home. In November 2008 about 4,800 Haringey households were living in temporary accommodation, and the borough continues to face a huge challenge in meeting government targets to reduce these numbers.

## Worklessness/Promoting a successful economy

**1.4.12** A net growth of 861,000 jobs is forecast for London from 2011 to 2036 (London Plan Table 1.1), with the North London Sub-Region accounting for circa 6.5% of this growth. The most significant growth is expected in the business and financial sectors and people orientated services. Haringey is projected to grow by 12,000 jobs over its plan period between 2011 and 2016, and up to 22,000 jobs by 2036.

**1.4.13** Haringey has a relatively large amount of industrial land. In the past, this land provided many jobs for manufacturing. But manufacturing has declined and we need to plan for new jobs to replace those being lost and to provide jobs for the increasing population. Travel to work patterns have become increasingly complex. It is accepted that many working residents in Haringey travel to work outside of the borough.

**1.4.14** Promoting a successful and inclusive economy is particularly challenging given the current economic situation. The Council will take into account these circumstances and take measures to support our residents and businesses during difficult economic times.

## Access to facilities and services

**1.4.15** The promotion of health and well-being cuts across many issues. There is an important link between how places are planned and the health of the people who live in them. Health should be considered as a key issue in the planning of developments, where the health impacts of the development are assessed and actions taken to create a healthy environment. Mixed and sustainable communities should improve access to health facilities as well as encouraging healthy lifestyles, for example by providing access to open spaces and recreational facilities, reducing noise and air pollution and designing walking routes and cycle lanes.

**1.4.16** Overall there is wide variation across the borough with the east of the borough having higher death rates and lower life expectancy than the west. White Hart Lane and Northumberland Park have the lowest life expectancy for women and Tottenham Green, Northumberland Park and Bruce Grove for men.



*Triangle Children's Centre, St Ann's*

Recent data suggest that the death rates in the east have decreased more than those in the west, perhaps showing a start in the reduction of inequalities.

**1.4.17** Haringey has a broad ethnic mix and the proportion of people from minority ethnic communities is set to increase, with more people from Black and Minority Ethnic (BME) communities in the older age groups. This will have implications for long term health conditions; although the overall proportion of people aged 65-74 is set to decrease, a greater proportion of older people will be from communities who are more at risk of conditions such as cardiovascular disease, diabetes, hypertension and renal failure. The proportion of people aged over 75 in the west of the borough is also forecast to increase. In addition there are high numbers of refugees and asylum seekers who are particularly vulnerable.

**1.4.18** The rate and pattern of development and wider population and demographic change will impact on future health needs and on the demand for health services.

**1.4.19** Fuel poverty remains a challenge for the borough. In Haringey, as might be expected, there are variations between the wards in the number of households in fuel poverty. The wards with the highest incidence are mainly in the east of the borough and include Seven Sisters, Northumberland Park and Noel Park. In the west there is less incidence with lowest being Fortis Green, Muswell Hill and Crouch End. This is not to say however, that within these wards there are no variations between individual households.

- 1.4.20 The Council and its partners seek to improve and ensure equitable access to services and facilities. It aims to address accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities.
- 1.4.21 NHS Haringey is implementing its Primary Care strategy which responds to inequalities in access to primary care and seeks to improve the level and quality of access to services.
- 1.4.22 Tackling wider health inequalities in Haringey is linked to deprivation and lifestyles choices.

### **Climate change**

- 1.4.23 It is recognised that climate change will affect all our lives and those of future generations, with global changes having local impacts. We need to respond to this by greatly reducing Haringey's impact on the environment by planning measures to deal with the cause and effects of climate change in the borough. Our response to these issues must be sensitive to the high quality environment in much of the borough.
- 1.4.24 Haringey Council signed the Nottingham Declaration in December 2006, and adopted a Greenest Borough Strategy in July 2008, committing itself to significantly reducing greenhouse gas emissions. Baseline carbon emissions data (2003) reveals that CO<sub>2</sub> emissions for Haringey are 49% from dwellings, 33% from non-domestic buildings and 18% from transport. The whole of the borough of Haringey is an Air Quality Management Area (AQMA) for the pollutants of NO<sub>2</sub> (Nitrogen Dioxide) and PM10 particulates which are the most prominent air pollutants). The dominant source of NO<sub>2</sub> and PM10 emissions in Haringey is road transport with a variety of other sources contributing emissions. This has implications for air quality, which is being addressed through the measures outlined in the Council's Air Quality Action Plan.

- 1.4.25 The need to protect and enhance the environment and the prudent use of natural resources is increasingly recognised. Future developments in the borough will be driven by the need to make better use of key resources such as land, buildings and construction materials, water, energy and waste, whilst reducing emissions that contribute towards climate change. The landfill of waste is no longer an option and we must seek to ensure that waste is reused and recycled locally.
- 1.4.26 Land is a finite resource and in responding to housing and population growth we must seek to reuse brownfield land and promote the more efficient use of land as an alternative to developing on green spaces. The reuse of brownfield sites, which have the potential for soil contamination, should be remediated in line with the NPPF and particular care should be taken in source protection zones for water abstraction.
- 1.4.27 Parts of the borough are in flood risk zones and the Council will take a strategic, risk-based approach to avoid placing inappropriate developments in areas at risk of flooding by applying the Sequential and Exemption Test. Mitigation and adaptation measures have an important role in managing the impact of future climatic changes.

### **High quality design**

- 1.4.28 High quality design is a key element in achieving sustainable development as it can create safe environments, make best use of a site responding to its setting and context, minimise the use of resources through sustainable design and construction and make developments accessible to everyone.
- 1.4.29 There are currently 16 listed buildings and two conservation areas currently identified as being at risk within the borough on English Heritage's register of Heritage at Risk. In addition, the borough faces the challenge of accommodating growth within its historic environment without harm to its historic significance.
- 1.4.30 The Council will use its available powers to ensure Haringey's section of the English Heritage 'Heritage at Risk' register is reduced, with the ultimate aim of having no heritage assets such as listed buildings or conservation areas on the register.

## Equality and inclusion

**1.4.31** In accordance with government legislation and policy, Haringey's Local Plan will incorporate policies that will promote fairness, inclusion and respect for people from all sections of society, regardless of their age, gender, disability, sexual orientation, race, culture or religion. Everyone should have an equal opportunity to access the services and opportunities available within Haringey. The Local Plan, will, therefore, promote socially inclusive communities through new development by:

- Ensuring that the impact of development on the social fabric of communities is considered and taken into account;
- Seeking to reduce social inequalities;
- Addressing accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities;
- Encouraging a variety of services and facilities and their accessibility e.g. recycling facilities;
- Providing, where possible, schools, hospitals, open space, public transport and training facilities, as well as employment and residential accommodation; and
- Taking into account the needs of all the community.

## Transport

**1.4.32** Haringey has relatively good public transport, providing its residents access to employment opportunities in the City and the West End, which are within easy travelling distance of rail and tube connections.

**1.4.33** Traffic volume on Haringey roads has reduced since 2001. However, there are congestion hotspots including in town centres and on the strategic road network. There is evidence that car ownership has also stabilised in recent years. Travel patterns are becoming more complex, particularly at peak times with commuting and the "school run". The borough is relatively well served by north-south routes, but movement east-west, particularly by public transport, is often difficult. High levels of car use and road congestion can harm local air quality, and in turn affect the health of residents.

**1.4.34** The Council wants to promote travel in Haringey so that it is safe, easy, and healthy and does not harm our local environment or contribute to climate change. In response, a package of measures is required to restrict car use, promote sustainable transport options and change travel behaviour.

## Crime and safety

**1.4.35** Crime has been steadily declining in Haringey. But some neighbourhoods and some groups remain much more likely to fall victim to crime than others – and, concern about crime, anti-social behaviour and fear of crime are the top concerns for people in the borough. Through Haringey's Safer for All Strategy 2008-11 the challenge is two-fold: to tackle persistent problems, including crime 'hotspots', anti-social behaviour, drugs and domestic violence; and to address public concerns about crime, through better and more targeted communications and initiatives.

**1.4.36** The Council needs to ensure that Haringey becomes a safer place while retaining the vibrancy that makes it such an interesting and popular place to live and visit. There are solutions to 'designing out crime' from our buildings and places.

# 1.5 VISION AND OBJECTIVES

**1.5.1** The main body of this document sets out Haringey's way forward on the key issues for the future, responding to the challenges the Council faces. These have been developed taking into account the following sources:

- Haringey's Sustainable Community Strategy and other Council plans and strategies;
- The responses to consultation on Issues and Options Consultation February-March 2008;
- The responses to consultation on the Preferred Options May - June 2009;
- Evidence we have collected and commissioned; and
- Other relevant plans and strategies.

## Local Plan Vision

**1.5.2** Haringey Strategic Partnership developed Haringey's Sustainable Community Strategy 2007 - 2016 which identifies priorities and a ten year vision for the borough. The overall vision of the Community Strategy is that Haringey will be:

**1.5.3** A place for diverse communities that people are proud to belong to. The six outcomes identified in the Community Strategy to achieve its vision are set out below.

## Strategic Outcomes

**People at the Heart of Change** by delivering new homes and new jobs, with supporting services and transport and utility infrastructure at the right place and the right time.

**An Environmentally Sustainable Future** by responding to climate change and managing our environmental resources more effectively to make Haringey one of London's greenest boroughs.

**Economic Vitality and Prosperity Shared by All** by meeting business needs and providing local employment opportunities and promoting a vibrant economy and independent living.

**Safer for All** by reducing both crime and fear of crime, through good design and improvements to the public realm and by creating safer, cleaner streets.

**Healthier People with a Better Quality of Life** by providing better housing, meeting health and community needs and encouraging lifetime well-being at home, work, play and learning.

**People and Customer Focused** by providing high quality, accessible services that give value for money, respond to people's need and meet their aspirations. Put greater emphasis on community engagement and tackle social exclusion.

**1.5.4** Following consultation with stakeholders and the general public on the Issues and Options Report (December 2007) and the Preferred Options (May and June 2009) and the vision from the Sustainable Community Strategy the following vision has been developed specifically for the Local Plan. It is this vision that the spatial strategy and strategic policies will deliver.

## VISION STATEMENT FOR HARINGEY IN 2026

### HARINGEY'S GROWTH

The different aspects of growth have varied across different locations in the borough. Haringey Heartlands and Tottenham Hale are successful new mixed communities with high quality social and community infrastructure. Wood Green Metropolitan Town Centre has continued to thrive with its mix of retail, leisure and cultural uses and has become an attractive place to live. Across the borough, neighbourhoods have benefited from preserving their historic character and improving areas where required, such as estate regeneration.

Haringey has a diverse growing population and a diverse landscape, embracing the Edwardian sweep of Muswell Hill, the colourful spectacle of Green Lanes, the panoramic hill top views from Alexandra Palace and the wide vistas of Tottenham Marshes and the River Lee. The uniqueness and distinctiveness of our varied neighbourhoods captures the essence of Haringey as a place to live, work and visit.

### ENVIRONMENTAL SUSTAINABILITY

Growth in Haringey is now managed to support sustainable communities. Growth is environmentally sustainable in its minimisation of the borough's contribution to climate change through location and design in the built environment, the promotion of reducing, reusing and recycling as a way of life, encouraging energy efficiency and using renewable energy, and by using and promoting sustainable travel modes and patterns. Haringey has a network of cycle lanes and secure bike parks, encouraging greater levels of cycling and walking, while also promoting the use of public and greener transport.

### ECONOMIC GROWTH

Haringey is a socially inclusive borough that tackles poverty and disadvantage. Haringey's economy is sustainable in terms of economic growth, and makes the most of employment opportunities. More people are engaged locally in employment, training and education. Haringey has exploited its strategic location and has increased inward investment to link people to areas of employment. The food and drink, clothing, information, communication and technology and the creative and cultural industries all form key parts of Haringey's 'unique selling point' with Haringey's diverse and entrepreneurial population creating robust markets for their goods and services.

### A SAFER AND HEALTHIER HARINGEY

Haringey is a safe borough where people feel secure and confident and can enjoy all the wonderful spaces and places the borough has to offer. Crime and the fear of crime have reduced. Haringey has high quality buildings and public realm guided by international and national best practice. The borough's open spaces are of high quality, accessible for all residents which are safe and secure, and provide appropriate facilities. The heritage and historic spaces, structures and buildings of Haringey are protected and maintained for existing and future generations to be proud of.

Haringey has a healthy population. All residents have access to health and education facilities and social and community services, and enjoy a healthy lifestyle and improved quality of life and well-being which is measurable across the borough.

### CIVIC ENGAGEMENT

Haringey has more opportunities for civic engagement and volunteering, drawing in local people to work together to tackle social isolation and exclusion.



*Haringey's Green Spaces*



*Hornsey High Street*

## Key principles

1.5.5 This spatial vision is underpinned by a number of key principles which guide and steer the Local Plan and its long term implementation:

- Making the best use of Haringey's land - creating sustainable communities particularly at Tottenham Hale and Haringey Heartlands;
- Reinforce a sense of place - building stronger communities and improving community safety by actively promoting community cohesion and working with local residents to help shape the places in which they live;
- Integrate transport and land use - creating a comprehensive public transport network that is accessible and safe for all and encourages residents to choose more sustainable modes of transport including public transport, walking and cycling;
- Work in partnership;
- Conserve and reuse resources - lessening our impact on the environment and preparing for climate change, developing the Council's sustainable design and construction policies, planning with other north London boroughs to provide sufficient land in the sub region to deal with waste;
- Diversify and grow the economy - supporting business and job growth, addressing the borough's worklessness by increasing the skills and employability of local people, encouraging enterprise and inward investment, protecting employment land, strengthening Haringey's town centres and planning for retail growth;

- Good design from the outset - protecting and enhancing the borough's distinctive characteristics, the historic environments contribution to an area's sense of place and establishing unique neighbourhoods and improving the quality and appearance of Haringey's public spaces and street scene;
- Access to open space - protecting, enhancing and improving access to Haringey's green and open areas, particularly in areas deficient in open space in the east of the borough;
- Support health and community well being - reducing inequalities in health and wellbeing, and
- Support community cohesion and civic engagement - providing high quality, accessible services that give value for money, respond to people's need and meet their aspirations.

## Strategic Objectives

1.5.6 The Council has developed a series of strategic objectives that take forward the Sustainable Community Strategy's strategic outcomes identified above and set out the basis for the Local Plan and its key policies. These objectives give direction for the spatial strategy set out in paragraph 2.1 and are developed further in the core policies which follow in section 3 of this document.

<b>PEOPLE AT THE HEART OF CHANGE</b>	
Objectives	Local Plan Strategic Policy (SP)
To manage growth at Haringey Heartlands and Tottenham Hale so that it meets our needs for homes, jobs and services, is supported by necessary infrastructure and maximises the benefits for the local area and community and the borough as a whole.	1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17.
To provide homes to meet Haringey's housing needs and strategic housing requirement of a minimum 19,800 net new homes over the plan period to 2026, in terms of affordability, quality and diversity and to help create mixed communities.	1, 2, 3, 11.
To promote the efficient and effective use of land whilst minimising environmental impacts.	1, 2, 4, 5, 6, 7.
To strengthen the role of Wood Green Metropolitan Town Centre and the borough's district centres as accessible locations for retail, office, leisure and community uses and new homes.	1, 2, 7, 8, 9, 10, 11, 15, 16.
<b>AN ENVIRONMENTALLY SUSTAINABLE FUTURE</b>	
Objectives	Local Plan Strategic Policy (SP)
To limit climate change by reducing CO <sub>2</sub> emissions in Haringey.	4, 7
To adapt to climate change by improving the sustainability of buildings against flood risk, water stress and overheating.	4, 5, 6
To manage air quality within the borough by travel planning, promotion of walking, cycling and public transport. To promote the use of more sustainable modes of transport.	7
To protect and enhance the quality of water features and resources, Pymmes Brook, Moselle and River Lee.	5
To reduce and manage flood risk in areas across the borough.	5
To increase energy efficiency and increase the use of renewable energy sources through establishing decentralised energy networks at Tottenham Hale and Haringey Heartlands and other places across the borough as opportunities allow.	4
To ensure the sustainable use of natural resources – by reducing, reusing and recycling waste and supporting the use of sustainable materials and construction methods.	4, 6
To manage air and noise pollution and land contamination.	4
<b>ECONOMIC VITALITY AND PROSPERITY SHARED BY ALL</b>	
Objectives	Local Plan Strategic Policy (SP)
To strengthen Haringey's economy by reducing worklessness by increasing skills, raising educational attainment and improving childcare and nursery provision.	8, 9, 15, 16
To enhance the environmental quality and attractiveness of the borough's town centres in response to changing economic and retail demands.	9, 10, 11
To link deprived areas with the employment benefits arising from the development of major sites and key locations in the borough and to improve access to new employment opportunities outside of the borough.	1, 7, 8, 9
To meet the needs of different sectors of the economy, including SMEs and those organisations within the voluntary sector through the provision of a range of premises of different types, sizes and costs	1, 8, 9
To support the development of Haringey's most successful growth sectors.	1, 8, 9, 10
<b>SAFER FOR ALL</b>	
Objectives	Local Plan Strategic Policy (SP)
To promote high quality buildings and public realm to improve townscape character.	11, 12, 13
To promote safe and secure buildings and spaces.	11, 12, 13
To promote a network of quality, accessible open spaces as areas for recreation, visual interest and biodiversity including improving access to Lee Valley Regional Park.	11, 12, 13
To conserve the historic significance of Haringey's heritage assets and historic environment.	11, 12
<b>HEALTHIER PEOPLE WITH A BETTER QUALITY OF LIFE</b>	
Objectives	Local Plan Strategic Policy (SP)
To improve the health and wellbeing of Haringey's residents by reducing inequalities in access to health services and promoting healthy lifestyles.	14, 16
To improve the provision of, and access to, education and training facilities.	9, 15, 16
To improve access to local services and facilities for all groups.	7, 8, 9, 10, 14, 15, 16
To ensure that community, cultural and leisure facilities are provided to meet local needs.	15, 16, 17

# 1.6

## STRUCTURE OF THE LOCAL PLAN STRATEGIC POLICIES

**1.6.1** The main body of the Local Plan sets out the Council's Spatial Strategy and policies for the future development of Haringey up to 2026 to meet the vision and objectives set out above and respond to the challenges we face. The Council has grouped the issues covered into six sections reflecting the priorities of its Sustainable Community Strategy:

**Section 3**

People at the Heart of Change in Haringey

**Section 4**

An Environmentally Sustainable Future

**Section 5**

Economic Vitality and Prosperity Shared by All

**Section 6**

A Safer, Attractive and Valued Urban Environment

**Section 7**

Healthier People with a Better Quality of Life

**Section 8**

Delivering and Monitoring

**1.6.2** Section 3 sets the Council's overall approach to the distribution of future growth in the borough and its management. It also includes our approach to housing and the type of housing needed to support Haringey's growing population. Section 4 contains the Council's approach to sustainable development and how it intends to make Haringey the greenest borough. Section 5 looks at ways in which Haringey will provide jobs and services and improve its town centres. Sections 6 and 7 explain how the Council intends to improve its built environment and make sure the quality of life in Haringey is maintained and enhanced. Finally Section 8 sets out how the Local Plan will be implemented through providing necessary infrastructure and working with partners and stakeholders. It also outlines how the Council will monitor the effectiveness of the Plan in delivering its objectives.

**1.6.3** All the policies within this plan are interrelated and should not be viewed in isolation. To enable greater ease of use, there is cross referencing to other directly related policies. However, these policies should not be used as the sole means for comprehensively assessing which policies apply to a development proposal. Development proposals will be assessed on how well they meet all relevant policies within the Local Plan together with other relevant policies in the development management plan for Haringey. Appendix 1 sets out the extant policies of the 2006 UDP that will still apply when determining planning applications until they are completely replaced by the Development Management Policies.

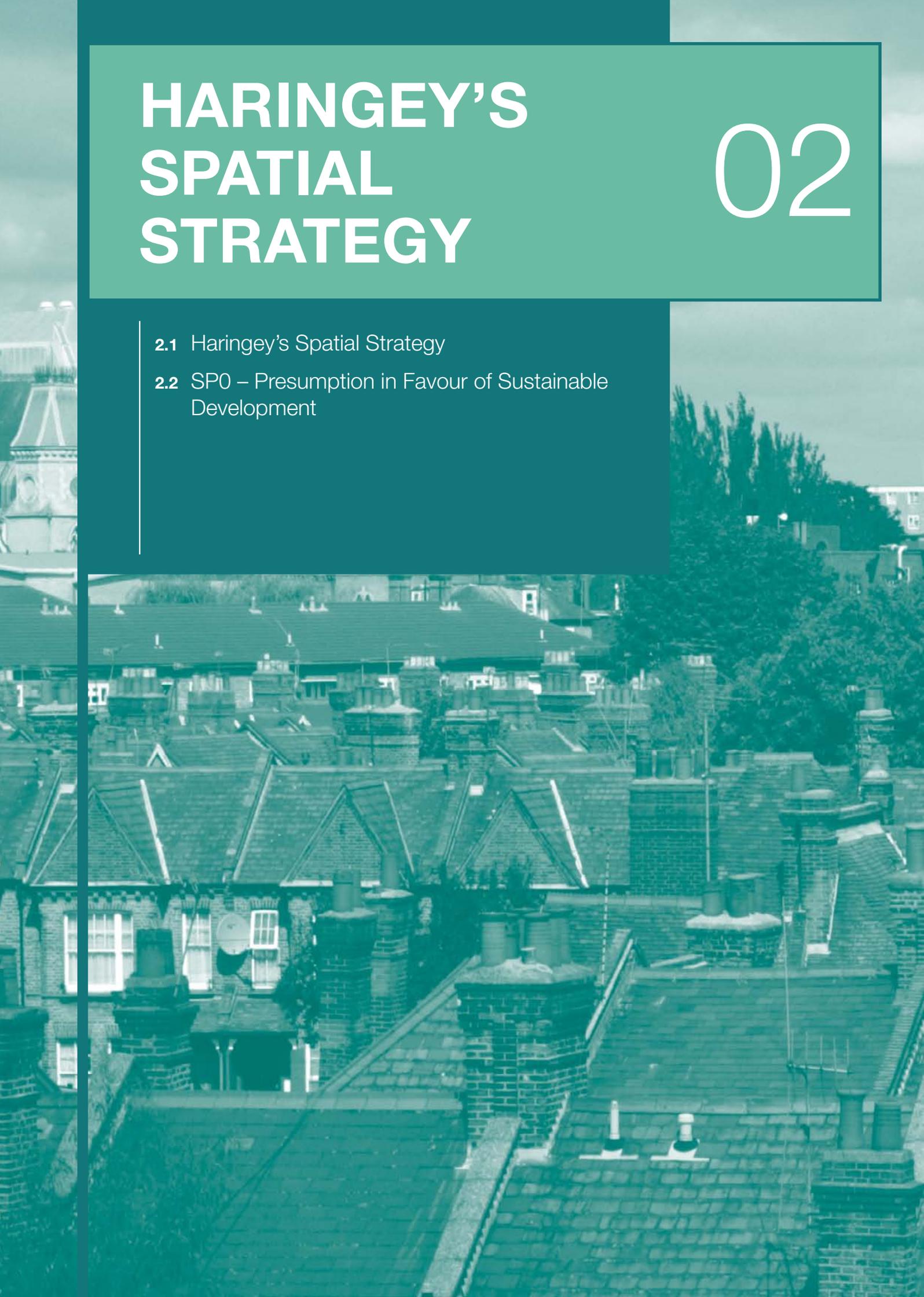
**1.6.4** Local Plan policies do not repeat national or London Plan policies, but do refer to specific national and regional targets. The Local Plan should be read alongside the London Plan.

# HARINGEY'S SPATIAL STRATEGY

# 02

2.1 Haringey's Spatial Strategy

2.2 SP0 – Presumption in Favour of Sustainable  
Development



# 2.1

# HARINGEY'S SPATIAL STRATEGY

## Haringey's Spatial Strategy

**2.1.1** This section sets out the spatial strategy for Haringey up to 2026. The Key Diagram (Figure 2.1) identifies the Key Areas for the borough for which there are specific spatial policies for managing growth and change in the plan period. The Council's overall strategy for managing future growth in Haringey is to promote the provision of homes, jobs and other facilities in the areas with significant redevelopment opportunities at, or near, transportation hubs, and support appropriate development at other accessible locations, with more limited change elsewhere. This approach will:

- Focus growth on places that can support higher density development, reducing pressure for residential development in predominantly residential areas (although some development will take place throughout the borough);
- Allow us to better shape places by promoting high quality design of buildings and places, securing necessary infrastructure, providing an appropriate mix of uses, including community facilities and securing regeneration benefits; and
- Through promoting larger schemes, increase our ability to provide more sustainable places, for example, by maximising opportunities for local power and heating systems.

**2.1.2** The borough has a capacity to deliver approximately 24,000 homes between 2011 and 2026, as set out in the Housing Trajectory (see Appendix 2).

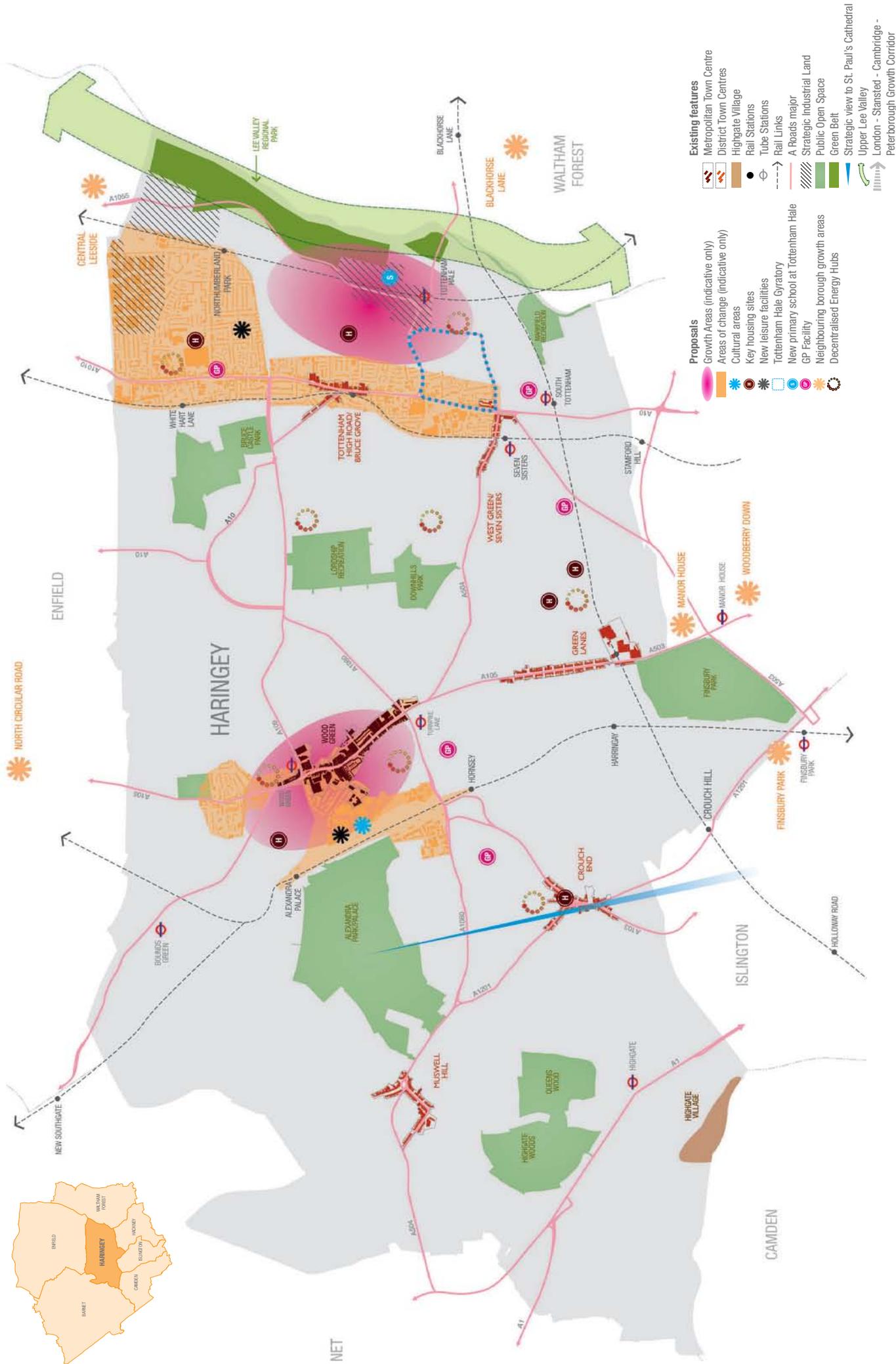
**2.1.3** The parts of Haringey not covered by the Key Areas on the Key Diagram will also have development over the next 15 years. However, the Council envisages such development is likely to be of an incremental nature as smaller housing sites come forward for redevelopment and will be assessed in accordance with this Local Plan and other planning policies. Figure 3.7 shows the housing sites expected to come forward over the plan period.

## Haringey's Growth Areas

**2.1.4** Development in the growth areas should take account of the community, environmental and other distinctive local characteristics of each area, deliver good design, including public realm, open space and promote social and economic inclusion and relate development to the surrounding areas. Tall buildings may be appropriate at certain locations within these areas (see SP11 Design for the Council's approach to tall buildings), subject to further detailed analysis. Haringey Heartlands and Tottenham Hale will be the key locations for the largest amount of Haringey's future growth. Their significance lies in their location within the London-Stansted-Cambridge-Peterborough Growth Corridor and they are also identified in the London Plan as an Area for Intensification and an Opportunity Area respectively. These areas are suitable for large scale redevelopment with significant increases in jobs and homes.

**2.1.5** Regeneration of the wider Northumberland Park area (which includes the redevelopment of Tottenham Hotspur Football Club) and Seven Sisters Corridor will also provide a substantial number of jobs and new homes, as well as other community uses and facilities and estate regeneration. The Council's overall approach to growth in these areas is set out in SP1 Managing Growth.

Figure 2.1: Haringey Local Plan Key Diagram





*Wood Green*

2.1.6 Beyond the growth areas there are a number of other parts of the borough which are considered suitable locations for significant development as they are highly accessible by a range of means of transport.

### **Making the best use of land in Haringey**

2.1.7 In order to accommodate Haringey's growing population, the Council needs to make the best use of the borough's limited land and resources. The Council will promote the most efficient use of land in Haringey and buildings while also seeking to improve the quality of our environment protect the amenity of occupiers and neighbours and meet other planning objectives.



*Hornsey*

## Density

**2.1.8** One way of making the most efficient use of our land and buildings is to encourage higher densities. The Council will encourage high densities in the most accessible parts of the borough (generally Tottenham Hale, Haringey Heartlands and Wood Green Metropolitan Town Centre) as well as other appropriate locations. New schemes should be of high quality design and sensitively consider the character and built form of their surroundings, particularly in Conservation Areas. Good design can increase density while protecting and enhancing the character of an area (please see SP 11 Design for more detail on our approach to design). The Council will expect the density of housing development to comply with the Density Matrix in the London Plan (Table 3.2). Density will vary across the borough due to its different character settings; however, densities below the relevant range in the density matrix will not be permitted. Please see SP2 Housing for more details on the Council's approach to housing.

## Mixed use developments

**2.1.9** The provision of an appropriate mix of uses, both within areas and in individual buildings, can also contribute to successfully managing future growth in Haringey and making efficient use of land. A mix of uses can also:

- Reduce commuting and the need for some other journeys, helping to cut congestion in the borough and improve air quality;
- Increase the provision of much needed housing; and
- Promote successful places that have a range of activities, increasing safety and security.

**2.1.10** The Council will require the provision of a mix of uses in suitable locations and expect development proposals of an appropriate size in Haringey Heartlands, Tottenham Hale, Northumberland Park (Tottenham Hotspur Stadium Development) and Wood Green Metropolitan Town Centre to contribute towards the supply of housing, the provision of jobs and community facilities.

## 2.2

# PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT



**2.2.1** In line with the National Planning Policy Framework, the Local Plan follows the approach of the presumption in favour of sustainable development.

### **SP0: PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT**

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). The Council will always work proactively with applicants to find solutions, which mean that proposals can be approved wherever possible and to secure development that improves the economic social and environmental conditions in Haringey. Planning applications that accord with the policies in Haringey's Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

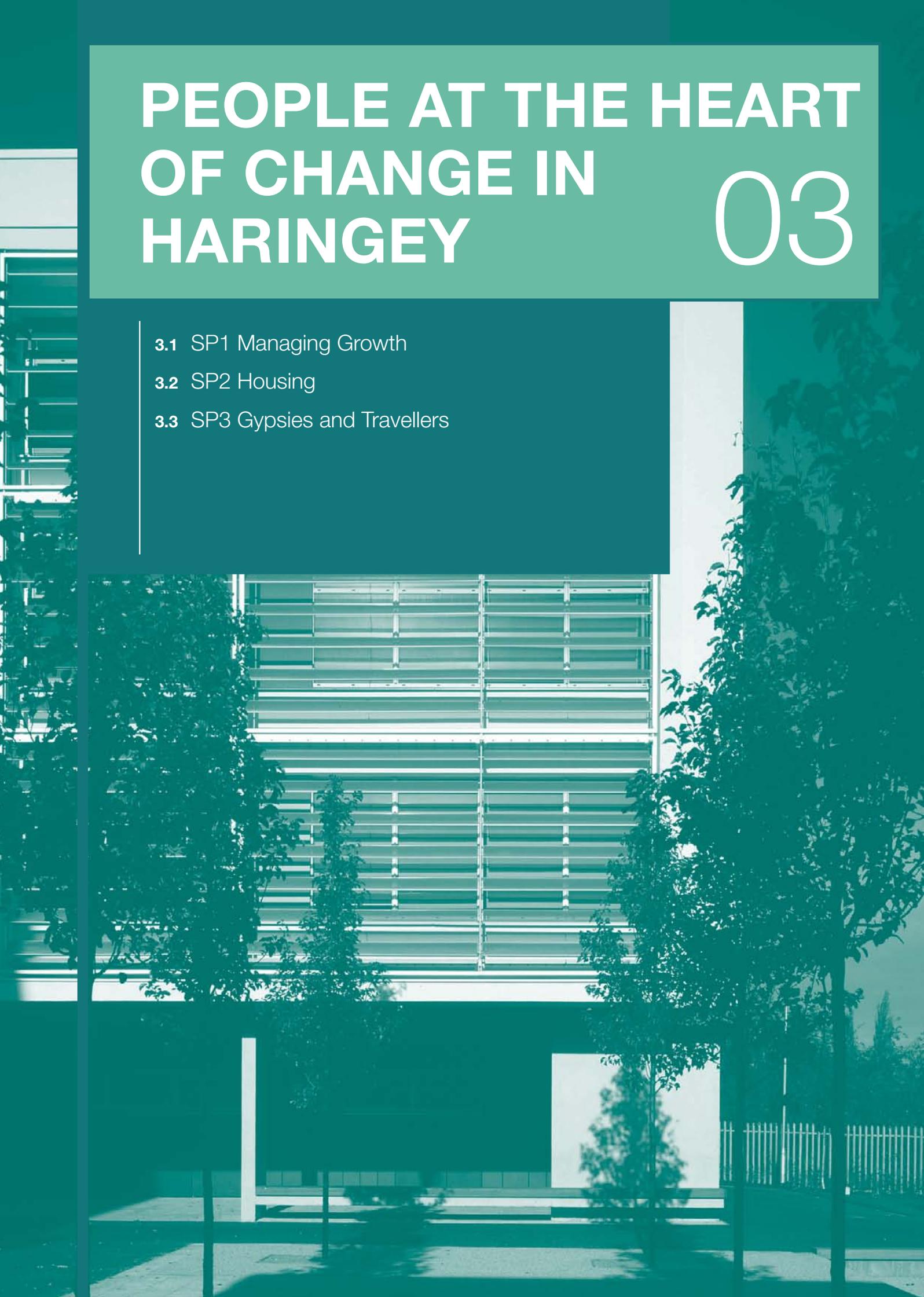
Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies of the NPPF taken as a whole; or
- Specific policies in the NPPF indicate that development should be restricted.

# PEOPLE AT THE HEART OF CHANGE IN HARINGEY

# 03

- 3.1 SP1 Managing Growth
- 3.2 SP2 Housing
- 3.3 SP3 Gypsies and Travellers



# 3.1

## SP1

# MANAGING GROWTH

- 3.1.1 People at the Heart of Change is the key objective of the Sustainable Community Strategy. Haringey is one of the most diverse areas in the country and this presents many challenges in terms of its location, high levels of deprivation and hugely successful local business entrepreneurship.
- 3.1.2 In common with the rest of London, Haringey is expected to experience rapid growth in its population, with a projected 15% population increase to 293,749 by 2026. This growth will bring with it pressure for new housing and associated infrastructure. Strategic Policy 1 sets out the overarching approach to the location of future growth and development in the borough.

### SUSTAINABLE COMMUNITY STRATEGY

This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

#### SCS priorities:

- Promote community cohesion;
- Meet population growth and change;
- Meet housing demand; and
- Improve supporting facilities, services and infrastructure.

## SP1: MANAGING GROWTH

The Council will focus Haringey's growth in the most suitable locations, and manage it to make sure that the Council delivers the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole of the Borough. The Council will maximise the supply of additional housing to meet and exceed its minimum strategic housing requirement of 19,802 homes over the plan period from 2011-2026. The Council will promote development in the following Growth Areas:

- Wood Green;
- Tottenham Hale; and
- North Tottenham (which includes Northumberland Park, the redevelopment of Tottenham Hotspur Football Stadium, and High Road West).

The Council will expect development in the Growth Areas to:

- Provide approximately 20,410 new homes and the majority of new business floorspace up to 2026;
- Maximise site opportunities;
- Provide appropriate links to, and benefits for, surrounding areas and communities;
- Provide the necessary infrastructure; and
- Be in accordance with the full range of the Council's planning policies and objectives.

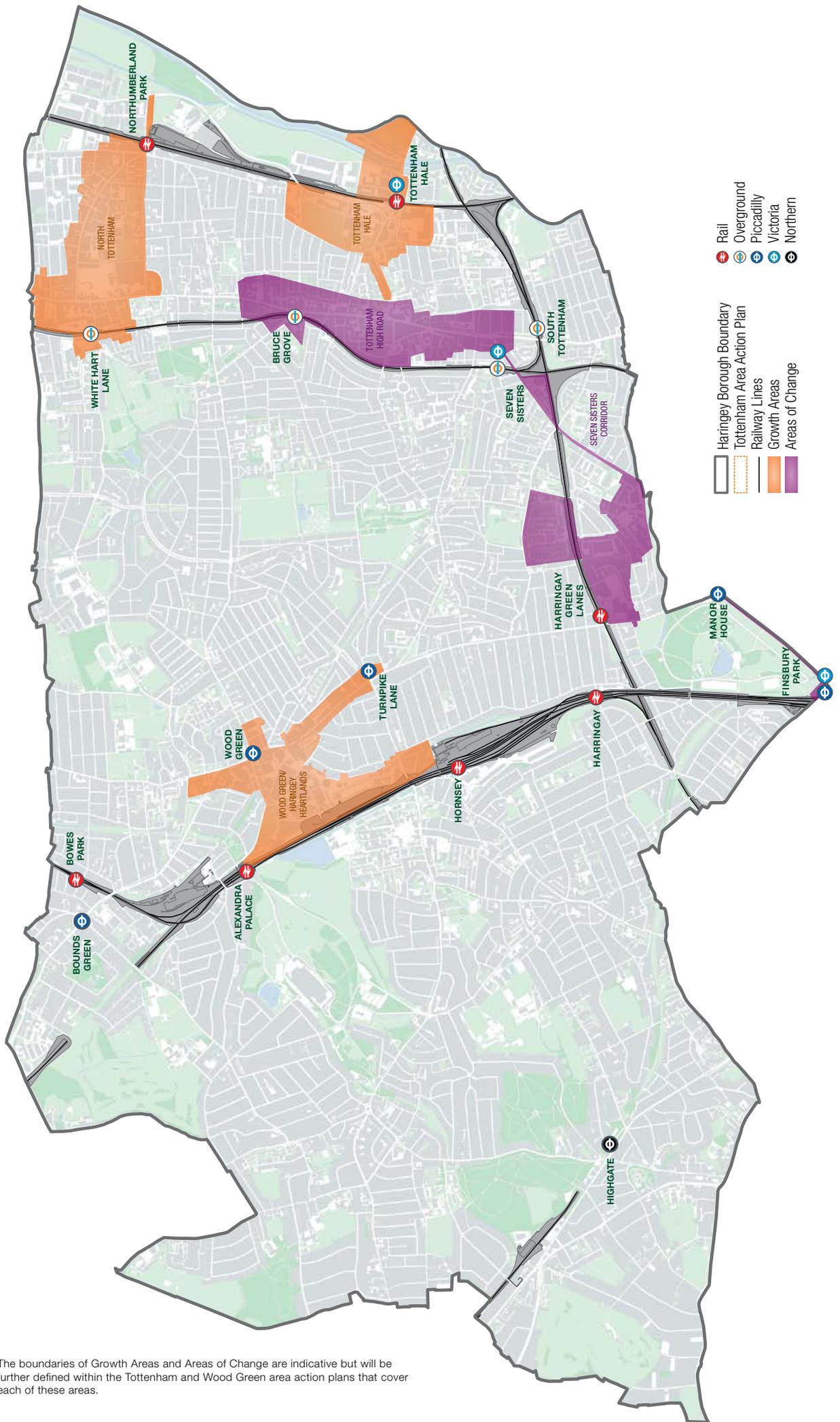
The Council will promote development in the following Areas of Change:

- Tottenham High Road Corridor; and
- Seven Sisters Corridor.
- Parts of the Borough outside of the Growth Areas and Areas of Change will experience some development and change in contributing towards meeting local development needs. The Council will ensure that development in these Areas of Limited Change will respect the character of its surroundings and provide environmental improvements and services.

## Accommodating Haringey's Growth

- 3.1.3** The Local Plan will direct development to the most appropriate locations, so that housing growth is supported by sufficient jobs and key infrastructure including community facilities such as health, education and sports facilities. As the objectives in Section 1 set out, the Council wishes to manage growth over the life of the Plan so that it meets the need for homes, jobs and services, is supported by necessary infrastructure and maximises the benefits for the local area and community and the borough as a whole. This policy is also supported by the sustainability appraisal.
- 3.1.4** In common with the rest of London, Haringey is expected to experience rapid growth in population. This growth will bring with it pressure for new housing and associated infrastructure. Each of Haringey's growth areas has been identified in the London Plan as having potential for significant increases in jobs and homes.
- 3.1.5** The Council will expect development in the growth areas to maximise site opportunities and the opportunities and benefits for the borough and the local area within the context of the full range of Haringey's planning policies and objectives, including those relating to amenity, sustainability, heritage/built environment, open space, community safety and sustainable transport. Development should also take account of natural constraints, particularly the risk of flooding. It is important to note that the growth areas also include existing residential communities and heritage assets such as Conservation Areas and areas of Industrial Heritage. New development must take account of its sensitive context.
- 3.1.6** The social and physical infrastructure required to support the development and growth planned for through the Haringey Local Plan is set out in the Council's Infrastructure Delivery Plan (IDP). The IDP is intended to be a 'live' document that will be subject to regular updating to take account of changes to funding streams, service plans or delivery programmes, and will be used by the Council to inform its own capital programme, ongoing discussions with service providers, and to support funding bids.
- 3.1.7 Haringey's Growth Areas** – these are areas with the greatest capacity for growth. It is expected that the most significant amount of houses, jobs and infrastructure will be delivered in these areas over the plan period.
- 3.1.8 Areas of Change** – these are areas with considerable potential for growth, though on a lesser scale than growth areas. These areas are appropriately located to support growth and contain identified sites which are available and suitable for development.
- 3.1.9 Areas of Limited Change** – these are areas in which expected growth is likely to make only a modest but still important contribution towards the overall local development needs of the Borough through opportunities on identified previously developed land, and small scale infill and conversions. Development within these areas is likely to be more constrained by the local context and the capacity of existing local infrastructure and services and be of an incremental nature.

**Figure 3.1:** Growth Areas and Areas of Change<sup>1</sup>



<sup>1</sup> The boundaries of Growth Areas and Areas of Change are indicative but will be further defined within the Tottenham and Wood Green area action plans that cover each of these areas.

3.1.10 The Site Allocations DPD and the Tottenham Area Action Plan give effect to the spatial strategy by identifying and allocating development sites with capacity to accommodate 8,560 and 11,850 net new homes respectively. Along with small sites (i.e. developments of less than 10 units) contributing circa 3,593 homes, this provides a borough-wide capacity of circa 24,000 net new homes from 2011 to 2026. The following housing figures are indicative by plan and, therein, by broad areas over the plan period.

**Table 3.1: Broad distribution of new housing**

Development Plan Document		Location & minimum total number of dwellings	0-5 years (2011/12 -2015/16)	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Site Allocations		Wood Green 4,610 units	185	920	3,505
		Areas of Limited Change 5,940 units	1,285	2,825	1,830
		Seven Sisters Corridor (south) 2,020 units	25	1,200	795
	Tottenham Area Action Plan	Tottenham Hale 5,665 units	2,230	1,975	1,460
		North Tottenham 4,695 units	275	920	3,550
		Tottenham High Road Corridor Bruce Grove 1,080 units	570	380	130
Totals		24,010	4,570	8,220	11,220



*Albermarle Court, Hale Village  
(photograph: Newlon Housing Trust)*

3.1.11 The following section sets out the Council's expectations on the scale of development in the areas mentioned above.

### **Growth Areas Wood Green**

- 3.1.12 The London Plan designates Wood Green as an Area of Intensification (Figure 3.1) with proposals for the creation of approximately 2,000 new jobs and 1,000 new homes as part of an intensive mixed use redevelopment
- 3.1.13 Wood Green Development Framework was produced in 2005 and sets out the Council's overall vision for the area including promoting and expanding the Wood Green Cultural Quarter, providing new homes and jobs, and high quality open space.
- 3.1.14 Wood Green provides a range of development opportunities on the railway and industrial lands to the south-west of Wood Green Metropolitan Town Centre. These sites include Clarendon Road gas works (with the central area occupied by two gasholders, which are still operational), the adjacent Coburg Road Industrial Area and Hornsey Waterworks and the former Hornsey Central Depot. There is significant scope for the enhancement of these areas, while respecting their industrial heritage and the provision of better links to Wood Green Metropolitan Town Centre, in order to secure its position as an urban centre for the 21st Century.

## **ASPIRATIONS**

### **The Council's aspiration for Haringey Heartlands includes:**

- To increase capacity and variety of uses at Wood Green Metropolitan Town Centre, given its proximity to Haringey Heartlands and the thriving Cultural Quarter;
- To bring back into use underused brownfield land and maximise capacity for housing and employment growth;
- The provision of additional open space, play areas, and community facilities as required by development of the area in order to meet the needs of the resident population;
- Physical and visual integration of the Heartlands with the wider area to benefit local communities and ensure sustainable development that will meet local and strategic goals;
- De-commissioning of the gas holders and decontamination of the land in order to bring forward development;
- Preparation of a business relocation strategy to provide impetus for land assembly;
- Improvement of pedestrian linkages to Wood Green and Haringey Heartlands; and
- Provision of green infrastructure projects to address a range of environmental issues.

### **For the Eastern Utility Lands, the Council will require the following:**

- A mix of uses including substantial new housing, restaurant/cafe/drinking establishment uses and community/leisure uses;
- A mix of office use, retail/financial and professional services;
- An excellent public realm with a network of safe and attractive places both public and private;
- An energy centre and utility compounds;
- Car parking spaces, cycle parking;
- Access and other associated infrastructure works; and
- To maintain and enhance the operational railway and safeguard for any necessary railway improvement works.

## Tottenham Hale

- 3.1.15** The London Plan designates Tottenham Hale as an Opportunity Area. Tottenham Hale is situated on the eastern side of the borough and sits within the Upper Lee Valley (Figure 3.2). It is predominantly industrial in nature, comprising retail warehouses, industrial estates, a major gyratory road system and public transport interchange, which add to its image as an unwelcoming and traffic dominated environment. Relatively few people live within this area, which has suffered from the continued decline in manufacturing and remains characterised by deprivation, a poor physical environment, underused and vacant sites, and divisive transport corridors. Currently, the area fails to capitalise on its many advantages and exciting new vision for its transformation as a bustling new urban centre. This includes its exceptional natural environmental assets, such as its close proximity to Lee Valley Regional Park and its waterside location next to the River Lee Navigation offering significant environmental and recreational benefits.
- 3.1.16** The sites within the Tottenham Hale Growth Area have undergone the Sequential Test (and where necessary the Exception Test) in accordance with the National Planning Policy Framework (NPPF). This has ensured that there are no alternative sites of lower flood risk where the development can be located (see the Sequential Test report for Tottenham Hale).

## ASPIRATIONS

### The Council's aspirations for the area include:

- Integration of new and existing communities. Clear and explicit links must be made between new opportunities in Tottenham and the existing community, to ensure regeneration benefits include local people;
- Returning the gyratory to two-way traffic. Currently the gyratory is part of the local one-way system, distributing traffic from Tottenham High Road towards Tottenham Hale. It carries a heavy volume of fast-flowing traffic which creates a dangerous environment for pedestrians and cyclists. Its future will be a crucial factor in the transformation of the area;
- The provision of additional open space, play areas and community facilities as required by development of the area in order to meet the needs of the resident population;
- Introducing measures to reduce flood risk such as the de-culverting of the Moselle Brook, application of sustainable urban drainage systems, and support for the introduction of measures to reduce water consumption to improve water efficiency;
- The creation of a new facility for Front Line Services including recycling at Marsh Lane which will promote green industries in the area; and
- A new high quality station square and a state of the art new public transport interchange at Tottenham Hale.

3.1.17 A Tottenham Hale Urban Centre Masterplan Supplementary Planning Document (SPD) was adopted in October 2006 to guide the redevelopment of key sites within the Tottenham Hale Urban Centre. Four key areas make up the Urban Centre area. Taken together they represent a major opportunity to create a thriving, sustainable urban centre, providing more than 5,000 new homes and 4,000 jobs, which maximise the area's exceptional geographical advantages. New jobs will be delivered through the reconfiguration of a number of the existing employment sites away from industrial & warehousing uses to mixed use providing more intensive employment / business uses, through further growth in the retail and leisure provision, and through increased community facilities. Development will take place in the following areas:. Development will take place in the following areas:

### Greater Ashley Road

3.1.18 The next phase in the regeneration of Tottenham Hale will focus on the area around Ashley Road and Tottenham Hale Station. The Council aims to create a high-quality, unique place with new homes, office, commercial and retail space, as well as new or replacement community facilities, improved open space, improved public transport facilities and improved pedestrian and cycle links. Improvements to open space, pedestrian and cycle access will complement and link into the Regional Park and existing routes and seek to enhance the extent of green infrastructure within the area.

### Hale Waterside (Hale Wharf)

3.1.19 A mini-masterplan is being devised to underpin a comprehensive, residential-led development for the entire Hale Waterside site, which could provide a significant number of new homes as well as commercial uses. This plan will take account of the Regional Park Authority's objectives, as Hale Wharf is within the Lee Valley Regional Park. A proposed pedestrian footbridge across the River Lee will form an integral part of the scheme, and one element of the east-west pedestrian 'green link'.

## Tottenham Gyrotory Road System, Bus Station and Public Square

3.1.20 Transport for London (TfL) has worked with the Council to return the one-way road system to two-way working, and to provide a new bus station in front of Tottenham Hale Station. These and further planned improvements, including the creation of a new public square at the Station, will improve access into the Lee Valley Regional Park at Tottenham Marshes, linking together this significant open recreational space with wider green infrastructure within the locality. The one-way system carried high volumes of traffic, with few pedestrian crossings, creating a substantial barrier to movement for those living within the one-way system. The £37m Tottenham Hale transport improvement scheme has sought to reduce the impact of traffic on the local area, and increase capacity to cope with future demand. This will enable the regeneration of the area as set out in the Tottenham Area Action Plan, and directly facilitate a significant residential-led development on the existing island site. There are planned improvements to the Tottenham Hale Station as a strategic interchange. The £32m project includes improving access within the station for easy flow between train, tube and buses, and improving accessibility for all. TfL and Network Rail have also committed to increasing the track numbers to four for sections of the West Anglia line. This will require an additional platform at Tottenham Hale station and potentially at other stations on the line. (Further proposals for future infrastructure improvements are set out in the Council's Infrastructure Delivery Plan).

## Wood Green Metropolitan Town Centre

- 3.1.21 Wood Green is a vibrant and busy town centre, which has an important role to play within the London and north London sub-regional town centre hierarchy. It is designated as a Metropolitan Centre in the London Plan, one of only 12 identified in London, which reflects its role as a key retail and commercial destination in North London (Figure 3.3).
- 3.1.22 The town centre is predominantly linear stretching along the High Road from the junction with Turnpike Lane in the south to the junction with Bounds Green Road in the north. It includes The Mall Wood Green (formerly known as Shopping City) which straddles the High Road and provides a focus for the major multiple retailers located in the centre. The main supermarkets within Wood Green are evenly spread throughout the centre, with the large Morrison's and Sainsbury's supermarkets both located centrally. In addition, Marks and Spencer's Food Hall is located in the southern part of the centre and an Iceland is located on Brook Road. There is also a Tesco Express at the southern end.

**3.1.23** Shopping is the dominant activity in the town centre. There are relatively few restaurants, cafés, pubs and bars in comparison and, limited office space provision, with the exception of the Council's own offices. However, there is considerable residential development with flats located above The Mall and Bury Road Car Parks. In terms of other town centre attractions Wood Green boasts two large multi-screen cinemas, a library and a health club. The Wood Green Area of Change and Town Centre borders and includes parts of Noel Park, Trinity Gardens, Wood Green Common and Bowes Park Conservation Areas, and immediately to the west, the centre is predominantly bounded by residential areas, two conservation areas located nearby (Trinity Gardens and Noel Park) and immediately to the west, Haringey Heartlands Growth Area.

**3.1.24** The town centre boundary was tightly drawn in the UDP (2006). However, in planning for the future intensification of the town centre, opportunity sites will be considered that lie beyond the town centre boundary. They will be considered on the basis of their relationship with, and impact on, the town centre in terms of land uses, pedestrian and public transport linkages, regeneration benefits arising from redevelopment at either the Heartlands Growth Area or through windfall opportunities. Further detail will be included in a Wood Green Area Action Plan.

## The North Tottenham Growth Area

### ASPIRATIONS

#### The Council's aspirations for Wood Green Metropolitan Town Centre are:

- To improve linkages with Haringey Heartlands to the west of the town centre and enhance accessibility into and around the town centre for all members of the community;
- To encourage the retention and enhancement of the distinctive character areas within the town centre;
- To promote a sustainable future for Wood Green Town Centre;
- To improve the public realm throughout the town centre and to create a more pleasant pedestrian environment;

- To reduce congestion in the town centre by promoting car free development and the use of sustainable means of transportation;
- To conserve and restore high quality buildings within the town centre, and encourage appropriate development which respects the local environment and is of the highest standard of sustainable design;
- To develop the range and quality of the retail offered within the town centre;
- To improve the quantity, value and usage of town centre open spaces;
- To increase safety within the town centre, improving the confidence of visitors and users, and facilitating the development of a more positive overall perception of Wood Green as a destination;
- To encourage the development and management of appropriate leisure and night-time economy uses in the town centre and develop town centre infrastructure and amenities; and
- To increase the range and quantity of employment opportunities within the town centre.

## Northumberland Park

**3.1.25** Northumberland Park (Figure 3.4) is characterised as being one of the most severely deprived areas not only in Haringey but the whole country. Results from the Indices of Deprivation 2004 found that 85% of residents in the Northumberland Park ward live in areas that are amongst the 10% most deprived in England. Much of this deprivation stems from labour market disadvantage i.e. worklessness and low skills base.

**3.1.26** Approximately 13,183 people live in Northumberland Park. According to the 2001 census 71.1% of the population of Northumberland Park is from a BME background compared with 54.7% in Haringey as a whole.

**3.1.27** The urban form of the area is very fragmented with an incoherent street pattern. Smaller scaled terrace houses are next to 20 storey 1960s apartment blocks. Streets and pavements are of poor quality and do not make for a good street scene.

- 3.1.28** Two railway lines cut through the east and western thirds of the ward. The rail line to the east is a considerable obstruction for pedestrian and vehicular traffic, and particularly when the level crossing and the barriers can be down for as long as ten minutes at a time. There tends to be more permeability with the raised line in the west.
- 3.1.29** There is virtually no green space in the ward and although it includes Tottenham Marshes and is adjacent to the Lee Valley Regional Park, access to these amenities are severed by the railway and Watermead Way. Bruce Castle Park and the cemetery in the west provide some open space, however connections to the park from the residential areas are very poor. The area also has a number of potentially dangerous walkways that are narrowly enclosed and not overlooked. In general however, the residential areas both east and west of the High Road are well maintained and there is little graffiti or fly-tipping. There are few abandoned or derelict buildings.
- 3.1.30** Crime levels in the area are currently high with recorded crimes per head of population of all types being higher for Northumberland Park, and for the wider Tottenham area than for Haringey and London as a whole.
- 3.1.31** The high level of educational deprivation may be attributed, in part, to the qualifications of the existing adult population. At school level, performance has been improving across some schools in close proximity to the football ground (St Francis de Sales, and Northumberland Park Community School). As of 2010, both schools have been improving faster than the national average in terms of either the % 5+A\*-C (including English and Maths) or KS2, reflecting significant improvements in recent years in Northumberland Park ward.
- 3.1.32** Attainment rates in the borough as a whole are improving, though they are still below the England average and over 10% of 16 to 18 year olds are not in employment, education or training (NEETs - a key Government target group). For an up-to-date position on all school performance data please refer to the Department for Education data at [www.education.gov.uk](http://www.education.gov.uk).
- 3.1.33** Current housing tenure in Northumberland Park is predominantly Council and other social rented property, including large estates such as Northumberland Park to the east and Love Lane to the west. 30% of homes in the area are owner occupied, over 50% social rented and 18% private rented. Data from the GLA shows that workless households account for half of households in social rented homes, compared with 7% in owner occupied housing.

## Future of Northumberland Park

- 3.1.34** As a result of the proposed redevelopment of the existing Tottenham Hotspur Football Stadium, investment in the Northumberland Park area has started. Northumberland Park is an area with the potential for significant change and investment over the next 15 years. The redevelopment of the stadium provides opportunities for the ward to maximise the regeneration benefits to the local community.
- 3.1.35** Tottenham Hotspur Football Club has been based at White Hart Lane for over a century. The Stadium is an established part of the landscape, giving an identity to Tottenham. The Club is one of Haringey's largest businesses and most significant visitor attraction.
- 3.1.36** The area in which the Club is set has, however, seen a long period of decline moving from relative prosperity to an area with high unemployment and deprivation and a poor local environment.

## ASPIRATIONS

### The Council's aspirations for Northumberland Park include:

- Provision of a mix of land uses including the redevelopment of the football stadium;
- Provision of appropriate residential use, including new build and renewal;
- Provision of appropriate retail and leisure uses to deliver a premier leisure destination in London;
- Appropriate contributions to open space, community facilities, regeneration initiatives and employment and training schemes;
- High quality, sustainable design that respects its surroundings and preserves and enhances the area's historic environment;
- Improving community safety, including reducing opportunities for crime and anti-social behaviour.

- 3.1.37** Further details on how the Council envisages Northumberland Park developing will be set out in an Area Action Plan.

## Areas of Change Seven Sisters Corridor

**3.1.38** Seven Sisters is a priority area for change and has a strategic role to play in the future growth of Haringey. The area has excellent road and public transport links, with a range of bus connections and London Underground stations at Seven Sisters, Finsbury Park and Manor House that provide access to North and central London.

**3.1.39** The area is, however, characterised by high levels of multiple deprivation including unemployment, low educational achievements, poor/lack of affordable housing, a poor environment and high crime levels. It is therefore no coincidence that this area is also recognised as being within the 10% most deprived in England.

**3.1.40** The Seven Sisters Road corridor extends into the adjoining boroughs of Hackney and Islington and runs between the Nags Head District Shopping Centre in Islington and the A10 at Seven Sisters Underground Station. The corridor has the potential to provide a focus for greater diversity, connectivity and opportunity across all three boroughs. This potential is recognised by its location within a nationally designated Growth Area and the presence of several major regeneration initiatives including the former Bridge New Deal for Communities (NDC) area in Haringey, The Woodberry Down Masterplan and Manor House Area Action Plan in Hackney, and significant large scale development at Finsbury Park in Islington.

**3.1.41** The area's ability to play a role in the future growth of the borough is highlighted by the opportunities presented by the above initiatives and the potential to build upon the area's existing assets such as the Florentia clothing village as well as the future potential development of St Ann's Hospital site.

**3.1.42** The North London Strategic Alliance (NLSA) has commissioned a study to develop a greater understanding of the area's growth potential and to bring together stakeholders in a collaborative forum in order to promote a more co-ordinated approach to growth.

## ASPIRATIONS

### The Council's aspirations for the area include:

- Cross borough working with Hackney and Islington to identify strategic priorities for the Seven Sisters Corridor and as such develop joint solutions;
- Potential for new housing and social infrastructure including, where appropriate and viable, the provision of new green space and community facilities;
- Opportunity for ensuring that the Seven Sisters area and the tube and train station provides land marks/gateways to aid legibility through redevelopment and/or renewal;
- Scope for comprehensive mixed use at St Ann's Hospital site;
- Wards Corner regeneration delivering houses, shops and public realm improvements through redevelopment and/or renewal;
- Potential for future estate regeneration;
- NDC Legacy Spatial Framework and Neighbourhood Plan;
- Redeveloping Apex House as a strong district landmark building and gateway to Seven Sisters; and
- Potential for a decentralised energy hub serving surrounding schools and housing estates.

## Tottenham High Road Corridor (A10/A1010)

- 3.1.43** Tottenham High Road (Figure 3.5) is comprised of six contiguous Conservation Areas between Enfield to the north and Stamford Hill in Hackney to the south which include Tottenham Green and Bruce Grove. The High Road has a mixture of fine Georgian, Victorian and Edwardian buildings, some of which are listed by English Heritage as having special architectural and historical interest of national importance.
- 3.1.44** The High Road has been in decline over the years and continues to suffer from physical and environmental neglect. This has been due to the physical and economic deterioration of the area which suffers from a poor image and covers some of the most deprived wards in the UK. The poor visual quality of properties reflects the area's low economic vitality, and the lack of suitable maintenance and repairs. Despite this, it is an historic corridor with many important buildings and has been of keen interest to English Heritage and Heritage Lottery Fund.
- 3.1.45** There are a number of large sites and open spaces along the High Road that have the potential for redevelopment and/or currently detract from the quality of the area and where redevelopment would be encouraged by Haringey and other key stakeholders. Further detail on how the Council sees this area developing will be set out in the Tottenham High Road Corridor Area Action Plan.

## Areas of limited change

- 3.1.46** Many parts of Haringey, particularly in the west of the borough, are predominantly residential in character. Significant areas of these are designated as Conservation Areas, for example parts of Crouch End, Highgate and Muswell Hill, and will have development over the next 15 years. However, the Council envisages this development to be of an incremental nature and it should not change the character of these areas. Please see SP11 and SP12 for more detail on the Council's approach to promoting high quality places and conserving our heritage.
- 3.1.47** The Council will 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.
- 3.1.48** Major development taking place adjacent to or near areas of more limited change should bring benefits to these areas of an appropriate nature and scale. In particular, the Council will seek:
1. Contributions towards regeneration and training in deprived areas; and
  2. The provision of open space and other community facilities where there are local deficiencies.



*Tottenham Hotspur Stadium*

## INDICATORS

### Monitoring

**3.1.49** SP1 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy. The key infrastructure which will support the delivery of SP1 is set out in the Council's Housing Trajectory and Appendix 4 (Infrastructure Delivery Plan).

### Key evidence and references

- Climate change and capacity assessment for sustainable energy demand and supply in new buildings in Haringey, Aecom 2009
- Haringey Infrastructure Delivery Plan, London Borough of Haringey 2010
- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey Heartlands Development Framework, London Borough of Haringey 2005
- Lawrence Road Planning Brief Supplementary Planning Document, London Borough of Haringey 2007
- North London Strategic Flood Risk Assessment, 2008
- Transforming Tottenham Hale Urban Centre Masterplan Supplementary Planning Document, London Borough of Haringey 2006
- Wood Green Supplementary Planning Document, London Borough of Haringey 2008
- London Plan (consolidated with alterations 2015)
- The National Planning Policy Framework, DCLG 2012

# 3.2

## SP2 HOUSING



**3.2.1** Provision and access to high quality and affordable housing is a key priority in Haringey's Sustainable Community Strategy. In managing Haringey's growth, new housing investment will be targeted at fostering the development of mixed and balanced communities across the Borough and within neighbourhoods. where people choose to live, which meet the housing needs of Haringey's residents and offer quality and affordability, and are sustainable for current and future generations. This section of the Strategic Policies looks at:

- The overall numbers of additional homes to be built in the Borough;
- The proportion of affordable housing that the Council will seek;
- The mix of sizes and types of homes that are needed for particular groups of people;
- The design of high quality homes;
- The need to undertake strategic improvement or renewal of existing housing estates; and
- Gypsies and Travellers accommodation needs.

**3.2.2** The Council will seek to ensure that everyone has the opportunity to live in a decent home at a price they can afford and in a community where they want to live. The Council will therefore seek to establish a plentiful supply and a broad range of homes to meet the needs of particular groups of people over the life of the Local Plan. As the objective in Section 1 sets out, the Council aims to allocate sufficient sites to meet both its objectively assessed housing need of 1,345 homes per annum and its total strategic housing requirement of 19,800 net new homes over the plan period to 2026. In doing so, the Council also wishes to provide homes to meet Haringey's housing needs, in terms of affordability, quality, diversity and creating mixed communities..

### SUSTAINABLE COMMUNITY STRATEGY

This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy:

SCS priorities:

- Meet housing demand;
- Meet population growth and change; and
- Create more decent and energy efficient homes, focusing on the most vulnerable.



*Crouch End*

## SP2: HOUSING

The Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026 (820 units per annum from 2011-2014 and 1,502 units per annum).

### Density and design standards to deliver quality homes

Excellence in design quality and sustainability will be required for all new homes. High quality new residential development in Haringey will be provided by ensuring that new development:

1. Meets the density levels set out in the Density Matrix of the London Plan;
2. Is designed having regard to the housing design standards and space standards set out in the Mayor of London's Housing SPG (March 2016) and the London Plan and the play space standards set out in the Mayor's Play and Informal Recreation SPG 2012;
3. Aims to maximise housing for people whose circumstances makes them vulnerable and/or people with specific needs; and
4. 90% of new housing meets Building Regulation requirement M4(2) 'accessible and adaptable dwellings' and 10% meeting Building Regulations requirement M4(3) 'wheelchair user dwelling', ensuring they are designed to be wheelchair accessible or easily adaptable for wheelchair users. Units should range in size to accommodate various living needs including growing families and live-in carers.

### Secure high quality affordable housing

Affordable housing shall be achieved by:

5. Subject to viability, sites capable of delivering 10 units of more will be required to meet a Borough wide affordable housing target of 40%, based on habitable rooms<sup>1</sup>;
6. Delivering an affordable housing tenure split of 60% affordable rent (including social rent) and 40% intermediate housing;
7. The Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the minimum target of 19,802 homes from 2011-2026 (820 units per annum from 2011-2014 and 1,502 units per annum from 2015-2026);
8. The preferred affordable housing mix, in terms of unit size and type of dwellings on individual

<sup>1</sup> This equates to approximately 7,920 affordable dwellings over the plan period to 2026.

schemes will be determined through negotiation, scheme viability assessments and driven by up to date assessments of local housing need, as set out in the Haringey Housing Strategy;

- 9. Ensuring no net loss of existing affordable housing floorspace in development; and
- 10. Ensuring affordable housing units are designed to a high quality and are fully integrated within schemes.

### Housing estates renewal and improvement

1. The Council will bring forward a programme to undertake strategic improvements to, or renewal of, Haringey's housing estates, with priority being accorded to those located within wider regeneration proposals and/or identified as being most in need. An initial list is set out below:
  - Northumberland Park
  - Love Lane
  - Reynardson
  - Turner Avenue
  - Leabank View / Lemsford Close
  - Park Grove and Durnsford Road
  - Tunnel Gardens, including Blake Road
  - Noel Park
  - Broad Water Farm

### 2. Plan-Monitor-Manage

Haringey's Local Plan is based on research and evidence available when the document was prepared. However, the Council recognises that circumstances can change, and that the Plan needs to remain flexible and responsive over the plan period. In accordance with the plan-monitor-manage process, in the event that monitoring reveals a risk to either housing delivery or the realisation of the spatial strategy, the Council will assess the reasons for any variance and will consider appropriate interventions, which may include the release of further land for alternative uses, policy revisions or a re-assessment of the planning requirements applicable to specific forms of development.

Such interventions/contingencies will be considered and brought forward by the Council on a strategic planning basis and should not be determined by individual sites/proposals.

Alongside the monitoring of housing delivery, the Council will keep its Infrastructure Delivery Plan, which is intended to be a 'live' document, updated to ensure infrastructure delivery matches growth.

## Maximising Housing Supply in Haringey

- 3.2.3** The London Plan sets a London-wide target of 490,000 additional homes from 2015-2025 and a Haringey target of 15,020 additional dwellings over the same period (increasing the existing annual target from 820 to 1,502 additional homes per annum).
- 3.2.4** The Council's annual housing target is provided through:
- Development and redevelopment on large sites (over 0.25ha) and small sites (below 0.25ha), and conversions from residential and non-residential properties;
  - Non-self contained homes (these are homes that share common facilities or services, such as hostels, residential care homes and student accommodation); and
  - Vacant properties brought back into use (these are homes that have been unused for at least six months).
- 3.2.5** Haringey produces a housing trajectory as part of its Authority Monitoring Report (AMR) and in line with paragraph 47 of the NPPF. The housing trajectory shows which sites are expected to come forward over the Plan period and measures Haringey's performance in meeting its strategic housing target of 19,802 net new homes. For the period 2011/12 – 2025/26, the housing trajectory (see Appendix 2) shows that the supply of additional homes is expected to be approximately 22,000. This demonstrates sufficient capacity to exceed both the Borough's objectively assessed need (13,450) and its strategic housing requirement (19,802) for the period of this Plan. Further, it also confirms the ability to bring forward additional sites from latter years of the housing trajectory to meet the requirement of an additional 5% buffer within the rolling five-year housing supply, as set out in the NPPF. In addition, it is expected that over the plan period there will be sites that come forward for housing other than those already identified. These sites are known as "windfall sites" and will contribute towards meeting the housing need in Haringey. Such sites will be assessed to ensure that they meet the needs of the community and do not harm the surrounding environment.
- 3.2.6** At the time of the examination the Council could demonstrate a 5.3 year housing land supply, taking into account the shortfall and applying a 5% buffer.



## High quality homes

- 3.2.7** The Council will expect all new development to be built to the highest quality standards in line with the London Plan and the Mayor of London's Housing SPG (March 2016), and will assess housing densities in planning applications in line with those set out in the London Plan Density Matrix while taking account of Haringey's urban, suburban and central density settings as shown in the Haringey Urban Characterisation Study 2015. Appropriate density ranges are related to setting in terms of location, existing building form and massing and the index of Public Transport Accessibility Levels (PTAL). The Council will adopt a 'design-led' approach to density.
- 3.2.8** An investment programme was carried out to improve the condition of the Council's social housing stock as part of the Government's 2007 – 2010 Decent Homes programme with similar improvements being carried out by other social landlords in the borough. As of March 2010, 27.5% of Council stock did not meet the Decent Homes Standards. Some areas in the borough have a wide range of environmental issues, for example, poor design of estates, where the Council is looking beyond the upgrading of individual homes and focusing on wider estate renewal and reduction of CO<sub>2</sub> emissions. As domestic properties contribute to 50% of all CO<sub>2</sub> emissions in Haringey, improvements to the thermal efficiency of homes in the borough will be key to reducing fuel poverty and will contribute to the Mayor's target of 60% reduction in carbon emissions in London by 2025.
- 3.2.9** Good quality housing design can improve social well-being and quality of life by reducing crime, improving public health, easing transport problems and increasing property values. Building for Life (BfL) promotes design excellence and celebrates best practice in the house building industry. Haringey will ensure that CABE's Building for Life criteria are used to evaluate the quality of new housing developments across the borough and that

all new affordable housing funded through the Affordable Housing Programme meets or exceeds the minimum standards set by the Mayor. In addition, the Council will expect good quality housing design to be contextually sensitive so that it positively contributes to the local and historic character of an area/ neighbourhood. Please see SP11 Design for the Council's approach to good quality design.

- 3.2.10** The Council recognise converted and shared houses as an important source of housing in the borough, especially for small and low income households. Conversions and Houses in Multiple Occupation (HMOs) will have to meet all design and space standards set out in the Mayor of London's Housing SPG, and other relevant design guidance, in terms of minimum floorspace, habitable rooms, layout, dwelling mix, amenity space and privacy, and have a positive impact on the amenity, streetscape and character of the surrounding area of the development. Further detail on conversions and HMOs will be set out in the Council's emerging Development Management Policies document.

## Meeting Housing Need

- 3.2.11** Haringey's resident Survey 2009 showed that 26% of residents consider affordable decent homes to be the most important thing in making somewhere a good place to live, and 17% think that it is the thing that most needs improving in the local area. Housing need is reflected in high demand for affordable housing.
- 3.2.12** The North London sub-region Strategic Housing Market Assessment (2011) and Haringey's 2014 Strategic Housing Market Assessment (SHMA) sets out the overall amount of housing required in the Borough in the first five years of the Plan, and informs the housing mix, household size, the need for, and level of, specialist housing to be provided to meet the Borough's housing need.

## Lifetime homes and housing for people with specific needs

3.2.13 The Council considers that all new dwellings should be accessible to most people, and therefore suitable to a wide range of potential occupants. The Council also recognises that Haringey's population is projected to increase in age over the next 10 years, with the 65+ population increasing to 26,923 by 2021 (a 19.7% increase since 2011), and nearing 10% of the total borough population. This trend is projected to continue, and the ability to adapt dwellings will ensure individuals with reduced mobility and, in particular, those requiring the use of a wheelchair, can remain in their home and independent longer.

## Family Housing

3.2.14 In order to encourage mixed and balanced communities, the Council will aim to ensure that an adequate mix of dwelling sizes is delivered within new developments, while protecting existing family housing. The lack of family housing in Haringey has resulted in significant overcrowding. Low to median income households with large families are likely to be more affected by overcrowding due to lack of choice of available affordable family homes. Responding to these issues is a priority for the Council. Along with the provision of new and affordable housing, the Council will aim to meet the need for family housing and alleviate the problem of overcrowding through a number of other approaches such as: assisting smaller households living in overcrowded properties to find their own home; and assisting residents living in under occupied properties to find more suitable accommodation.

## Affordable housing

3.2.15 In line with the NPPF, affordable housing is defined as that provided to eligible households whose needs are not met by the market. Types of affordable housing include social rented, affordable rented and intermediate housing. The Council require a range of products and an appropriate balance of affordable housing to meet housing need in the borough. The strategic target for tenure split is currently 60% affordable rent (including social rent) and 40% intermediate affordable housing products. This is based on current evidence of housing as set out in the London Plan products.

3.2.16 The SHMA (2011) provides clear evidence of housing need in the borough, both for affordable and market housing. Within this, there is a significant need among those on lower incomes for affordable housing at a level equal to social rents. Consequently developers of private housing will be expected to deliver affordable housing at rent levels that are truly affordable to local people, having regard to local housing need and affordability.

3.2.17 The SHMA identifies a need for all sizes and tenures of housing, especially affordable one bedroom units, market and affordable two bedroom units, market and affordable 3 or more bedroom units. This represents a challenge for the borough in that many of those in priority need and in temporary accommodation require larger units. The Council will work closely with its partners to ensure the provision of a suitable and adequate mix of tenures and sizes of dwellings are provided over the plan period in accordance with SP2 and Policy DM16 of the Development Management DPD.

3.2.18 Housing developments with the capacity to provide 10 or more units will be required to deliver affordable housing to meet an overall borough target of 40%. This provision will depend on the location, scheme details and site characteristics.

- 3.2.19** Haringey's Development Appraisals and Viability Testing (GVA 2015), demonstrates that a 40% affordable housing target is achievable and viable, if applied sensitively. In terms of viability, the study also concludes that schemes below the ten unit threshold can provide 20% affordable housing on site, based on habitable rooms, or provide financial contribution towards affordable housing provision. During the downturn in the housing market each scheme will be examined carefully in order not to restrain residential development. Further detail on negotiating affordable housing will be set out in the Development Management Policies document.
- 3.2.20** The Council will seek to achieve the maximum reasonable proportion of affordable housing through negotiating section 106 agreements on all suitable development sites. Affordable housing should be provided on-site so that it contributes to achieving the objective of creating more mixed communities and avoids creating concentrations of deprivation.
- 3.2.21** There may be physical or other circumstances where off-site provision would be preferable or cases where the off-site provision would be of superior quality than that which could be provided on-site. The Council recognises that off-site provision misses the opportunity for creating mixed and balanced communities and will only be acceptable in exceptional circumstances where the Council is satisfied that the preferred unit mix and tenure of affordable housing could not be provided on-site.
- 3.2.22** Only in exceptional circumstances, where it is considered appropriate to provide the affordable housing off site, a higher proportion of affordable housing will be sought in order to reflect the fact that the development achieved 100% private market housing on the initial site. The two sites should be considered together for the purpose of calculating the affordable housing to be provided to ensure that the percentage of affordable housing delivered is 40% of the total number of habitable rooms developed across both sites. The ratio of affordable housing to private market housing when provided on site would be 1:1. Therefore 100% of the habitable rooms provided on an alternative site should be affordable.
- 3.2.23** According to CABI's Building for Life criteria, successful developments fully integrate the tenure mix, avoiding differentiation between individual dwellings and parts of the scheme based on their area. Therefore, the Council will seek to avoid large single tenure developments or the predominance of a single tenure type in any one area.
- 3.2.24** The Council's first Borough Investment Plan (BIP) September 2010 highlights the diverse needs of Haringey's communities, focusing on Haringey as a place with planned regeneration, housing and associated infrastructure projects, fitting together as part of Local Area Plans. This represents a shift away from the reactive programme based approach towards the place shaping approach to meet local community needs.
- 3.2.25** A significant proportion of the new homes delivered over the next ten years will be supplied at Tottenham Hale and Haringey Heartlands, which are designated as an Area of Opportunity and Area for Intensification respectively. The BIP details these and other significant regeneration opportunities in Haringey, particularly the wider Tottenham area including the Seven Sisters Corridor linking through from the major regeneration of Woodberry Down in Hackney to Tottenham Hale (including Lawrence Road) and extending to the Tottenham Hotspur Stadium development and other strategic projects such as Hornsey Town Hall and Hornsey Depot sites. These projects will create mixed and sustainable communities by delivering new housing across a range of tenures and sizes, and by recognising supported housing requirements for vulnerable people and promoting training and employment opportunities.

## Strategic Improvement or Renewal of Haringey's Housing Estates

- 3.2.26** While efforts have been taken through the Decent Homes Programme, to bring Council's existing housing stock up to an acceptable modern living standard, this is not feasible for all homes or Council estates. On some estates, the building's construction and/or layout presents practical constraints to making further modifications and improvements. On others, parts or all of the estate are poorly laid out, which continues to hamper efforts to improve access to public transport, create better and more useable amenity spaces, or to address areas that suffer from anti-social behaviour. There are also estates where redevelopment would provide the opportunity to reprovide the existing social housing but also realise a significant increase in overall housing provision, which could make a significant contribution towards meeting the Borough's considerable housing need, provide greater housing choice, and help to cross-subsidise the costs of modernising the existing housing stock.
- 3.2.27** The consideration of potential redevelopment options, for individual renewal estates, should have regard to the potential heritage interest of the estate and to existing social and community facilities that support the existing community.
- 3.2.28** In accordance with s105 of the Housing Act 1985, prior to embarking on any estate renewal project, the Council will actively engage with the existing residents to seek their views and input into potential redevelopment options. The Council will also appoint an independent advisor who can advise residents of their rights and options at all stages throughout the renewal process. The options available to existing tenants and leaseholders are outlined in Council Housing Strategy.
- 3.2.29** Where the Council undertakes estate renewal, it will seek to reprovide the same amount of social rented housing (as defined in the glossary) with new social rented housing on an equivalent floorspace basis. This is because redevelopment of the existing social housing stock offers the opportunity to tailor the social housing to be re-provided to better meet changing housing needs of existing residents, including the acute need for more family sized social housing as set out in the Housing Strategy. Where strategic improvements or estate renewal propose an overall uplift in housing numbers on site, the affordable housing policies of the Local Plan will apply and will take into account the replacement of social rented housing, the 40% borough-wide affordable housing floorspace target, and development viability in seeking the maximum reasonable provision.
- 3.2.30** In addition to estate renewal, the Council has also identified, as part of its Housing Investment & Estate Renewal Strategy (November 2013), a number of medium and small infill sites, where additional new homes might be built on Council owned land. It is anticipated that these initiatives could deliver 150 new homes over the next five to ten years, providing greater housing choice, including low cost home ownership, and making efficient use of Council held property. Where appropriate, sites will be allocated in the Local Plan to facilitate delivery of these programmes.



*Roden Court, Crouch End*

## Key evidence and references

- Haringey Strategic Housing Market Assessment, GVA 2014
- Haringey Development Appraisals and Viability Testing, GVA 2015
- Haringey's Housing Strategy, London Borough of Haringey 2016
- The London Plan, Mayor of London 2011
- National Planning Policy Framework 2012
- Affordable Housing Viability Study, London Borough of Haringey 2010
- North London Strategic Housing Market Assessment, ORS 2011
- Haringey's Older People's Housing Strategy 2011 - 2021, London Borough of Haringey 2011
- Housing Supplementary Planning Guidance, Mayor of London 2012

## INDICATORS

### Monitoring

- 3.2.31** SP2 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key infrastructure which will support the delivery of SP2 is set out in the Council's Housing Trajectory and Appendix 4 (Infrastructure Delivery Plan).

# 3.3

## SP3

# PROVISION OF LAND FOR GYPSIES AND TRAVELLERS

- 3.3.1 One of the key priorities for Haringey is to provide a home for everyone in a safe environment with access to services and facilities. The Council will ensure that the needs of Gypsy and Traveller communities are met in a fair and equal way, which respects their traditional and nomadic way of life.
- 3.3.2 The Council will work with its partners to identify and deliver suitable sites for Gypsies and Travellers in the borough, in line with national policy and the London Plan.
- 3.3.3 The Council will aim to promote appropriate and well managed sites to meet the needs of the Gypsy and Traveller communities and to ensure integration with surrounding communities. New potential sites will be identified in the Site Allocations Document.

## SP3: PROVISION OF LAND FOR GYPSIES AND TRAVELLERS

The Council will protect existing lawful sites, plots and pitches for Gypsies and Travellers. The redevelopment of such sites will not be permitted unless they are replaced by equivalent or improved sites, plots and/or pitches in suitable locations within Haringey.

Any new site or substantial alteration to an existing site shall:

- Provide satisfactory layout and facilities in terms of pitches, hardstanding, parking, turning space, amenity blocks, open space and play areas;
- Be capable of connection to energy, water and sewage infrastructure;
- Be accessible to public transport, services and facilities, and be capable of support by local social infrastructure;
- Provide safe access to and from the main road network;
- Not cause harm to the residential amenity or the operational efficiency of nearby properties; and
- Not cause harm to/or the loss of designated Metropolitan Open Land, Sites of Nature Conservation Importance, woodland and watercourses.

## Land for Gypsies and Travellers

- 3.3.4 Haringey will identify land for Gypsies' and Travellers' sites in response to Planning Policy for Gypsy Traveller Sites (2012). In order to meet the need identified in The London Gypsy and Traveller Accommodation Needs Assessment (GTANA) 2008, the Council will require four additional pitches up to 2017. The Council is producing a new Gypsy and Traveller Accommodation Needs Assessment (GTANA) to identify additional need beyond 2017.
- 3.3.5 There are two existing permanent Gypsy and Traveller sites in Haringey providing 10 pitches, one at Wallman Place, N22 and one on Clyde Road, N15. The Council will continue to safeguard these sites and refurbish where needed. Any potential new sites will be identified in the Site Allocations Document.

## INDICATORS

### Monitoring

- 3.3.6 SP3 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

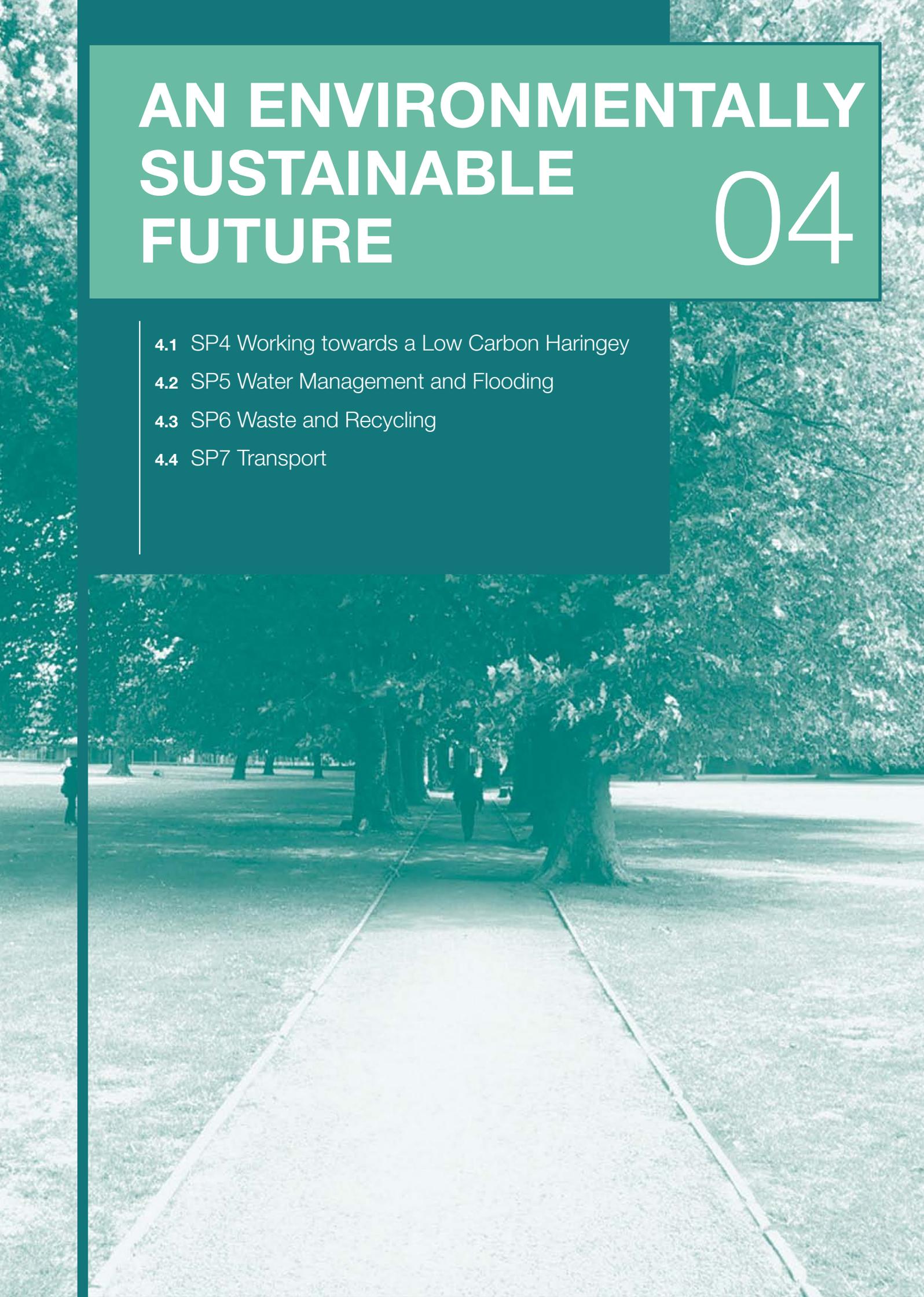
## Key evidence and references

- National Planning Policy Framework, 2012
- Planning Policy for Traveller Sites, 2012
- The London Plan, Mayor of London 2011
- The London Gypsy and Traveller Accommodation Needs Assessment, Department of Communities and Local Government 2007

# AN ENVIRONMENTALLY SUSTAINABLE FUTURE

# 04

- 4.1 SP4 Working towards a Low Carbon Haringey
- 4.2 SP5 Water Management and Flooding
- 4.3 SP6 Waste and Recycling
- 4.4 SP7 Transport



# 4.1

## SP4

# WORKING TOWARDS A LOW CARBON HARINGEY



**4.1.1** The implications of our actions on the environment are increasingly clear and action is needed at global, national and local levels. Climate change means that in the future London will experience hotter summers and wetter winters. Weather events which are considered as extreme today are likely to become far more frequent. The biggest impact on individuals and communities will be the increasing risk of floods, droughts and heat waves. This will have implications for people's health, safety and comfort, food production, biodiversity and infrastructure. Risks in London are set out in the Mayor's Adaptation Strategy. The Local Plan has an important role in reducing Haringey's environmental impact and achieving sustainable development – meeting our social, environmental and economic needs in ways that protect the environment and do not harm our ability to meet our needs in the future. An Environmentally Sustainable Future is one of the priorities of Haringey's Sustainable Community Strategy.

**4.1.2** As the objectives in Section 1 set out, the Council wishes to limit climate change by reducing CO<sub>2</sub> emissions through increased energy efficiency and increased use of renewable energy sources, through the establishment of decentralised energy networks at Tottenham Hale and Haringey Heartlands.

**4.1.3** Spatial policy responses to energy use, climate change and its associated risks are considered in this section with policies relating to limiting CO<sub>2</sub> emissions, decentralised energy, sustainable transport, water management and flooding. Policies also address underlying issues of resource management, waste and recycling. The challenge of climate change applies to all policies in the Local Plan. SP11 sets out specific design and construction responses to climate change mitigation and adaptation.

**4.1.4** Tackling climate change will also require a move towards more sustainable energy sources and the London Plan seeks to support the development of decentralised energy systems, including the use of low carbon and renewable energy, and the greater utilisation of energy generated from waste.

### SUSTAINABLE COMMUNITY STRATEGY

The policies in this chapter contribute to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

SCS priorities:

- Tackle climate change;
- Manage our environmental resources more effectively;
- Increase recycling and reduce waste;
- Promote sustainable transport; and
- Encourage our future citizens to be our first green generation.

## SP4: WORKING TOWARDS A LOW CARBON HARINGEY

Over the life time of the Local Plan, reducing energy use in buildings and working towards a low carbon borough will be one of the key challenges facing Haringey. The Council will promote the measures outlined below to reduce carbon emissions from new and existing buildings.

1. In line with London Plan policy, the Council will promote and require all new developments to take measures to reduce energy use and carbon emissions during design, construction and occupation, by incorporating the following measures:
  - a. From 2011 onwards, all new residential development will achieve a minimum 25% reduction in total (regulated) CO<sub>2</sub> 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; and
  - b. From 2011 onwards all new non-residential development shall be built to at least BREEAM “very good” standard and should aim to achieve BREEAM “excellent” or the current nationally agreed standard. All new non-residential development shall be zero carbon from 2019.
2. The Council will promote low- and zero-carbon energy generation through the following measures:
  - a. Requiring all developments to assess, identify and implement, where viable, site-wide and area-wide decentralised energy facilities including the potential to link into a wider network;
  - b. Establishing local networks of decentralised heat and energy facilities by requiring developers to prioritise connection to existing or planned networks where feasible;
  - c. Working with neighbouring boroughs and other partners to explore ways of implementing sub-regional decentralised energy networks including the potential in the Upper Lee Valley Opportunity Area; and
  - d. All new developments are required, where viable, to achieve a reduction in predicted carbon dioxide emissions of 20% from on site renewable energy regeneration, which can include connections to local sources of decentralised renewable energy.

### Climate Change in Haringey

- 4.1.5 Regional studies indicate that London will expect climatic changes of hotter summers and wetter winters with incidences of heat waves and flash flooding becoming more frequent.
- 4.1.6 The Council aims to reduce the carbon footprint of development in Haringey. This includes the efficient use of land and buildings in order to reduce car dependency, the implementation of an energy hierarchy in building design and construction, the use of energy from more efficient sources such as decentralised energy networks (or making connections to such networks feasible in the future) and by requiring the generation of energy on-site by use of renewable energy.
- 4.1.7 The Council’s overall strategy for managing future growth in Haringey is to steer new development with high transport demand to areas with significant redevelopment opportunities at, or near, transport hubs; to support sustainable modes of travel by minimising car parking provision in new development; to increase cycle parking provision and encourage modal shift through travel planning and design of public realm to support non-car use (please see SP1 Managing Growth and SP7 Transport).
- 4.1.8 The Council commissioned a report on carbon reduction scenarios (2006) for Haringey, which found that use of fossil fuel based energy in domestic buildings is responsible for almost 50% of CO<sub>2</sub> emissions in the borough. This relates to space heating and cooling, lighting, cooking and other energy use in our homes. The study assessed the necessary measures to meet the adopted target of reducing CO<sub>2</sub> emissions by 60% by 2050 on a 1990 baseline. These include:
  - Renewable energy systems, both integrated and stand alone;
  - Energy efficiency improvements to the existing building stock;
  - Transport demand reduction and shift to sustainable transport modes;
  - Community heating network served by combined heat and power (CHP); and
  - CHP for large buildings such as hospitals and schools.



*Cycle Lanes*



*Community-owned solar array on Marks & Spencer roof, Muswell Hill Broadway*

- 4.1.9 Haringey signed up to the Nottingham Declaration in 2006. Following this, the Council launched its Greenest Borough Strategy in 2008 which sets out how the Council will take forward actions to tackle climate change and embed environmental sustainability into everything we do.
- 4.1.10 Haringey has extensive Conservation Areas and significant historic heritage. When considering decentralised energy options, whether they are micro-generation or larger schemes, consideration will be given to minimising physical impacts on the historic fabric of buildings and ensuring reversibility wherever practicable. Poorly designed measures could seriously detract from the historic character and fabric of buildings and landscapes, whereas well-designed measures, sensitive to the historic context, can contribute to the borough's targets for reducing CO<sub>2</sub> emissions.
- 4.1.11 In October 2009 Haringey Council adopted an aspirational target to reduce borough wide CO<sub>2</sub> emissions by 40% by 2020 on a 2005 baseline and committed to developing an action plan to meet this target. This fulfills a commitment to establish a long term CO<sub>2</sub> reduction target, which was made in the Greenest Borough Strategy.

- 4.1.12 A Carbon Reduction Action Plan is being developed as part of the Department for Communities and Local Government, Local Carbon Frameworks pilot programme. This will be developed with Haringey Strategic Partnership, the voluntary sector and businesses. Over the next two years the Council is also working with the Carbon Trust, Carbon Management Programme to implement a carbon reduction strategy to deliver a 40% reduction in CO<sub>2</sub> emissions from our corporate estate and operations by 2015.

### **Adapting to Climate Change**

- 4.1.13 Buildings and places will need to be planned, designed and constructed to respond to future anticipated changes in climate, such as: warmer and wetter winters and hotter, drier summers and the risks associated with such changes; urban heat island effect; heat waves; flooding and droughts. The urban heat island effect is used to describe a situation where higher ambient temperatures are experienced after sunset in urban areas in comparison with rural areas. In London this is most intense at night as buildings and roads absorb more solar radiation than green space and vegetation. In addition to policies in Section 4 and 6, the Council sets out the measures required to alleviate the anticipated climate change risks in its emerging Development Management Policies and the Sustainable Design and Construction SPD.

## Low and Zero Carbon Buildings

**4.1.14** Haringey will require new homes to reach, as a minimum, the energy standards of the Code for Sustainable Homes (CSH) Level 4 from 2010 and Zero Carbon by 2016. The Council has commissioned research into opportunities for the incorporation of low and zero carbon technologies and decentralised energy networks within new developments in the borough. The Climate Change, Site Development and Infrastructure Study 2009 involved testing policy targets on selected sites in Haringey. The sites were selected on the basis of their representative nature as well as the range of different scales, uses, opportunities and constraints that they presented. The study indicates that investigated sites can achieve energy reduction targets of the Code Level 4 and in most instances higher than CSH Level 4. The equivalent of CO<sub>2</sub> reduction targets in Code Level 4 for Sustainable Homes is 25% reduction in total regulated CO<sub>2</sub> emissions in comparison with total emissions from a building which complies with 2006 Building Regulations.

**4.1.15** In December 2008, the Government published Definition of Zero Carbon Homes and Non-Domestic Buildings: Consultation document, consulting on the definition of zero carbon homes and in particular an approach based on:

- High levels of energy efficiency in the fabric of the home;
- A minimum level of carbon reduction to be achieved on-site or through directly connected heat; and
- A list of (mainly offsite) allowable solutions for dealing with the remaining emissions (including from appliances).

**4.1.16** The Code does not prescribe how to achieve this target, but the London Plan requires that all developments adopt an energy hierarchy. The Council will expect all development to be designed in accordance with the following energy hierarchy:

1. Be lean: use less energy
2. Be clean: supply energy efficiency
3. Be green: use renewable energy

**4.1.17** For residential buildings, carbon reduction standards became stricter from 2011, and for non-domestic buildings the standard will be zero carbon by 2019. Through Area Action Plans, the Council will consider the feasibility of reaching zero carbon for residential developments before 2016 in line with the priorities of Haringey's Greenest Borough Strategy, and may set higher standards to be achieved in other Development Plan Documents in response to future national, regional and local guidance and evidence.

## Decentralised energy

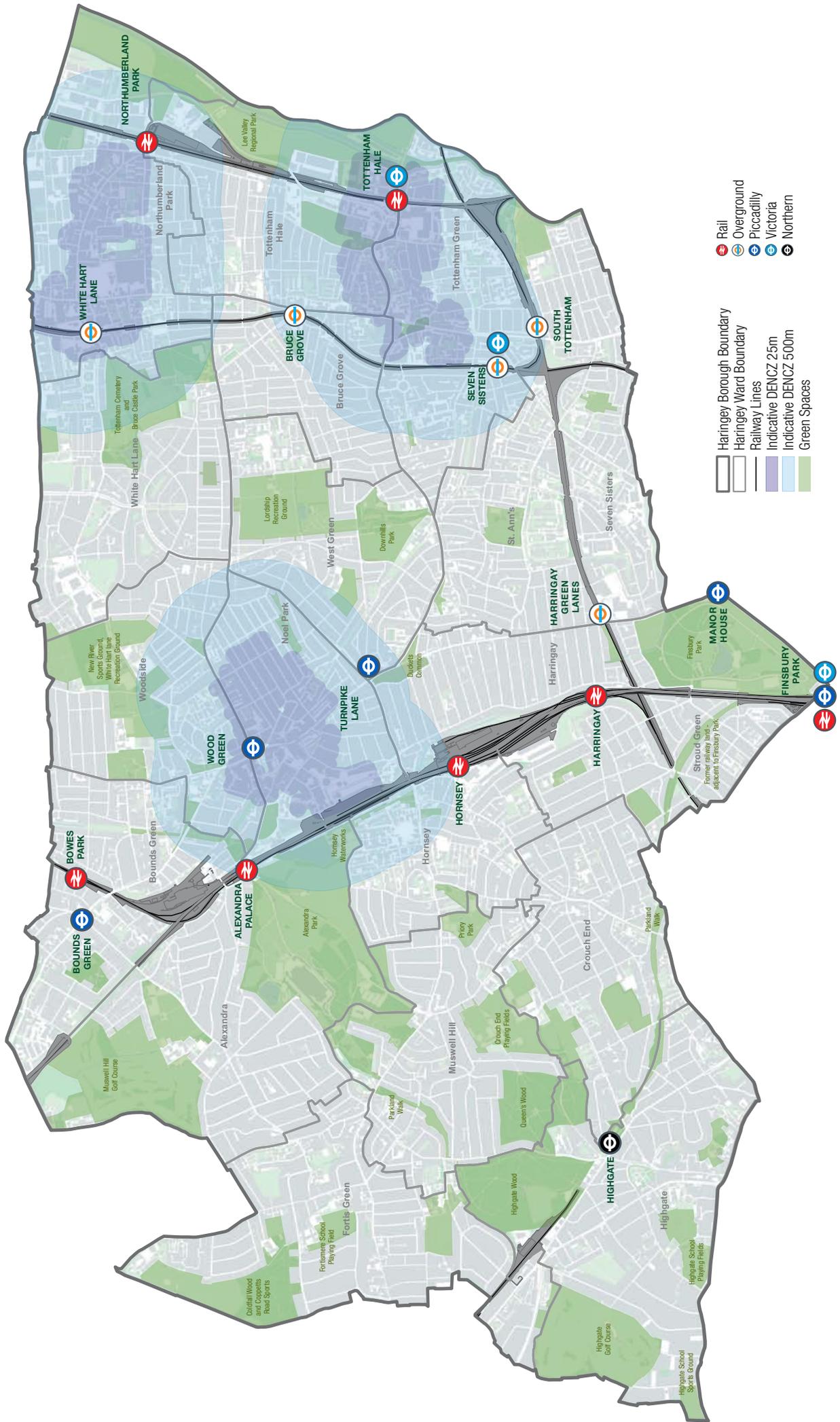
**4.1.18** The Mayor's 2007 Climate Change Action Plan sets targets for 25% of London's heat and power to be met through decentralised generation by 2025. Therefore, it is important that in order to meet these ambitions all possibilities for site-wide or neighbourhood wide decentralised energy options and renewable energy options are considered.

**4.1.19** Decentralised energy predominantly means combined heat and power (CHP) used in combination with district heating systems, where appropriate. CHP systems can be gas fired or waste fed and, at the present time, are a more efficient way of meeting local electricity and heating demands compared with the traditional approach of inputting electricity from centralised power stations and the use of local gas-fired boilers. The Council will continue to monitor whether there are any more efficient schemes to fulfil this function.

**4.1.20** Over time these systems can be supported by or replaced by alternative fuels such as biomass, biogas, and other low to zero carbon energy sources as they become more technically and commercially viable.

**4.1.21** Major developments should assess the practicality and viability of connecting to existing heating and cooling networks, provision of site wide Combined Heat and Power network, and communal heating and cooling systems.

**Figure 4.1:** Potential Decentralised Energy Network Hubs



- 4.1.22** The Council is in the process of identifying locations for potential decentralised energy network hubs. Based on the various studies outlined above, an indicative map (Figure 4.1) has been developed for potential decentralised energy network clusters. These include Haringey Heartlands and Tottenham Hale growth areas, a south-east hub focusing on St Ann's Hospital site, Lawrence Road and Broadwater Farm complex, and a north hub around Northumberland Park. There is also the potential for a decentralised energy hub in the Crouch End area. These indicative hubs and other opportunities will be explored in more detail in Area Action Plans for Northumberland Park, Tottenham Hale and Wood Green / Haringey Heartlands and in the Council's Sustainable Design and Construction SPD.
- 4.1.23** The Council is working with key stakeholders to develop a decentralised energy feasibility study for selected sites to identify financial and operational matters to assist with future implementation of such networks. The London Heat map is a map-based data tool to assist developers and local authorities in identifying and implementing decentralised energy. Over time, Haringey and its partners will populate the London Heat Map with Haringey-specific information on heat load and demand, and identify opportunities for new developments or major retrofitting projects to connect to, or future proof buildings and sites to connect to, future decentralised networks.
- 4.1.24** Therefore, in areas where future network opportunities are identified, development proposals should be designed to connect to these networks or assessed to find out whether there are opportunities to extend their decentralised energy system beyond the site boundary to adjacent sites.
- 4.1.25** The list of sites identified in Figure 4.1 is not exhaustive. The Council will welcome new sites, opportunities and proposals to come forward through the development process and future assessments. The Council will also work with the GLA to identify further sites for decentralised energy options and renewable energy generation where possible, in line with the London Plan.
- 4.1.26** The draft North London Waste Plan has considered the potential for linking heat from waste fed CHP systems to new developments and where opportunities arise, Haringey will support the use of community heating associated with waste management sites. The Council, the GLA and neighbouring boroughs are also working on an Opportunity Area Framework for the Upper Lee Valley, which includes an energy network study.
- 4.1.27** In line with the London Plan energy hierarchy, the Council expects developments to achieve a reduction in predicted carbon dioxide emissions of minimum 20% through the use of on-site renewable energy generation, unless it can be demonstrated that such provision is not feasible. The majority of the sites investigated in the Climate Change, Site Development and Infrastructure Study 2009 are found to support the utilisation of renewable energy technologies to achieve a 20% reduction in predicted CO<sub>2</sub> emissions.

### Existing housing stock

- 4.1.28** The existing housing stock represents a large proportion of carbon emissions in Haringey. Haringey's interactive heat loss map indicates that many existing houses are very inefficient. As much of the housing standing today will still be in use in 2026, it is necessary to improve the energy efficiency of the existing stock to achieve local, regional and national aspirations for carbon emission reductions. The Council envisage that by 2026 nearly all feasible carbon emissions reduction measures will have been carried out on existing housing stock. This work has already started. Muswell Hill has been designated a Low Carbon Zone (one of ten in London). The Council will use this to demonstrate how ambitious cuts in carbon emission reductions can be achieved by retrofitting buildings for better insulation and energy efficiency measures, the use of renewable energy technologies and promoting behavioural change. Retrofitting measures must have due regard for historic significance, as set out in the National Planning Policy Framework.



*South Tottenham*

**4.1.29** The Council will work with its partners to identify further areas, streets and neighbourhoods for concerted improvements to existing housing stock including solid wall properties. The Council has published a guide to assist local people interested in house renovations on how to improve the energy efficiency of their homes.

## INDICATORS

### Monitoring

**4.1.30** SP4 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key infrastructure, which will support the delivery of SP4 is set out in Appendix 4 (Infrastructure Delivery Plan).

## SP5: WATER MANAGEMENT AND FLOODING

The Council will require all development in Haringey to be water efficient during construction and operation and to reduce all forms of flood risk. All development shall:

- Improve the water environment, water quality and drainage systems;
- Minimise water use and illustrate how development would contribute to general and flash flooding;
- Take account of flood risk vulnerability classification as set out in paragraph 100 of the NPPF and will apply the NPPF Sequential Test and Exception Test;
- Implement measures to prevent (or mitigate as last resort) local surface water and downstream flooding;
- Implement Sustainable Drainage Systems from strategic to individual site level to improve water attenuation, quality and amenity;
- Restore and enhance the Blue Ribbon Network including Pymmes Brook, Moselle Brook, the River Lee and its tributaries, deculverting wherever feasible, to improve water quality and amenity of these waterways and to help reduce flood risk (in line with London River Action Plan); and
- Require higher resilience and levels of flood protection for critical infrastructure to ensure the protection of essential services such as water and power.

In order to facilitate this, the Council:

- Has carried out a joint SFRA (Strategic Flood Risk Assessment) Stage 1 for the whole borough;
- Has carried out a Sequential Test for the Areas of Development (Growth Areas and Areas of Change);
- Is carrying out, in association with other north London boroughs in the Drain London sub-region, a Surface Water Management Plan to identify issues with drainage networks and the effects of new development.

- 4.2.1** The water environment is a valuable recreational, educational and leisure resource for the residents of Haringey. From the large reservoirs of the Lee Valley to small ponds in parks and gardens, it is a resource that needs to be protected. Developments should ensure measures are incorporated to protect and improve water quality for surface and groundwaters, particularly in areas of land contamination. An increase in residential and commercial developments in the growth areas of Haringey Heartlands and Tottenham Hale will increase demand for water and abstraction from rivers. Too much water taken from rivers can cause problems for wildlife and increase the risk of pollution, as there is less water available to dilute pollutants.

### River Lee

- 4.2.2** The River Lee downstream of Tottenham Lock has poor chemical and biological water quality. This is partly due to the confluence of the River Lee and Pymmes Brook at Tottenham Lock. Pymmes Brook has historically poor chemical water quality and Haringey is working closely with other boroughs to improve this. The River Lee and River Lee Navigation's use of water storage bodies and its associated open space, is a key location in aiding flood risk management. The River Lee and the large reservoirs of the Lee Valley is a resource to be protected and enhanced and Haringey are working closely with the Lee Valley Park Authority to continue to improve the area in terms of flooding and sustainable development. Haringey is also working closely with neighbouring boroughs and strategic authorities regarding the Water Framework Directive targets for the Thames River Basement Management Plan, in particular the physical modification of water bodies, abstraction and diffusion of pollution from urban sources.

## Water Demand

4.2.3 The combination of climate change, predicted growth in population and increased water usage will exacerbate demand for water. Therefore, along with the increase in the intensity of rainfall, and the increased amount of hard surfaces in our environment, there is a greater pressure on the drainage systems. Haringey requires that new developments should aim to decrease the demand for water as much as possible. Haringey will require the incorporation of water saving measures and equipment in all new development in order to meet the London Plan water consumption targets of 105l/p/d.

## Sewage Services

4.2.4 Haringey is served by both Beckton (Newham) and Deephams (Enfield) main sewage treatment works. Thames Water own and manage the network of public foul and surface water sewers in Haringey and in London. Thames Water is implementing a number of Urban Waste Water Treatment Directive / Water Framework legislation-driven projects to improve the quality of water within London's rivers. These include improvements to the five largest Sewage Treatment Works (STW) discharging into the tidal reaches of the River Thames, to treat sewage to a higher standard before discharge and to fully treat more flow, as well as the proposed London Tideway Tunnels (Thames Tunnel and Lee Tunnel), each of which will deal with combined sewer overflows (CSOs), and also the partial replacement of the Deephams sewage treatment works. Of significant strategic importance for London is the proposed Lee Tunnel and the Thames Tunnel, which aim to reduce the incidence of sewage discharges into the River Lee and the Thames, respectively.

## Flood risk

4.2.5 Implications of anticipated change in climate in the UK increased frequency in extreme weather conditions and the possibility of flash floods are being considered carefully. The borough contains areas of flood risk in proximity to Pymmes Brook on Pinkham Way, the Moselle Brook and the River Lee. In Haringey, risk areas include parts of the Lee Valley and South Tottenham (as identified in the Strategic Flood Risk Assessment) and areas identified by the Environment Agency mapped data showing areas susceptible to flooding. According to the Environment Agency, approximately 9% of land in Haringey has one in 100 year probability of flooding from rivers. About 8,000 properties are at risk of flooding although the defences such as the River Lee flood relief channel reduce the risk of this happening.

4.2.6 In developing this document the Council has worked on a Strategic Flood Risk Assessment for the borough and consulted with the Environment Agency on measures which are necessary to reduce flood risk in the area and suitable mitigation where risk is identified. The best form of flood mitigation is to encourage development in areas of lower flood risk. Where a risk of flooding is identified, a Sequential Test will be required, as set out in paragraph 100 of the NPPF. The Council will prepare Area Action Plans for Tottenham Hale and Northumberland Park. This more detailed work will be informed by the Level 2 Strategic Flood Risk Assessments and will identify development sites and the quantum and type of development needed. Masterplanning exercises and development briefs will ensure that flood risk is considered at an early stage, at an appropriate scale and in close consultation with the Environment Agency. Sequential Tests will be conducted to ensure proposals are in accordance with the NPPF, and flood risk assessments for individual development proposals will need to demonstrate that development is safe.

**4.2.7** The Flood and Water Management Act 2010 brings responsibilities to Local Authorities for more comprehensive management of flood risk for people, homes and businesses. Haringey forms part of the Drain London Forum, a partnership including London boroughs, the Environment Agency and the Mayor of London, which is formed to ensure the requirements from the Flood and Water Management Act 2010 are met in producing a Surface Water Management Plan (SWMP). The development of SWMPs include a Preliminary Flood Risk Assessment for Haringey, and for the other sub-regional boroughs to investigate and address flood risk problems.

**4.2.8** Haringey will maintain a public register of Flood Risk Management assets by 2015. Following the PFRA, the Council will:

1. Finalise a Surface Water Management Plan;
2. Prepare a Hazard Map for 2013; and Prepare a Flood Risk Management Plan for 2015.

**4.2.9** Increased flood risk due to anticipated changes in the climate also requires the Council to consider measures for adapting to climate change and focus on minimising the flood risk in the area. Hard and soft landscaping associated with new development must take account of sustainable land management practices and managing the risk of flooding by applying Sustainable Urban Drainage Systems (SUDS) in order to improve water attenuation, quality and amenity. The provision of green features, including green roofs, provides opportunities to reduce runoff rates and enhance biodiversity, and are fully encouraged in both new development and retrofitting in older buildings.

**4.2.10** In addition, the Development Management Policies and Site Allocations Document set out borough-wide standards and guidance for managing flood risk through development, including those relating to:

- The need to address non-fluvial sources of flooding;
- The use and design of water recycling;
- Requirements for site-specific Flood Risk Assessments;
- The use and design of water attenuation (in line with the drainage hierarchy set out in the London Plan);
- The use and design of SUDS;
- The design and layout of developments, including setting built developments back from rivers, watercourses and flood defences; and
- Requirements for implementation of flood resilient and resistant building techniques.

## INDICATORS

### Monitoring

**4.2.11** SP5 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key infrastructure which will support the delivery of SP5 are set out in Appendix 4.

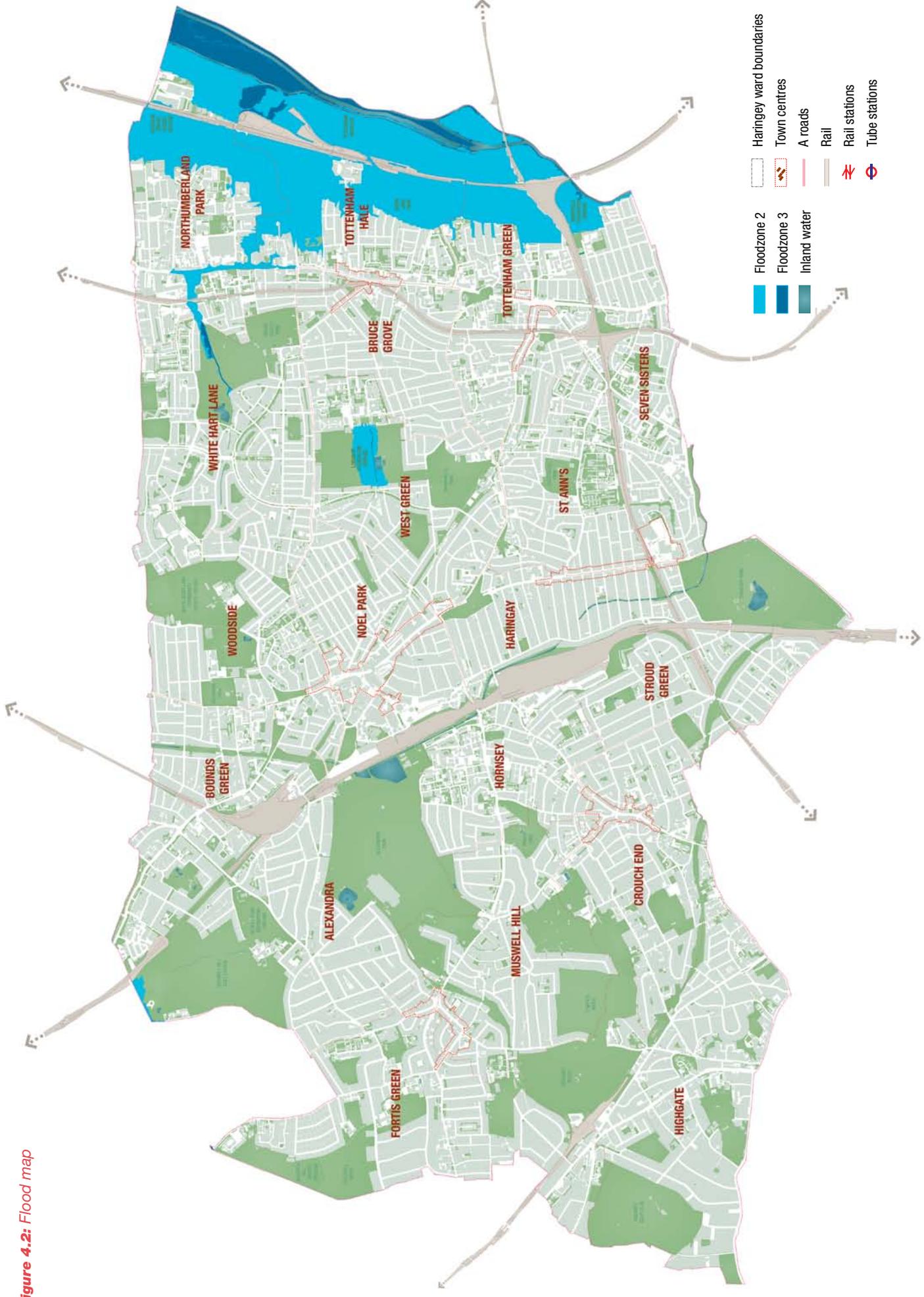


Figure 4.2: Flood map

## SP6: WASTE AND RECYCLING

The Council supports the objectives of sustainable waste management set out by the Government in PPS10 Planning for Sustainable Waste Management and the Mayor's London Plan. To achieve these, the Council shall:

- Safeguard existing waste sites unless compensatory provision is made;
- Maximise self-sufficiency in waste management capacity;
- Seek to minimise waste creation, increase recycling rates in relation to commercial, industrial and municipal waste in order to achieve the Mayor's recycling targets;
- Address waste as a resource and look to disposal as the last option, in line with the Mayor's waste hierarchy;
- Require integrated, well-designed recycling facilities to be incorporated into all new developments;
- Monitor changes in the stock of waste management facilities, waste arisings, and the amount of waste recycled, recovered and going for disposal; and
- Continue working with its partners in the North London Waste Authority to adopt the North London Waste Plan (NLWP) which has identified locations suitable for waste management facilities to meet the London Plan apportionment of 1.9 2.1m tonnes and the Haringey apportionment of 237,000 182,000 tonnes.

Haringey will require Site Waste Management Plans for all major applications to identify volume and types of demolition and construction waste and to demonstrate how waste will be minimised and managed during construction and occupation.

New waste management facilities will be required to take into account and minimise pollution and nuisance issues. This is addressed in more detail in the Development Management Policies document.

### Dealing with waste and encouraging recycling

- 4.3.1** Haringey is committed to the sustainable management of waste through prioritising waste reduction, reuse and recycling, as reflected in the Sustainable Community Strategy and the Greenest Borough Strategy. Over the previous three years around a quarter of the borough's household waste has been recycled, reducing the amount that is sent for disposal. All households and schools in the borough now have access to convenient and comprehensive recycling facilities, with facilities at a number of community centres and on-street recycling points on high streets and around transport hubs. There are two Reuse & Recycling Centres in the borough for residents to bring unwanted items to, and these accept an increasing range of materials and items for reuse or recycling. The Council will promote the generation of renewable energy from waste as set out in the London Plan. Please also see SP4 Working Towards a Low Carbon Haringey for more detail.
- 4.3.2** North London is expected to manage over 1.5 million tonnes of waste per year by 2025. Whilst the Council will continue to develop its waste reduction and recycling policies to minimise the environmental impact of municipal waste under its control, it will be necessary for North London to develop new solutions and facilities for managing waste sustainably, and as far as possible, within the boundaries of the sub-region.

4.3.3 In this context, the seven North London boroughs that constitute the North London Waste Authority are developing the North London Waste Plan (NLWP), a planning framework with the aim of identifying suitable and viable sites to meet the sub-region's future waste management needs and satisfy the apportionment targets of the London Plan. The plan is part of each borough's Local Plan.

4.3.4 The NLWP will identify sufficient sites to meet the London Plan apportionment..

4.3.5 The Council's policy approach is to continue to safeguard existing waste management sites, and adhere to the following principles and requirements:

- Wherever feasible the intensification and re-orientation of existing waste management sites are required before new sites are developed. Developers will be required to apply sequential tests to confirm this;
- Only high quality waste development proposals will be considered suitable, in terms of design, minimisation of nuisance, transport and other potentially negative impacts;
- Decentralised energy options shall be fully considered;
- Developments within the North London Waste Plan area will require on-site provision for the management of construction, demolition and excavation of waste; and
- The NLWP makes no site specific provision for hazardous waste, existing facilities are safeguarded and any application for new facilities will be treated on its merits in line with the policies of the NLWP.

Please see the Development Management Policies and the Sustainable Design and Construction SPD for more detail.



*Haringey's Recycling Bins*

## INDICATORS

### Monitoring

4.3.6 SP6 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key pieces of infrastructure which will support the delivery of SP6 are set out in Appendix 4.

### Key evidence and references for SP4, SP5 and SP6

- Climate change and capacity assessment for sustainable energy demand and supply in new buildings in Haringey, Aecom 2009
- North London Strategic Flood Risk Assessment, Mouchel 2008
- Strategic Flood Risk Assessment, London Borough of Haringey 2008
- Haringey Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey's Greenest Borough Strategy, London Borough of Haringey 2008
- Draft North London Waste Plan, Mouchel 2009
- Recycling Strategy for Haringey 2006-2020, London Borough of Haringey 2007
- Haringey's Affordable Housing Viability Assessment, Tribal 2010
- The London Plan, Mayor of London 2011
- National Planning Policy Framework 2012
- <http://www.climatechangeandyourhome.org.uk/live/>
- Town and Country Planning Association's Policy Advice Note: Inland Waterways (July 2009)

**4.4.1** Haringey's Sustainable Community Strategy priority An Environmentally Sustainable Future commits the Council and all its partners to respond to climate change and to manage our environmental resources more effectively to make Haringey one of London's greenest boroughs. The location and mix of development, the way it is linked to transport networks and the availability of more sustainable modes of transport can help achieve this aim. SP7 focuses on promoting sustainable travel and making sure all development is properly integrated with all forms of transport, in line with the Government's transport objectives set out in section 4 of the NPPF and the Mayor of London's strategic transport approach in the London Plan.

#### SUSTAINABLE COMMUNITY STRATEGY

This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

SCS priorities:

- Promote sustainable transport; and
- Tackle climate change.

## SP7: TRANSPORT

### Delivering Regeneration and Access

In line with London Plan policies, the Local Implementation Plan (LIP) and the Mayor's Transport Strategy, the Council will work with its partners to promote the following key infrastructure proposals to support Haringey's regeneration and local/strategic access to London, employment areas and local services;

- The Council, in cooperation with neighbouring boroughs, will seek to reduce the impact of larger lorries in local residential areas and town centres and investigate the feasibility of a freight distribution hub;
- Improvements to the Piccadilly, Victoria and Northern Lines including new trains, new signalling and new control centres;
- Improvements to overground routes along West Anglia, East Coast (Great Northern) and Barking - Gospel Oak line that service the centre and east of the borough;
- Access and interchange improvements to overground stations at Alexandra Palace, Finsbury Park, Harringay, Hornsey White Hart Lane, Northumberland Park, South Tottenham, and Bruce Grove;
- Improvements to interchanges at Tottenham Hale and Seven Sisters;
- Improvements to the Tottenham Gyratory; and
- Improvements to east - west bus routes as well as promoting new east - west routes.

## Delivering Action on Climate Change and Quality and Healthy Places

In line with the London Plan, the Council will work with its partners to promote the following travel demand management schemes to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by:

- Minimising congestion and addressing the environmental impacts of travel;
- Promoting public transport, walking and cycling (including minimum cycle parking standards);
- Promoting road safety and pedestrian movement particularly in town centres and close to local services;
- Promoting car sharing and establishing car clubs;
- Seeking to locate major trip generating developments in locations with good access to public transport and so better integrate transport and land use planning;
- Adopting maximum car parking standards and car free housing wherever feasible;
- Seeking to mitigate the impact of road based freight and promote alternatives;
- Supporting measures to influence behavioural change such as promoting low carbon vehicles; and
- Requiring the submission of transport assessments and travel plans for large scale proposals in line with TfL guidance.

## Promoting sustainable travel options

4.4.2 Haringey's Local Implementation Plan (LIP) sets out how the Council intends to deliver more sustainable transport, and is a key mechanism for the implementation of the transport objectives set out in the Local Plan. The Upper Lee Valley Opportunity Area Transport Study will address sub-regional and local level issues on the transport network, contributing to the understanding of the impact of proposed growth in the Upper Lee Valley, and providing a sound basis for transport infrastructure delivery planning in the borough and sub-region as a whole. The Development Management Policies set out further detail in relation to sustainable travel and road user hierarchy

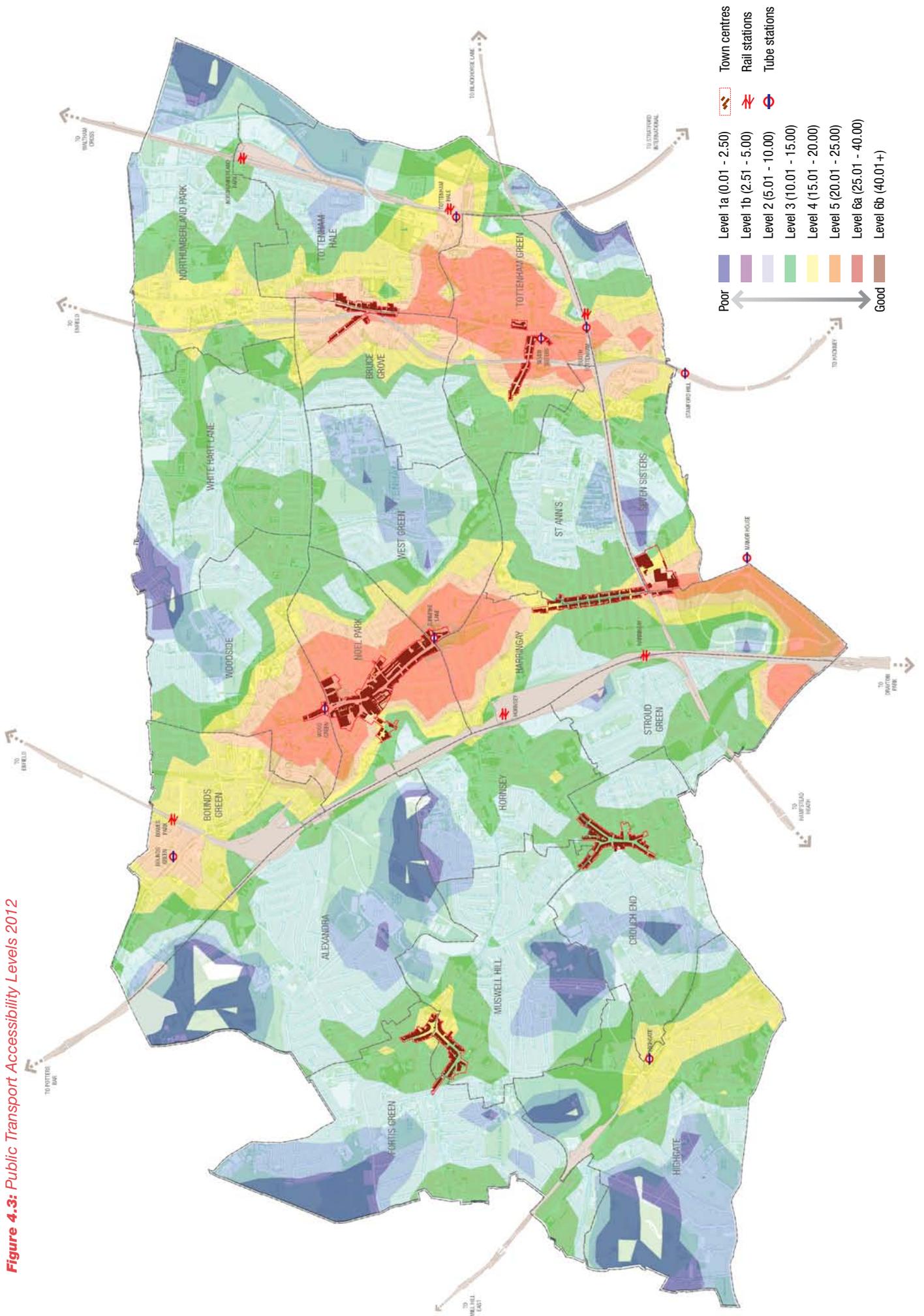
## Public transport

4.4.3 Haringey has relatively good public transport, providing its residents access to employment opportunities in the City and West End, which are within easy travelling distance of rail and tube connections. In addition, local residents have access to the job opportunities within the London-Stansted-Cambridge-Peterborough Corridor. Around two thirds of Haringey residents commute to work outside the borough. Figure 4.3 below shows the Public Transport Accessibility Levels (PTALs) in the borough. There are high levels of accessibility to the network at locations such as Finsbury Park, Wood Green and Tottenham Hale. The River Lee Navigation and other navigable waterways in the borough offer opportunities to promote waterborne passenger transport.



Wood Green

**Figure 4.3: Public Transport Accessibility Levels 2012**



- 4.4.4 National Rail services run mostly North to South. Local services on the East Coast main line serving Alexandra Palace, Haringay and Hornsey have a peak 10 minute frequency while the Enfield Town and Southbury Loop services provide a combined frequency of four trains per hour to stations in the borough. However, the frequency of local services on the West Anglia line serving Tottenham Hale and Northumberland Park are constrained by lack of capacity on the route. An improvement to these services is a major aspiration for the borough. With the exception of the Gospel Oak to Barking rail line, which serves Haringay Green Lanes and South Tottenham, there are no orbital East-West rail links.
- 4.4.5 The Piccadilly Line serves Turnpike Lane, Wood Green and Bounds Green. The Northern Line serves Highgate while Tottenham Hale and Seven Sisters are on the Victoria Line. Statistics from London Underground show that substantial overcrowding occurs on Underground lines in the borough during the morning peak. This occurs particularly at Seven Sisters on the Victoria Line and Turnpike Lane on the Piccadilly Line. In order to cater for the bulk of London's forecast increased demand for travel arising from population growth, the London Plan has identified a number of transport schemes to co-ordinate improved public transport capacity as closely as possible with development priorities and phasing. Although SP7 identifies the improvements relevant to Haringey, further detail of their phasing are set out in Appendix 4.
- 4.4.6 Forty bus routes serve the borough, of which all but seven are high frequency routes. The routes are mainly radial in nature. The main issue for these radial routes is provision of capacity to meet growing demand. A number of routes form a high frequency orbital network. However, further development of the orbital bus routes is needed to provide an effective and sustainable alternative to the car for journeys to the east and west of Haringey. In addition, the development of the orbital bus network is constrained by the nature of the road network and low rail bridges.
- 4.4.7 Provision of black cabs is low, which restricts the usefulness of Taxicard but the availability of minicabs is relatively high. The borough benefits from Capital Call which provides better access to taxi-type services for the mobility handicapped. Apart from North London Dial-a-Ride there are no accessible door to door Plusbus type services for elderly or disabled people.
- 4.4.8 The whole of the borough of Haringey is an Air Quality Management Area (AQMA) for the pollutants of NO<sub>2</sub> (Nitrogen Dioxide) and PM10 particulates which are the most prominent air pollutants. The dominant source of NO<sub>2</sub> and PM10 emissions in Haringey is road transport with a variety of other sources contributing emissions. This has implications for air quality, which is being addressed through the measures outlined in the Council's Air Quality Action Plan. Haringey is already taking action to reduce existing pollution and to prevent new pollution. For example, monitoring has identified hotspots of poor air quality in the borough. As part of the requirements to control and reduce potential or actual pollution resulting from development in the borough, developers will be required to carry out relevant assessments and set out mitigating measures in line with national guidance. Further detail on the Council's approach to environmental protection is set out in the Development Management Policies and the Sustainable Design and Construction SPD. Please also see SP14 Health and Well-being.

## Walking

- 4.4.9 Walking is a 'zero carbon' form of travel that relieves pressure on infrastructure, both in terms of public transport infrastructure and Haringey's roads. As such, the promotion of walking is an essential element of our approach to managing growth. It also provides wider social benefits in terms of promoting more active, healthy lifestyles (see SP14 Health and Well-Being), and helping to create more active vibrant streets and public spaces (see SP11 Design), also reflecting London Plan policy.

- 4.4.10** In Haringey, 34% of all trips are on foot. This compares with the London-wide figure of 30%. Haringey residents make more than 184,000 walking trips per day which is considerably more than car driver trips (at 118,000). Through the LIP, the Council is seeking TfL funding to implement a variety of schemes to improve the accessibility of walking routes to key amenity and commuter destinations for residents and local people in their local communities and in the borough. This includes a series of walking audits to identify deficiencies along popular walking routes to town centres, the public transport network, schools and local amenities.
- 4.4.11** The Council has developed a Public Rights of Way Improvement Plan that provides a focus for investment and enhancements to encourage walking in the medium to long term. This Plan will implement action to identify additional footpaths as Rights of Way.
- 4.4.12** A network of Greenway cycle and walking routes are being implemented to link the green and open spaces of the borough for recreational walking and cycling. Four initial routes are proposed - Finsbury Park to the Lea Valley, Finsbury Park to Highgate via Parkland Walk nature reserve, Muswell Hill to Alexandra Palace Station and Highgate to Alexandra Palace Park.

## Cycling

- 4.4.13** As with walking, cycling is a sustainable means of travel that provides the opportunity to relieve congestion as well as promoting healthy, active lifestyles. The Council will work to improve conditions for cycling across the whole of its street network. In line with London Plan policy, Haringey will work with all relevant partners to bring about a significant increase in cycling in the borough.
- 4.4.14** Haringey has a network of cycle routes across the borough including cycle lanes on main roads, cycle tracks and special fully signed quiet routes. The borough has delivered a programme of cycling route improvements and new cycle routes across the borough as part of the London Cycle Network, and will seek to improve the safety and continuity of routes where needed, including the provision of new links to and between routes.
- 4.4.15** In addition, the Council will be working with the Mayor on delivering two Cycle Superhighways and is installing on-street cycle parking facilities at key locations including stations, transport interchanges, shopping centres, local amenities and recreational facilities, as well as providing cycle training for school pupils and individuals.
- 4.4.16** The Council will ensure cycle parking is provided as part of the planning process in line with its cycle parking standards and will seek to provide cycle parking in existing residential buildings.
- 4.4.17** The Council will ensure cycle use is considered in all highway improvement work, including maintaining and where possible improving cycle trip directness and safety.

## Making private transport more sustainable

- 4.4.18** For journeys where more sustainable travel options are not practical, car clubs and car sharing offer an alternative to privately owned cars. Car clubs are hire schemes that allow households to avoid the costs of car ownership, deter them from using cars for a trip which is convenient without one, and reduce the amount of car parking space needed. Haringey is working with a selected contractor to provide car club bays throughout the borough. By 2011 it is expected that a car club bay will be within five minutes walk of all households in the borough.
- 4.4.19** The Council also encourages low emission vehicles by providing electric charging points across the borough. Although still contributing to congestion, electric vehicles do not have the air quality impacts of ordinary cars.



Smarter Haringey Road Show

## The provision of transport infrastructure

4.4.20 The North London Sub Regional Transport Plan published by TfL in 2010 identified the transport challenges facing Haringey and the other north London boroughs of Enfield, Waltham Forest and Barnet. The Plan identifies the measures to meet these challenges including enhanced rail and underground capacity and unfunded schemes such as the Chelsea – Hackney line and four-tracking of the West Anglia Main Line; removal of the one-way gyratory system in Tottenham Hale; better management of the road network through, for example, management of planned events and better traffic control systems; encouraging mode shift from car to walking and cycling such as through smarter travel; improvement to interchanges at Finsbury Park and Tottenham Hale and improvements to accessibility and connectivity.

4.4.21 Through the Council's Local Implementation Plan (Transport Strategy) investment will be made between 2011 and 2014 in our town centres of Wood Green and Green Lanes, on local safety schemes, environmental measures, cycling schemes such as Greenways and local cycle routes and smarter travel behavioural change programmes. This investment would support the predicted increases in housing and employment. Please see Appendix 4 key Infrastructure Programmes and Projects, and the Council's Key Infrastructure Delivery Plan for a list of key transport improvements/ infrastructure provision required to support the delivery of the Local Plan over the 15 year period. The setting of a Community Infrastructure Levy (CIL) will help to marry the clearly identified needs and gaps with appropriate funding to meet any existing or projected gaps. This funding will come in part, from the future CIL for the borough. The Council is working closely with TfL and other stakeholders to monitor the progress and implementation of these projects. The Tottenham Hale Gyratory project is underway and the interlinked Bus Interchange project is progressing.

## INDICATORS

### Monitoring

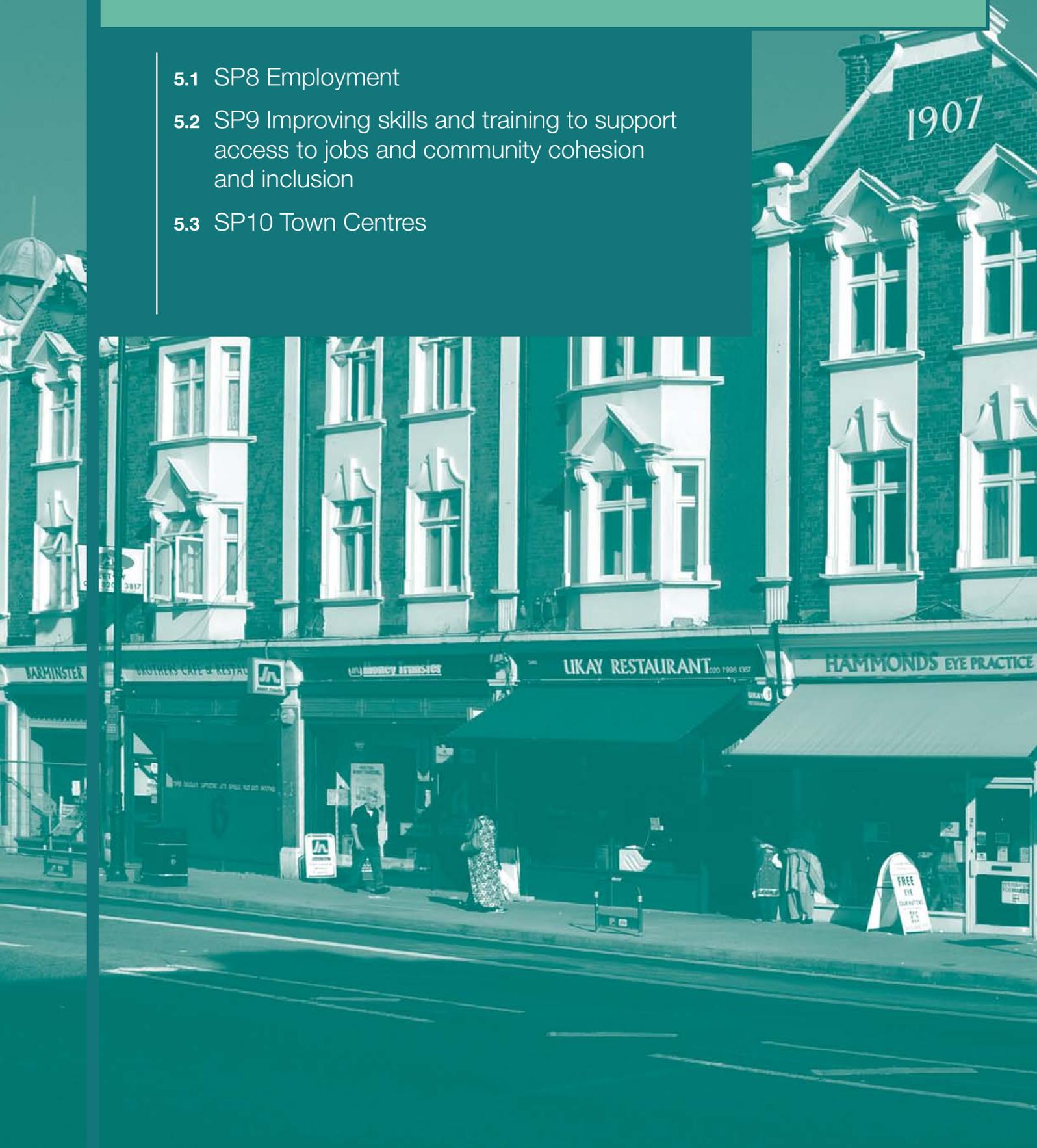
4.4.22 SP7 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key infrastructure which will support the delivery of SP7 are set out in Appendix 4 (Infrastructure Delivery Plan).

### Key evidence and references

- Haringey's Local Implementation Plan, London Borough of Haringey 2007
- Haringey's Greenest Borough Strategy, London Borough of Haringey 2008
- Mayor's Transport Strategy, Mayor of London 2010
- The London Plan, Mayor of London 2011
- National Planning Policy Framework 2012

# ECONOMIC VITALITY AND PROSPERITY SHARED BY ALL 05

- 5.1 SP8 Employment
- 5.2 SP9 Improving skills and training to support access to jobs and community cohesion and inclusion
- 5.3 SP10 Town Centres



# 5.1

## SP8 EMPLOYMENT

- 5.1.1** A key priority in Haringey's Sustainable Community Strategy is to ensure economic vitality and prosperity is shared by all. This will be achieved by promoting a vibrant economy, meeting business needs, increasing skills, raising employment and reducing worklessness so that all residents can contribute to and benefit from a prosperous economy.
- 5.1.2** As the objectives in Section 1 set out, the Council wishes to strengthen Haringey's economy through reducing worklessness by increasing skills, raising educational attainment, and improving childcare and nursery provision. The Council will also aim to meet the needs of different sectors of the economy, including small and medium-sized enterprises (SMEs), and those organisations within the voluntary sector through the provision of a range of premises of different types, sizes and costs.
- 5.1.3** Strategic Policies 8 and 9 are important in achieving the vision and objectives of the Sustainable Community Strategy, the Regeneration Strategy and this Local Plan by protecting employment land, providing the increased jobs and training opportunities needed to support Haringey's growing population and by securing land and premises for the borough's businesses.

### SUSTAINABLE COMMUNITY STRATEGY

This chapter contributes to the spatial aspects of the following outcomes in Haringey's Sustainable Community Strategy.

SCS priorities:

- Reduce worklessness;
- Increase skills and educational achievement;
- Increase sustainable economic activity;
- Maximise income; and
- Address child poverty.

## SP8: EMPLOYMENT

The Council will secure a strong economy in Haringey and protect the Borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, Local Employment Areas and other non-designated employment sites.

The forecast demand is for an additional 23,800 m<sup>2</sup> of B Class floorspace up to 2026.

This forecast demand is to be met through:

- The reconfiguration and re-use of surplus employment designated land in B2 and B8 Use Classes;
- The intensification of the use of existing employment sites (where possible);
- The provision of B1a/b floorspace as part of mixed-use development on suitable sites, including town centre sites; and
- The protection of existing viable B Class Uses on designated and non-designated sites.

In addition the Council will also:

- Support local employment and regeneration aims;
- Support environmental policies to minimise travel to work;
- Support small and medium sized businesses that need employment land and space; and
- Contribute to the need for a diverse north London and London economy including the need to promote industry in general in the Upper Lea Valley and in particular, promote modern manufacturing, business innovation, green/waste industries, transport, distribution and logistics.

## Strategic Industrial Locations

The Council will safeguard the following sites as Strategic Industrial Locations (SIL) as identified in the London Plan:

- Millmead and Ashley Road (Part SIL/RA); and
- Part of Central Leaside (Brantwood, North East Tottenham & Marsh Lane estates).

## Locally Significant Industrial Sites

The Council will safeguard the following sites as Locally Significant Industrial Sites (LSIS) for a range of industrial uses (B1 (b), (c), B2 and B8) where they continue to meet demand and the needs of modern industry and business:

- Cranford Way, N8;
- Lindens/Rosebery Works, N17;
- Queen Street, N17;
- South Tottenham, N17;
- Vale Road/Tewkesbury Road (Part), N15;
- White Hart Lane, N17; and
- Willoughby Lane, N17.

## Local Employment Areas

The Council has identified other local employment generating sites in the borough that need protection. Local Employment Areas (LEAs) are employment sites that offer a more flexible approach to the uses on them. This category has been divided into two sub-categories: Employment Land and Regeneration Areas.

- Employment Land (EL) is land that is deemed acceptable for other employment generating uses that complement the traditional 'B' use classes, such as a small scale "walk-to-retail", cafes and crèche/nursery. Local Employment Areas classified as EL are:
  - Bounds Green Industrial Estate;
  - Pinkham Way
- A Regeneration Area (RA) is the most flexible of the categories as it can include uses appropriate in a mixed use development, such as small scale "walk-to" retail, community and residential uses. However, the approach to mixed uses in Regeneration Areas must have regard to London Plan town centre and retail policies, so not to encourage retail development outside of town centres, as well as other Local Plan policies. Local Employment Areas classified as RA are:
  - Campsbourne, N8
  - Central Leaside (Part SIL/RA), N17
  - Crusader Industrial Estate, N15
  - Hale Wharf, N17

- High Road East, N17
- High Road West, N17
- Rangemoor Road and Herbert Road (part EL/RA), N15
- South Tottenham, (Part LSIS/RA), N15
- Tottenham Hale, (Part RA), N17
- Vale Road / Tewkesbury Road (Part LSIS/RA), N15
- Wood Green, N22
- Omega Works, N4
- Arena Design Centre, N4

**5.1.4** Taking a more flexible approach where local employment areas are no longer suitable for industrial or other employment generating uses, a progressive release of surplus industrial land will be carried out, in order to facilitate urban regeneration. This released land will be allocated on a sequential needs basis. Haringey will have regard to the criteria set out in paragraph 4.11 - 4.13 of the Mayor's SPG on Land for Industry and Transport when considering the release of industrial land, including Locally Significant Industrial Sites and Employment Areas. The criteria are based on general economic and land use factors and indicators of industrial land demand. Regard will also be had to the qualitative characteristics of location and specific sites.

**5.1.5** Policing and other community safety infrastructure proposed within the employment land hierarchy will be dealt with on an individual site basis, and with due regard to the provisions of the London Plan.

**5.1.6** The Council has identified a hierarchy of employment land, where certain types of employment uses should be concentrated. These employment areas vary in age, quality and size of buildings, access and the nature of the businesses within them. New development offers the opportunity to: improve the quality of the existing employment floorspace; make more efficient employment use of the Borough's employment land; and to ensure new floorspace is better tailored to meeting London's and Haringey's changing economic needs.

5.1.7 The hierarchy of sites will be further reviewed and revised as necessary to take account of economic circumstances and further guidance from the Mayor of London through the Site Allocations DPD, Tottenham Area Action Plan and other future Local Plan documents, as relevant. The consideration of the boundary and function of employment land allocations, including the scope for new land uses, should be consistent with any strategically coordinated process such as that promoted by the upper Lee Valley Opportunity Area Planning Framework.

### **Strategic Industrial Locations (SIL)**

5.1.8 In terms of Strategic Industrial Locations (SILs), north London contains 20% of London's industrial land with seven SILs, two of which are located in Haringey (part of Central Leaside and Tottenham Hale). These sites form a London wide network of sites for industry, business and warehousing. The London Plan states that in managing the stock of industrial land, account should be taken of the need to make provision for transport and land for waste management facilities in line with the self-sufficiency requirements of the London Plan, and taking into account some of the Central Activity Zone's needs. (All works associated with SP8 at Tottenham Hale should be designed in a way that will not lead to adverse effects on the European Site and its bird population in the neighbouring authority of Waltham Forest, see SP13 for details).

5.1.9 The London Plan identifies two broad categories of SIL, Preferred Industrial Locations (PILs) and Industrial Business Parks (IBPs). Within Haringey, Central Leaside (which includes Brantwood Road, North East Tottenham, Willoughby and Marsh Lane) and Tottenham Hale are classed as SIL - the latter is an IBP, which accommodates businesses requiring a higher quality environment.

5.1.10 The SILs within the Central Leaside boundary will be protected against redevelopment and retained in employment. This is particularly important, given the proposal for around 5000 new homes in Enfield, on the border of these employment sites. These employment areas could provide jobs and training for some of these residents and contribute towards creating a mixed and sustainable community. It is for this reason that changes of use outside the 'B' use class, that are not consistent with or complimentary to traditional B uses, will not be allowed.

5.1.11 The Mayor's Land for Industry and Transport SPG expands on London Plan policies to manage, promote and, where appropriate, protect Strategic Industrial Locations, London's strategic reservoir of industrial development capacity. The SPG identifies the 'plan, monitor and manage' approach to surplus industrial land, with the aim of reconciling the relationship between supply and demand during 2006-2026. Furthermore, when the net reduction in industrial land demand, and management of vacancy rates are considered, there is scope for the release of around 814 hectares of industrial land in the north sub-region (48ha per annum over the period 2006-16 and 33ha per annum for 2016-26). Haringey is classified as a "limited transfer" borough of industrial sites, which means safeguarding the best quality sites and managing the rest to reduce vacancy rates where possible. This means that in developing policies for the retention and release of land, Haringey should take account of this classification.

### **Locally Significant Industrial Sites (LSIS)**

5.1.12 These are well established industrial areas and the aim is to retain them solely for uses that fall within B1 (b), B1 (c), B2 or B8 uses, or uses that share strong similarities to this use class, for example policing and other community safety infrastructure, in line with National and Regional guidance. Retail development does not fall within the scope of this policy. In line with the 2014 Employment Land Study, the Council will protect these areas to provide choice and flexibility in employment land. The Council will look at opportunities to improve and enhance the general environment of these areas and buildings.

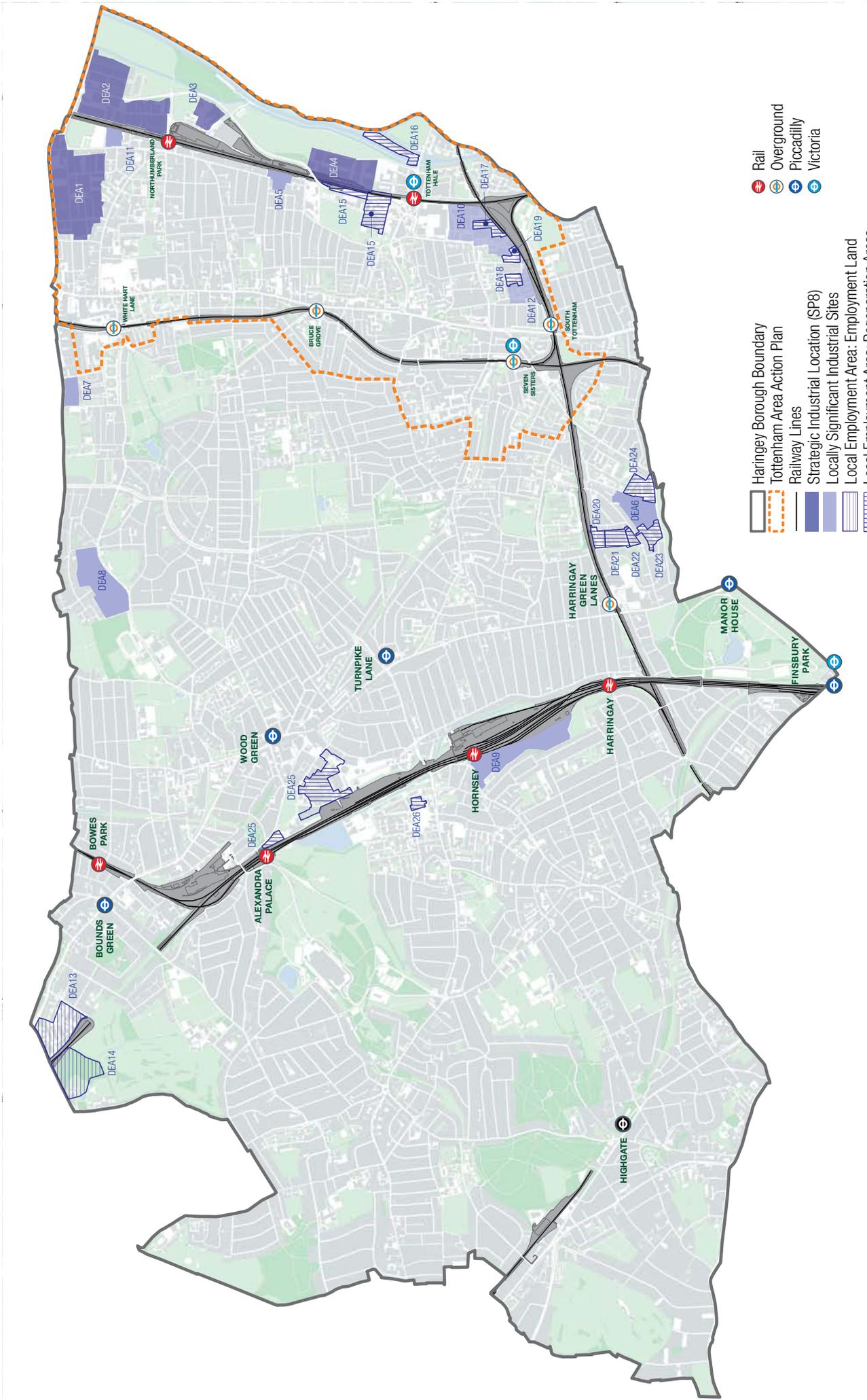


North Tottenham SIL

## Local Employment Areas

- 5.1.13** These areas will be treated more flexibly and uses that generate employment not included in the B use class will be considered. Some of these activities fall outside the confines of the B class uses that are characteristic of those in the Industrial Locations but, nevertheless, provide a source of employment and contribute to the local economy.
- 5.1.14** In principle, mixed use development including residential, employment and community facilities may be appropriate in some Local Employment Areas. These areas provide the opportunity to provide essential community infrastructure for the local community. In accordance with the findings of the Haringey Employment Study 2014, a more proactive and positive approach to planning for economic development is required. It will be important for a flexible approach to economic development to be taken on Local Employment Areas by carefully managing the type of use that is permitted on allocated sites.
- 5.1.15** The Council recognises that some of the designated employment sites contain within their defined boundaries, or adjoining them, designated heritage assets and therefore careful management of these sites will be considered against all other relevant Local Plan policies, e.g. SP4 Working Towards a Low Carbon Haringey, SP11 Design and SP12 Conservation when assessing development proposals. The Council's detailed approach to protecting employment land and premises will be set out in the Development Management Policies.

**Figure 5.1: Employment Areas**



## Protection and Enhancement of Existing Employment Sites

- 5.1.16** Haringey's economy is dominated by employment in three broad sectors, namely:
1. The public sector 24% (such as education and health);
  2. Retail 13%; and
  3. The service sector 18% (such as cafes, pubs, banks and estate agents).
- 5.1.17** Haringey's relatively strong representation in the manufacturing sector compared to other areas reflects the presence of significant strategic and local industrial areas in the borough. However, over the life of the Local Plan the Council will consider means of balancing the needs of competitive industrial and manufacturing activities with those of the service and warehousing sectors with significant growth potential.
- 5.1.18** The London Plan 2011 provides employment growth projections for the north London sub-region (Barnet, Enfield and Haringey) of 37,500 additional jobs over the period 2011 - 2031 (1,875 per annum). Haringey has a key role in contributing to this target. The London Plan sets out revised employment projections for Haringey. The London Plan forecasts 12,000 additional jobs in the Borough over the period 2011 – 2026. Over the period 2011 – 2036, it forecasts an additional 22,000 jobs in Haringey. This represents a 29.5% increase in jobs, the highest projected employment growth rate of all London boroughs. The Area Action Plan process will identify opportunities for new employment, investment in infrastructure and environmental improvements, in order to attract new businesses in the sectors identified. This process will also allow for the opportunity to set out a local job target.
- 5.1.19** The Upper Lee Valley area is predominantly a small firms economy and public sector employment represents the largest single sector for jobs in the north London region. Economic performance has declined over the years and large tracts of land previously in employment use are obsolete.
- 5.1.20** A review of the borough's existing employment land and buildings was undertaken in 2014. The Employment Study 2014 provided an assessment of the employment land and demand in the borough. The study recommended that all existing employment sites (designated or otherwise) be retained. Therefore, in the first instance, support will be given for all designated sites and smaller sites to remain in employment use. However, flexibility will be shown for alternative uses that complement the employment uses, contribute to social infrastructure or provide training.
- 5.1.21** Manufacturing employment in Haringey continues to decline. Indeed, this decline is more pronounced in Haringey than in London or Great Britain. Haringey's Employment Land Study 2014 reflects this change in employment base by predicting a need for a total floorspace requirement of approximately 23,800m<sup>2</sup> for the period 2006 – 2026. This includes a net reduction in demand for industrial and warehouse floorspace. The majority of demand is predicted to be for B1 floorspace including light industrial. Much of this demand is to be met through the reconfiguration of redundant existing industrial and warehouse floorspace and through mixed-use development within LEA – Regeneration Areas and town centre sites, particularly in Wood Green Metropolitan Town Centre and the District Town Centres. The trajectory identifying the locations and phasing to deliver the additional employment floorspace needed is set out at Appendix 2b, and will assist in monitoring delivery over the plan period. Given the uncertainty around the long-term demand for employment floorspace, the Council undertakes to update the Employment Land Review every five years or within a shorter period should monitoring indicate a review is necessary.
- 5.1.22** The Mayor's Land for Industry and Transport SPG urges boroughs to make employment land available for transport functions, such as rail freight facilities, bus garages and waste management facilities. The identification of sites for future waste management facilities will be addressed by the emerging North London Waste Plan.

**5.1.23** The need for an increase in the provision of good quality, flexible work space, particularly for small businesses is supported by the views of commercial property agents active in Haringey- as identified in a stakeholder consultation carried out as part of the Employment Land Study 2014. Small and medium enterprises (SMEs) are also an important part of Haringey's economy, and the London Plan highlights the need for local authorities to ensure adequate provision is made for SMEs, given the anticipated role of these businesses in accommodating future growth of employment outside central London. Where appropriate and viable, the Council will encourage the provision of such office accommodation for SMEs. In addition, environmental enhancement and high quality design are an important element in the enhancement of existing employment sites. Please see SP11 and SP12 for the Council's approach to design and conservation.

**5.1.24** The North London Employment Land Study (2006) indicated that Haringey has the oldest industrial/warehousing stock in the sub-region. There is little opportunity for speculative construction due to few opportunities for redevelopment on reasonably sized plots. The market was described as being restricted due to the lack of single large occupiers and the highly fragmented ownership of many sites. In the study, most of the borough's stock was identified as either good or reasonable with a smaller proportion of buildings identified as poor or very poor compared to North London as a whole. Haringey's net employment land demand was forecast to reduce over the period to 2016. Haringey was not perceived to be a key office location, mainly due to its proximity to the centre of London, with most demand originating from companies historically located in the area. These findings were supported by the London Office Policy review in 2007.



*Chocolate Factory, Wood Green*

**5.1.25** In June 2009, the North London Strategic Alliance commissioned a report, which looked at the economic position of the Upper Lee Valley and how it could contribute to opportunities to provide more workspace and leisure as well as improving its existing business base. Its proximity to the major road network gives it a strong position from which to entice businesses and other appropriate uses as well as exploit opportunities to create and improve recreation and leisure pursuits. The report has four themes which will be used as a basis for implementing the strategies:

- Green/sustainable industries and resource management;
- Employment and skills - apprenticeships;
- Developing the further and higher education offer; and
- London 2012 and the visitor economy.

**5.1.26** The Outer London Commission has recently carried out an economic profile. The Commission's interim findings concluded, among other things, that growth should focus on successful areas and not start from scratch; that there is a need to release land for development; that outer London needs to improve skills through higher or further education to reinforce its offer; and that there is a need to re-invent, re-brand and actively market parts of outer London and its distinct offers.

**5.1.27** SP8 focuses on facilitating the restructuring of the borough's employment land portfolio to allow an increase in B1 floorspace whilst enabling the modernisation of old stock and managed transfer of obsolete industrial sites to alternative uses. Balanced restructuring and diversification is more likely to assist in stimulating sustainable economic growth compared to an approach which focused on a significant net increase or decrease in the total supply of employment land in the borough.

## Green Industries

**5.1.28** The Council is committed to reducing and mitigating the effects of climate change. In order to help achieve this, and in conjunction with London Plan policies, the Council will support and promote the development of green industries and green practices. For example, the Council will expect new, large developments to incorporate combined heat and power (CHP) and other renewable fuels wherever possible. Industries that manage recycling and reuse of waste within the borough will be encouraged, as will industries that reduce their carbon footprint in their day-to-day activities. This is in line with SP4 Working Towards a Low Carbon Haringey.

## Small and Medium Enterprises

**5.1.29** The London Plan describes the North London sub-region as stretching from the Central Activities Zone (CAZ) to the northern fringe of London with an exceptionally varied set of strongly defined communities. Economic performance is described as being varied with some strong employment growth in the CAZ and its fringes, but with other areas continuing to experience deprivation and slow growth/ declining employment, including parts of the Upper Lee Valley and industrial areas around the North Circular Road. The release of surplus industrial land to other uses will need to be rigorously managed, particularly in areas that can accommodate this release. This includes Opportunity Areas to the east (including Tottenham Hale) and to the west (Haringey Heartlands, including Wood Green Metropolitan Town Centre). Small and medium sized enterprises are important elements in the sub-regional economy and they need to be fully supported.

## INDICATORS

### Monitoring

**5.1.30** SP8 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

### Key evidence and references

- Haringey Employment Land Study, London Borough of Haringey 2004
- Haringey Employment Land Study, London Borough of Haringey 2009 and Update 2012
- Haringey Unitary Development Plan, London Borough of Haringey 2006
- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey's Well being Strategic Framework, Haringey Strategic Partnership 2007
- North London Employment Land Study, London Development Agency 2006
- The London Plan, Mayor of London 2011
- Economic Profile of Key Locations in Outer London, Outer London Commission 2009
- An Economic Vision for the Upper Lee Valley, North London Strategic Alliance 2009
- National Planning Policy Framework 2012
- Haringey Employment Land Study 2014
- London Plan, Mayor of London 2015

# 5.2

## SP9

# IMPROVING SKILLS AND TRAINING TO SUPPORT ACCESS TO JOBS AND COMMUNITY COHESION AND INCLUSION

### SP9: IMPROVING SKILLS AND TRAINING TO SUPPORT ACCESS TO JOBS AND COMMUNITY COHESION AND INCLUSION

The Council will seek to address unemployment by facilitating training opportunities for the local population, increasing the employment offered in the borough and allocating land for employment purposes.

The Council will encourage the provision and growth of education and training facilities within the borough in areas such as Haringey Heartlands and Tottenham Hale and areas of high unemployment.

The Council will promote the diversification of the borough's economy and support new and expanding employment sectors such as green industries, small and medium sized enterprises.

The Council will secure financial contributions from development that results in a net loss of employment floorspace to invest in training and other initiatives that seek to promote employment and adult education in the borough.

### Supporting Local Employment Training Schemes and Enterprise Development

- 5.2.1 In Haringey, there is a polarisation between low and high level skills amongst the working age population. Some 21% of the borough's working age population has a level 1 or below qualification while 43% have a level 4 or above qualification. GLA Economics estimates that by 2020 the demand for highly skilled workers will increase to the extent that 50% of employees in London will need to have a level 4 qualification. The aim is to promote a higher skilled workforce within the borough and encourage more jobs into the borough to match that skills base.
- 5.2.2 The employment rate in Haringey is 63% compared to 68% in London and 70% nationally. The Government has aspirations to achieve full employment, equating to an 80% national employment rate. If this was to be replicated in Haringey it would mean an additional 2,480 residents needing to find employment - a huge challenge, especially in light of the current economic climate.
- 5.2.3 The Council is committed to providing new jobs and training wherever possible through the reuse of vacant sites and the more intensive use of sites already in employment use. The links that already exist between the Council and education institutions will continue, as training has a pivotal role in reducing unemployment and providing greater flexibility in the local economy. The training of local people provides positive feedback into the local economy by allowing businesses to have access to a skilled workforce. This is particularly important in light of new emerging sectors such as green industries.

- 5.2.4 In line with Haringey's Regeneration Strategy (2008), the Council is involved in a range of initiatives that support local recruitment by employers and help meet employers' recruitment, staff training and development needs.
- 5.2.5 The Council is committed to using the Jobs for Haringey programme as a means of supporting more Haringey residents into sustainable employment. Jobs for Haringey works with employers, schools and colleges, skills training providers, employment services and local communities to deliver:
- Jobs for unemployed local people who already have skills to a level required by employers;
  - Jobs for local people with relevant skills following completion of training courses and/or work placements; and
  - Support for local businesses by providing a financial incentive, through the Haringey Jobs Fund, to recruit local unemployed people.
- 5.2.6 The Council will use Jobs for Haringey to support and deliver the objectives set out in SP9. Alongside this, the Council will seek to strengthen already strong partnership arrangements with Jobcentre Plus and work closely with the three prime contractors responsible for delivering the Work Programme in Haringey.

### Supporting Self Employment

- 5.2.7 Haringey has a high representation of small businesses with 98% of the businesses in the borough employing less than 50 people. This is supported by a strong spirit of entrepreneurialism with 18,300 being self employed, representing 23% of all employment in the borough.
- 5.2.8 Despite under-representation in comparison to London, there has been an increase in the number of large companies with 200 or more employees in the borough. There are 53 known organisations within this sector in the borough, with the majority based in Tottenham. The Council is committed to encouraging small start-up units in new developments and supporting small and medium sized units on existing sites or in existing buildings. The Council will work with local business groups and partnerships and recognise their role in supporting Haringey's growth.

- 5.2.9 The Chocolate Factory I and II are prime examples of locations that are providing high quality small and medium units for up and coming businesses in the creative industries. Known as the Cultural Quarter, these locations in Haringey Heartlands provide a thriving hub of accessible units very close to Wood Green Metropolitan Town Centre. More units like these will be supported in the Heartlands to expand the Cultural Quarter further and develop the existing physical links between this area and Wood Green Metropolitan Town Centre.

## INDICATORS

### Monitoring

- 5.2.10 SP9 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

### Key evidence and references

- Haringey Employment Study, London Borough of Haringey 2009 and update 2012
- Haringey Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey's Children and Young People's Plan 2009-2020, London Borough of Haringey 2009
- Haringey Worklessness Statement, London Borough of Haringey 2007
- Haringey Initial Work and Skills Plan, London Borough of Haringey 2010
- Child Poverty Strategy 2008-2011, London Borough of Haringey 2008
- Well being Strategic Framework, London Borough of Haringey 2007
- Mapping Haringey's Third Sector, Haringey Strategic Partnership 2010.

# 5.3

## SP10 TOWN CENTRES

- 5.3.1** Haringey’s town centres are more than just areas in which to shop - they provide an “experience” including leisure for shoppers (e.g. cinema and leisure centres), community facilities, as well as employment in the form of offices, and places to live. They provide a focus for activity and community life and give character and identity to the local area and borough as a whole.
- 5.3.2** One of the strategic priorities for north London is to enhance the attractiveness of town centres to consumers and manage the restructuring of town centres in need of change, especially in the outer parts of the sub-region. Wood Green is one of eleven Metropolitan Town Centres in London and has the potential to provide sustainable access to higher quality goods and services.
- 5.3.3** As the objectives in Section 1 set out, the Council wishes to strengthen the role of Wood Green Metropolitan Town Centre and the borough’s District Centres as accessible locations for retail, office, leisure and community uses and new homes, and to enhance the environmental quality and attractiveness of the borough’s town centres.
- 5.3.4** This policy seeks to support and promote Wood Green Metropolitan Town Centre and the five District Centres as existing successful and vibrant town centres, and places that will attract new businesses, jobs and homes during the life of the Local Plan, thus becoming even more vibrant and exciting hubs of community life. It will also support, promote and protect the borough’s 38 local shopping centres as places that offer unique and often specialist goods and services to their immediate communities.

### SUSTAINABLE COMMUNITY STRATEGY

This policy contributes to the spatial aspects of the following priorities in Haringey’s Sustainable Community Strategy:

#### SCS Priorities:

- Provide even better shopping and cultural and leisure opportunities;
- Improve supporting facilities, services and infrastructure; and
- Increase sustainable economic activity.

## SP10: TOWN CENTRES

### Distribution of retail across Haringey

The Council will promote the distribution of retail growth to meet the required additional 13,800m<sup>2</sup> gross comparison goods floorspace and an additional 10,194m<sup>2</sup> net convenience goods floorspace by 2016. The majority of this additional retail growth will be met in Wood Green Metropolitan Centre and the five District Town Centres.

### Protecting and enhancing Haringey’s Town Centres

The Council will promote and encourage development of retail, office, community, leisure, entertainment facilities, recreation uses, arts and cultural activities within its town centres according to the borough’s town centre hierarchy.

Wood Green Metropolitan Town Centre will be the principal focus of growth accommodating an extensive range of the types of development set out above, which should help to shape Wood Green into a thriving and vibrant centre for north London.

Development proposals which foster a diverse evening and night time economy in Wood Green will be supported providing that measures are in place to address issues such as community safety, policing, litter and the potential impact of noise and disturbance to local people.

The District Town Centres of Bruce Grove/ Tottenham High Road, Crouch End, Green Lanes, Muswell Hill and West Green Road/Seven Sisters will continue to be supported and strengthened as important shopping and service centres to meet people's day-to-day needs. The Council will take a proactive partnership approach to reinvigorating these town centres, widening their role and offer, developing their identities, improving the public realm and accessibility to them.

Haringey's Local Shopping Centres will continue to be supported in providing core local shopping facilities and services (such as convenience store, post office, and newsagent) for their respective local communities, largely catering for a catchment area within walking distance.

It is possible to identify potential future changes to the borough's town centres over the life of the Local Plan, including potential new centres. Given the existing scale, role and function and mixed use development which is currently taking place at Tottenham Hale there may be potential to designate Tottenham Hale Urban Centre as a new District Centre.

## Town Centre Hierarchy

**5.3.5** SP10 establishes the hierarchy of town centres within the borough. The role and function of Haringey's centres vary, reflecting the diverse nature of the borough itself:

- Wood Green Metropolitan Town Centre and the five District Town Centres of Muswell Hill, Crouch End, Tottenham High Road/Bruce Grove, Green Lanes and Seven Sisters/ West Green Road are influenced by major shopping destinations in north and central London and compete with a number of centres in neighbouring boroughs including Brent Cross, Walthamstow and Edmonton Green in Enfield;
- Haringey's 38 Local Shopping Centres, which provide for the day-to-day needs of people living, working and staying nearby; and
- A number of smaller shopping parades and individual shops also meet the day-to-day needs for shopping, services and facilities.

**5.3.6** The spatial arrangement of retail centres provides a basis for shaping Haringey, for locating community infrastructure and building attractive and distinctive focal points for neighbourhoods, for sustainable growth and regeneration of the borough (Figure 5.2).

## Distribution of Retail Growth

**5.3.7** Haringey will focus new shopping (and related uses) in the borough's designated growth areas and existing centres, having regard to the level of capacity available in these locations. The borough's growth areas and town centres are shown on Figure 2.1.

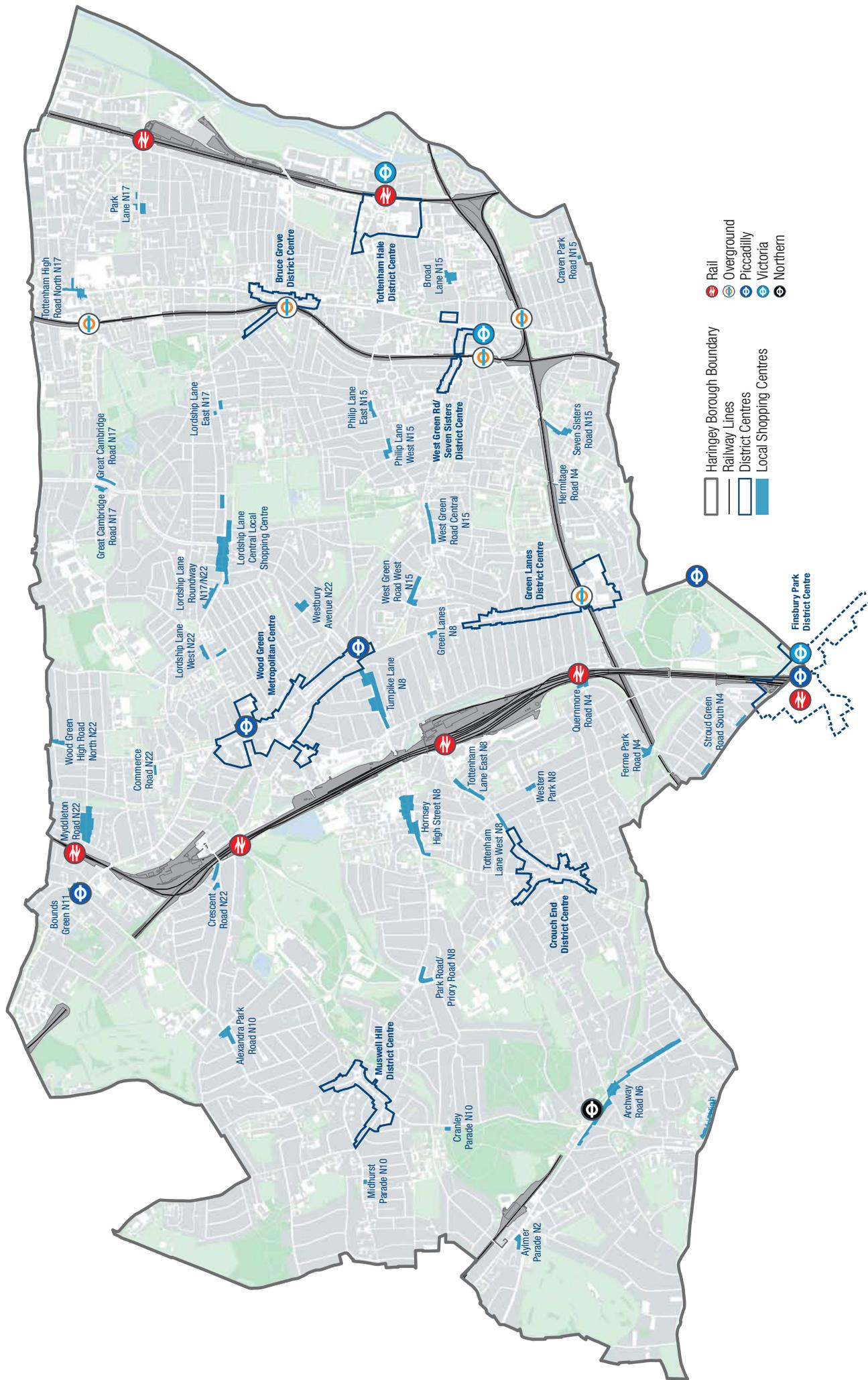
**5.3.8** The borough's Retail Study 2008 predicts that Haringey will require an extra 13,800m<sup>2</sup> gross comparison goods floorspace and an additional 10,194m<sup>2</sup> net convenience goods floorspace by 2016. It is anticipated that much of this will be met in Wood Green Metropolitan Centre and the five District Centres and the potential of a new retail centre being proposed as part of the Tottenham Hale Urban Centre Masterplan SPD. The growth area of Haringey Heartlands and the redevelopment of Tottenham Hotspur Football Club will also provide the major focus for retail provision in Haringey.

**5.3.9** In line with paragraph 24 of the NPPF, the Council will ensure that its town centres are considered first for the location of new retail development, having regard to the distribution of future retail growth set out in SP10 and the hierarchy of Haringey's town centres.



*Three Compasses, Hornsey*

Figure 5.2: Town Centres



## Protecting and Promoting Town Centres

- 5.3.10** The development of new shops or other town centre uses, particularly if they are large in scale, can have an impact on other centres. The Council will ensure that development in its centres is appropriate to the character, size and role of the centre in which it is located, and does not cause harm to neighbours, the local area or other centres. Shops and service uses (A1 and A2) are considered suitable for all town centres.
- 5.3.11** The way town centres look is an important factor in their character and the way they are perceived. A number of our centres lie in Conservation Areas - Tottenham High Road, Crouch End, Muswell Hill - recognising their architectural and/or historical importance. The design of shop fronts can contribute greatly to the character of town centres and their distinctiveness. Further information on town centres and the Council's approach to enhancing and protecting them are set out in SP11 and SP12, the Council's Conservation Area Appraisals and the Development Management Policies. This is also in line with continued investment in the public realm to maximise the historic environment's contribution to town centre vibrancy and vitality in policy, as set out in the NPPF.

## Ensuring a Range of Shops and Other Appropriate Town Centre Uses

- 5.3.12** Where it is possible, within the provisions of the Use Classes Order and the General Development Order, the Council will seek to ensure that there is a diverse range of shopping facilities provided across the borough, from its town centres, through to the smallest shopping parades and frontages. This is to ensure residents can access a full range of shops and services to meet their everyday and longer term needs without resorting to reliance on public transport or car based journeys. Improvements to public transport and promotion of more sustainable modes of travel will contribute to more accessible, vibrant and greener town centres, as set out in SP7.

**5.3.13** Car ownership in the borough is 54% of households; this is lower than the overall figure for Greater London at 60 % of households and much lower than Britain as a whole, where 75% of households have access to a car. The lower level of car ownership in the borough is a reflection of the good access to public transport.

**5.3.14** One of the strategic priorities for North London is to enhance the attractiveness of town centres to consumers, and manage the restructuring of town centres in need of change, especially in the outer parts of the sub-region, in line with the London Plan. The Retail Study 2008 identified 190 vacant units within town and local centres, a vacancy rate of 8.0%. This is compared to a GOAD national average vacancy rate of 11%. If half of the 95 units were re-occupied this would help to accommodate growth and, based on the average size of a unit (100m<sup>2</sup>), these re-occupied units could accommodate about 9,500m<sup>2</sup> gross floorspace.

**5.3.15** This Local Plan policy seeks to promote new investment in the town centres to deliver good economic outcomes, consistent with the overall approach to growth, as set out in Strategic Policy 1 and section 23 of the NPPF. Bringing shop vacancies back into use will help achieve the anticipated required growth in comparison to floor space and this will promote greater diversity in the range of facilities being provided and act as a community hub. Development of new retail locations in town centres could encourage economic investment, delivering more jobs and possible diversification of businesses.

**5.3.16** New retail development that will have a negative impact on existing town centres will be resisted and the existing hierarchy of centres and their respective primary and secondary frontages will be retained and protected. Wherever possible, the Council will encourage proposals that add to the vibrancy and choice of shops in the existing centres.

5.3.17 The Council will seek to retain all A1 use within the primary frontage as the presence of blank facades can contribute to inactivity at street level during certain times of the day. Within the secondary frontages there may be greater flexibility about the proportion of non A1 uses that will be permitted since it is recognised that town centres should perform a function beyond retail. Within the primary frontages, A1 retail is the principle and dominant land use. Usually it contains the most important shopping facilities, those which attract the greatest number of customers and which contribute most to the vitality of the centre. Secondary frontages contain a variety of service and other uses in addition to A1 retail. These frontages support the primary frontage of a centre.

5.3.18 To preserve the viability and vitality of the primary and secondary frontages, no more than two adjoining frontages should be in non-A1 use. A2, A3, A4 and A5 uses or community facilities are the preferred alternatives to A1 because they are appropriate uses within town centres and would largely retain a window display. Window displays can help maintain the attractiveness and continuity of the shopping frontage especially in the core shopping areas. Further detail will be set out in the Development Management Policies.

### **Encouraging Residential Development**

5.3.19 The housing needs of the borough are discussed in more detail in SP2 Housing and SP1 Managing Growth (for distribution of growth). The inclusion of new housing development within Wood Green Town Centre, as well as changes of use to residential on the upper floors will contribute to providing a vibrant environment. Intensifying residential development in town centres could have positive benefits by reducing pressure for more residential areas and creating natural surveillance. Wherever possible, housing development will also be encouraged in the other town centres, providing it complements the essential retail element within the centre.

### **Improving Our Town Centres**

5.3.20 The borough's shopping centres are nuclei of leisure, relaxation and retail choice for the people who live, work in or visit the borough. They provide various forms of entertainment and relaxation and bring income into the borough. Their successful roles and functions are essential to the economic health and wealth of the borough. Part of the shopping experience is moving through the town centre. Negotiating traffic, rubbish and large numbers of people grouped together can make that experience unpleasant.

5.3.21 The Council will endeavour to improve the overall environment of the town centres, wherever possible, through design to improve safety and comfort for those using the centres. This will encourage respect for the local character and promote high quality, clutter free design to make streets and public places that are safe and easy to use for all. In line with section 23 of the NPPF, it is the Council's intention to review the performance of town centres. Through health checks, the Council will monitor the character and vitality of the centres and the impact of retail developments near them. It will use these checks to understand changing shopping trends and use them as a way of keeping abreast of the needs of shoppers, residents and workers. Additionally, investment into the public realm and historic environment will support the economic competitiveness of town centres by ensuring that their historic environments are maintained to maximise their attractiveness. Results from the 2009 Town Centre Health Check showed that vacancy rates in Haringey's Metropolitan and District Town Centres were well below the Council target of 10% and below national vacancy rates of 11%. The Council will continue to carry out health checks of its town centres and monitor any impact through the Authority Monitoring Report.

5.3.22 The section below describes each of Haringey's town centres. The Council will expect development in its centres to reflect the character and role of the centres in which it is located.

## Wood Green Metropolitan Town Centre

- 5.3.23** Wood Green consists of approximately 365 units (excluding non-retail Class A uses), comprising 86,864m<sup>2</sup> of floorspace. The centre offers a wide range and choice of goods, both everyday needs such as food and less frequently purchased goods. There is a high representation of multiple retailers and comparison retailers. In addition to shops, there are two multi-screen cinemas and a number of community facilities. The centre serves shoppers both from the borough and across north London, which is possible because of its very good public transport links with the rest of London.
- 5.3.24** The sub-regional development framework indicates there is capacity to accommodate some of North London's need for additional retail floorspace in Wood Green, stating "Wood Green remains the largest town centre in the sub-region and its role as a metropolitan centre should be enhanced by exploiting development opportunities in the associated Heartlands area for intensification and through higher density mixed use schemes in the town centre.
- 5.3.25** Wood Green is identified as having 106,000m<sup>2</sup> total rental floorspace and needing between 7000m<sup>2</sup> - 11,000m<sup>2</sup> additional comparison floorspace by 2016. The opportunity to complement the existing facilities in Wood Green exists with the proximity of Haringey Heartlands.
- 5.3.26** The retail performance and importance of a shopping centre can be demonstrated by commercial yields and Zone A rental levels achieved for retail property. Retail yields in Wood Green are relatively low (strong) and have fallen from 7.75% in 2004 to 5.7% in 2008. They are slightly higher (worse) than Romford and Ilford (the Exchange) but slightly lower (better) than in Enfield, Finchley, Barnet and Ilford. Wood Green achieves a Zone A rent of £1,399 per m<sup>2</sup> and this has steadily increased in the centre since 1998. These rents are lower than in Enfield, Ilford, Romford and Brent Cross. In comparison, retail rents are higher in Wood Green than in Walthamstow and Barnet. Muswell Hill achieves retail rents of £969 per m<sup>2</sup> (2007 data), which is higher than in Barnet but lower than Wood Green and Walthamstow. As a Metropolitan Centre, Wood Green should aim to achieve higher Zone A retail rents.
- 5.3.27** The Retail Study indicated that Wood Green feels relatively safe during the day. Both police presence and CCTV coverage are viewed as good, as is the frequency of street lights. However, there is an element of anti-social behaviour that impacts on the users of the centre that needs to be addressed. On-street drinking is viewed as the primary nuisance within the centre which needs reviewing.
- 5.3.28** Pedestrian movement in and around the centre can also be a challenge because of its linear structure. The high volume of vehicular traffic also causes pedestrian/vehicular conflict, which is relieved somewhat through the good frequency of pedestrian crossings.
- 5.3.29** Food, drink and entertainment uses add to the diversity and vibrancy of Haringey's town centres and bring activity to them outside normal shop hours. Wood Green, as the largest town centre in the borough, has a thriving night time economy of pubs, restaurants, cinemas and night clubs, located mainly around Hollywood Green Cinema. Whilst these uses are an intrinsic and essential part of any town centre it is also imperative that these uses do not have a negative impact on the lives and day to day activities of local people or negatively alter the character and role of the centre itself. It is therefore essential that changes of use to these types of businesses are monitored and reviewed to ensure their impact is minimal. These uses will be monitored through the development management process in terms of hours of opening and the potential impact on the town centre as a whole.
- 5.3.30** Wood Green is adjacent to two Conservation Areas, Trinity Gardens and Noel Park. In line with Strategic Policy 12 Conservation the design of any new development near the Conservation Areas must be sympathetic to and enhance them in order to protect their status and setting.



*Wood Green Town Centre*

### **Bruce Grove/Tottenham High Road**

**5.3.31** This centre is located near Bruce Grove station. Tottenham High Road has its origins in Roman times, although the Bruce Grove section was developed in the late Victorian period when the station was opened in 1872. The centre is characterised by Victorian and Edwardian buildings and some more modern infill. The centre is in a “Y” shape with the station in the centre and is bounded by predominantly residential on all sides.

**5.3.32** The Retail Study indicates that the centre currently has a GOAD/CASA floorspace of 26,000m<sup>2</sup> and predicts a need of 1,000-2000m<sup>2</sup> between 2001 and 2016. There is also limited scope for additional residential developments in the centre.

**5.3.33** The town centre forms part of the Tottenham High Road Historic Corridor, which is a series of Conservation Areas running along Tottenham High Road. In particular, the centre is located within Bruce Grove Conservation Area and, as such, will also be subject to SP 12 Conservation. As part of an improvement package for this corridor, shop front improvements have been carried out which have significantly enhanced the appearance of the centre.

**5.3.34** The convenience and comparison shops in this centre very much serve a local need, both in terms of size and variety. The centre also provides for a range of ethnic communities. The uses that contribute to a thriving evening economy are limited in this centre. There was little evidence of antisocial behaviour during the day, according to the Retail Study. The street lighting is rated good and during the day, the centre has a reasonably good feeling of safety.

**5.3.35** The High Road and Bruce Grove sometimes have high volumes of traffic which impact on the ease of movement in and around the centre. The general environment could be improved to further accentuate the quality of the buildings.

### **West Green Road/Seven Sisters Road**

**5.3.36** This district centre is located around Seven Sisters underground station. Since its Roman and Victorian beginnings, the centre has become an important shopping destination for the local community.

- 5.3.37 This centre has 173 retail and service units according to the Retail Study. This figure excludes non-retail Class A uses, but does include some units outside the Council's designated centre, within the area defined by the GOAD Plans.
- 5.3.38 The centre is located in two Conservation Areas - Clyde Circus and Seven Sisters/Paige Green. SP12 Conservation applies to those areas affected.
- 5.3.39 The centre provides for its local diverse community in the goods and services available. This trade mix reflects a primary daytime retail function rather than an active night time economy.
- 5.3.40 The Retail Study noted very little antisocial behaviour during the day. The street lighting and wider pavements all contribute to making the centre feel quite safe during the day.

### Green Lanes

- 5.3.41 Green Lanes is a linear district centre with a row of late-Victorian terraced mansions on one side. The centre includes the Arena Shopping Park, which is a recent addition, and includes a large number of national retailers. Green Lanes has 245 retail/service units, excluding non retail Class A uses.
- 5.3.42 The centre provides for a diverse community, with the bulk of the national multiple outlets located in Arena Shopping Park and the independent retailers located along Green Lanes. There is a thriving evening economy with a good range of restaurants.
- 5.3.43 According to the Retail Study, there is little evidence of anti-social behaviour during the day. The CCTV coverage and police presence are rated as good. However, movement in and around the centre is an issue because of the high level of vehicles along Green Lanes.



Tottenham High Road

### Muswell Hill

- 5.3.44 Muswell Hill was originally a medieval settlement developed near a spring. The centre is now characterised by predominantly Edwardian development. The roads were set out and developed mainly in the late 1890's and early 1900's. There are 199 units in the centre, excluding non-retail Class A uses (Retail Study 2008).
- 5.3.45 The centre is located within Muswell Hill Conservation Area. The Edwardian character of the area is maintained throughout and the status of the Conservation Area and the intention to preserve and protect it contributes to maintaining the centre's high quality environment.
- 5.3.46 From the Retail Study, there appeared to be little evidence of antisocial behaviour, such as begging or on-street drinking, and there is good police presence throughout the centre. Overall, there is a feeling of being safe when shopping in Muswell Hill during the day.
- 5.3.47 The centre also provides an evening economy which is rated as "good," with a range of bars and restaurants in the primary area of the centre. The centre also offers a range of national and independent shops.
- 5.3.48 The Retail Study also noted that movement in and around the centre is reasonable, with several crossings. The general quality of the streetscape was rated as poor due to the lack of bins or benches. However, the attractiveness of the commercial properties throughout the centre was considered very good, as the buildings provide a high quality shopping environment that is functional and attractive.

### Crouch End

- 5.3.49 Crouch End was a medieval settlement developed around the intersection of several roads. This district centre is characterised by largely Victorian developments. The centre has 267 retail and service units (excluding non retail Class A uses). The bulk of the centre is located in the Crouch End Conservation Area and is also subject to SP12 on Conservation, which aims to protect the status and character of the borough's conservation areas.



*Crouch End Town Centre*

**5.3.50** The centre has a good mix of retail and service uses as well as a good range of uses associated with the evening economy. The Retail Study indicates that the centre has low antisocial behaviour and a very good feeling of safety during the day. Crouch End suffers from high volumes of traffic, which converges onto the Broadway, making congestion highest in the primary retail area. There is also a high level of pedestrian/vehicular conflict, but that is somewhat mitigated by the good frequency of pedestrian crossings.

### Local Shopping Centres

**5.3.51** The borough has a network of 38 Local Shopping Centres which provide for the day-to-day needs of people living, working and staying nearby. Small specialist shops are essential to sustain the vibrancy and character of shopping areas but they are threatened by the continuing trend towards fewer, larger shops. Haringey's Retail Capacity Study 2008 recommended that these local shopping centres are retained as the loss of shop units within these centres would harm the character, function, vitality and viability of the centre and general area.

### Tottenham Hale Retail Park

**5.3.52** Tottenham Hale Retail Park is located in the heart of the regeneration programme taking place in Tottenham. Currently, it includes some major retail outlets as well as a large DIY store. In addition to providing a large amount of new housing, the proposed changes to the gyratory system will provide better access to land in very close proximity to the retail park.

**5.3.53** As set out in the Tottenham Hale Urban Centre SPD, the site offers an opportunity to expand the retail offer in the area, particularly comparison shopping, and improve the frontage onto Ferry Lane. All of these future changes present an opportunity to review shopping provision and encourage uses that provide cohesion and connectivity to the two district centres, namely Tottenham/Bruce Grove and Seven Sisters/West Green Road, which are in the same locality. In order to fully exploit the potential created by these changes and development in Tottenham Hale, an Area Action Plan will be produced, which will encompass proposals in and around the retail park. In line with section 23 of the NPPF and the London Plan, it is the Council's intention to designate Tottenham Hale as a District Centre over the life of the Local Plan. Further detail regarding this designation will be set out in an Area Action Plan for Tottenham Hale.

## INDICATORS

### Monitoring

**5.3.54** SP10 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

### Key Evidence and References

- Haringey's Retail Study; LB Haringey 2008;
- Haringey Heartlands Development Framework; LB Haringey 2005;
- Tottenham Hale Urban Centre Masterplan Supplementary Planning Document; LB Haringey 2007;
- Wood Green Town Centre Supplementary Planning Document; LB Haringey 2008;
- London Plan, Mayor of London 2011
- National Planning Policy Framework 2012

# SAFER FOR ALL 06

- 6.1 SP11 Design
- 6.2 SP12 Conservation
- 6.3 SP13 Open Space and Biodiversity



# 6.1

## SP11 DESIGN

- 6.1.1** Haringey has many special and unique places with historic and modern buildings of the highest quality. As well as preserving our rich heritage, the Council will also be contributing to it by making sure that it only permits new buildings of high quality that will be appreciated by future generations. Urban design is about how the urban environment looks and functions and can have a significant impact on people's quality of life. This will also influence the image of a place, which in turn can affect the economy of an area.
- 6.1.2** The Council's overall approach is to manage growth in Haringey in a sustainable way so it meets Haringey's need for homes, jobs and services, in a way that conserves and enhances the features that make the borough a special and attractive place to live, work and visit. SP11 and 12 set out the Council's approach to ensuring that design in the borough is of the highest possible quality as well as being sustainable, also that schemes include measures to minimise the effects of, and adapt to, climate change as well as conserving the borough's rich and diverse heritage.



*Heartlands High School*

### SUSTAINABLE COMMUNITY STRATEGY

The policies below contribute to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

#### SCS Priorities:

- Reduce the incidence and fear of crime; and
- Provide a better, cleaner public realm and built environment

### SP11: DESIGN

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;
- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;
- Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;
- Seek the highest standards of access in all buildings and places; and
- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.

Applications for tall buildings will be assessed against the following criteria:

- an adopted Area Action Plan or existing adopted masterplan framework for the site and surrounding area;
- assessment supporting tall buildings in a Characterisation Study which should be prepared as supporting evidence for all AAP areas;
- compliance with the Development Management Policies criteria for Tall and Large Buildings siting and design; and
- compliance with all the relevant recommendations as set out in CABE / English Heritage "Guidance on Tall Buildings", 2007.

### High quality design

- 6.1.3** Good urban design is not just about how places look, but also about how they work. Design has a crucial impact on people's quality of life and their perception of an area.
- 6.1.4** The Council will insist on high quality design throughout the borough. In accordance with government guidance in paragraph 64 of the NPPF, the Council will not accept design that is considered inappropriate to its context, or which fails to take opportunities to improve the character and quality of an area and the way it functions. The Council will also take account of the Building for Life (BfL) criteria in the assessment of proposals for residential developments. Please see Building in Context for further guidance in delivering designs which have a regard for local context and character (<http://building-in-context.org/>).
- 6.1.5** Development schemes should improve the quality of existing buildings, landscaping and the street environment and, through this, improve the experience of the borough for residents and visitors.
- 6.1.6** The Haringey Design Panel and Design Awards, which were set up in 2005, provide an opportunity to give recognition to and raise awareness of high quality development within Haringey. All major planning applications are referred to the Design Panel.

## Sustainable Design and Construction

- 6.1.7** Layout and design and construction of buildings have significant effect on a building's environmental and energy performance. The construction and use of buildings currently account for around half of the carbon emissions in Haringey. The Council considers it is important that all new and redeveloped buildings are designed to have a beneficial impact on their environment.
- 6.1.8** Key areas of focus are reducing energy demand and carbon emissions by improvements to the building fabric, the use of passive solar energy and natural light and ventilation, choosing materials with low embedded energy, and the utilisation of low carbon technologies. These measures should be considered alongside policies on climate change (SP4)
- 6.1.9** With predicted change in climate in London, measures against heat island effect, use of cooling and shading techniques and the use of sustainable urban drainage measures are all crucial for creating climate resilient communities. Measures to reduce construction waste and water usage, and design solutions which protect and enhance habitats for wildlife are also key components of sustainable design and construction. Please see the Sustainable Design and Construction SPD for further details.

## Safer and Accessible Design

- 6.1.10** Well designed buildings and spaces are safe and accessible, and respond flexibly to the needs of their users. Good access benefits everyone but many people are disadvantaged by poor access to facilities. These disadvantaged and vulnerable groups, including disabled people, people with children in pushchairs and the elderly can be particularly affected by poor access, by difficulties in reaching facilities or difficulties in using the facilities themselves.
- 6.1.11** The Council requires new buildings and spaces to be inclusive and accessible to all. Design and Access Statements will be required for developments to show how the principles of inclusive design and access for all have been integrated into the proposed development. See SP2 Housing on Lifetime Homes and Wheelchair Accessible Housing.

6.1.12 In addition, making roads and pavements, and the spaces between buildings fully accessible is as important as making the buildings themselves accessible. The Council will ensure good quality access and circulation arrangements, including improvements to existing routes and footways.

### Landscaping and public realm

6.1.13 High quality landscaping plays an important role in the attractiveness and character of our surroundings. It can improve the setting of buildings, bring trees and other greenery into built up areas to revive the hard landscaping and provide shade, as well as provide habitats for wildlife. The Council will expect development schemes to provide a high standard of hard and soft landscaping and of boundary features such as walls and fences and private gardens.

6.1.14 The Council will encourage appropriate use of landscaping in the form of green roofs and brown roofs which have a number of environmental benefits, such as providing wildlife habitats, in helping to cool and insulate buildings and in retaining water and helping to reduce flooding, in addition to being visually attractive.

### Tall Buildings

6.1.15 Haringey is characterised by predominantly low-rise (2-3 storey) residential suburban development across the borough and 3-4 storey development in its town centres. The exception is Wood Green town centre, where buildings within its core area range between 4-9 storeys

6.1.16 The Council has adopted the definition of Tall and Large Buildings as those which are substantially taller than their neighbours, have a significant impact on the skyline, or are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London, as set out in the London Plan.



Tottenham Town Hall

6.1.17 As noted in SP1, the Council will prepare Area Action Plans (AAPs) for the areas identified in Section 3.1. As part of the evidence base for each of these areas, an Urban Characterisation Study (UCS) will assess the urban character of each area concerned, including a sufficient assessment of the surrounding area to consider the context affected by the proposals in the AAP. These Characterisation Studies will examine the case for tall and large buildings and whether there are suitable locations within the area.

6.1.18 The Council considers that currently only two areas, Haringey Heartlands/Wood Green and Tottenham Hale, have sites that may be suitable for some tall or large buildings. This is because they are close to major transport interchanges, have been designated in the London Plan as an Opportunity Area (Tottenham Hale) and an Area for Intensification (Haringey Heartlands/Wood Green) and have existing adopted Masterplan Frameworks. Any AAPs and associated Characterisation Studies for these areas will supersede these established suitable locations for Tall and Large Buildings with their recommended locations (if any). Elsewhere tall buildings are considered inappropriate to Haringey's predominantly 2-3 storey residential suburban character until shown otherwise, for example, in AAPs and UCSs.

6.1.19 The Criteria for Siting and Design of Tall and Large Buildings will be described in detail in the Development Management Policies.

6.1.20 In all cases, the design of tall buildings should comply with the recommendations contained in the CABE / English Heritage 'Guidance on Tall Buildings' (July 2007). It sets the criteria for evaluating proposals for tall buildings and promotes a plan led approach to tall buildings.

## INDICATORS

### Monitoring

6.1.21 SP11 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

# 6.2

## SP12 CONSERVATION



### SP12: CONSERVATION

- The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.
- The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.

### Haringey's heritage

- 6.2.1 Haringey has a rich and diverse Heritage. The Historic Environment Record consists of:
- 471 Statutory Listed Buildings of Special Architectural or Historic Interest;
  - 1150 Locally Listed Buildings of Merit;
  - 29 Conservation Areas, four of which have Article 4 Directions (Rookfield, Tower Gardens, Noel Park and Peabody Cottages);
  - 2 English Heritage Statutory Registered Parks & Gardens of Special Historic Interest; (Finsbury Park and Alexandra Palace Park);
  - 34 Local Historic Green Spaces;
  - 23 Designated Sites of Industrial Heritage Interest; and
  - 22 Archaeological Priority Areas.



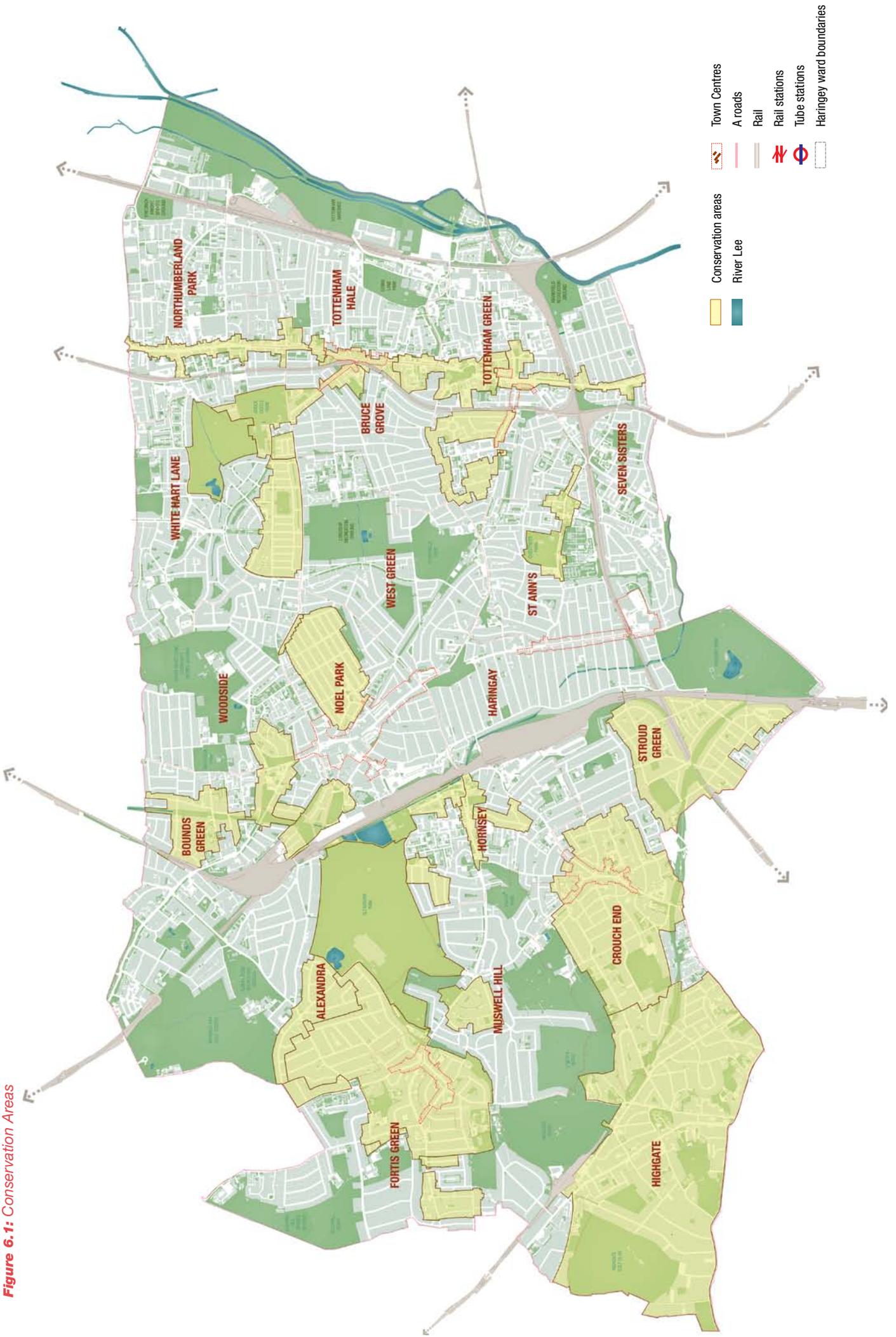
Bruce Grove



Dial House, Tottenham

- 6.2.2** The borough's built heritage, which includes locally distinctive landmarks, creates a sense of place and stability. It also supports local economic competitiveness (by providing attractive places for people to live and work) and promotes community cohesion through shared culture and identity. The borough's built form is made up of a series of residential communities centred around a commercial core, each with their own unique identity that developed around the distinctive characteristics of the borough's historic centres (Highgate, Hornsey, and Tottenham). The settlement pattern has followed the historic routes that radiate north from the City of London, around which, small rural villages developed during the medieval period. Throughout history, these settlements have been expanded, with earlier buildings being interwoven with, or replaced by later development. Haringey experienced rapid development during the 19th Century as a result of industrialisation, resulting in a provision of all forms of buildings; residential, industrial, commercial and civic.
- 6.2.3** The residential housing within the historic areas can be generally characterised by its period. Throughout the borough, but largely within Highgate and Tottenham, there are Georgian buildings which are typically large detached or semi-detached houses and villas or grand terraces, with large gardens to the rear.
- 6.2.4** The coming of the railways from the 1850's onwards led to rapid urbanisation; by 1900 much of Haringey had been transformed from a rural environment to an urban one. Development followed the routes leading to central London. The Great Northern Railway line is the effective east/west divide in Haringey, and bisects the borough into two parts with Wood Green on the east side and Hornsey on the west side.
- 6.2.5** Most of the 19th Century development can be characterised as a mixture of detached, semi-detached and terraced housing, typically laid out in a traditional perimeter block form with frontages facing the street and with private rear gardens. They are designed with a variety of architectural detailing, but are mainly two or three storeys in height and usually of brick with slate or clay tiled roofs. As a result, they create visually and socially coherent uniform street scenes and neighbourhoods of distinctive suburban character and appearance.
- 6.2.6** 20th Century development has consisted mainly of public and private housing estates on what remained of the open farmland, such as Tower Gardens, Rookfield, Broadwater Farm and White Hart Lane Estates. The borough also has some fine examples of 20th Century modernist apartment buildings, most notably Lubetkin's Highpoint I and II (Grade I listed) in Highgate. However, it is recognised that post-war development in the borough has not always been of the highest quality design, or sensitive to its setting. As such, the Council will seek to ensure that future development will be of the highest possible quality of design as well as meeting the Council's green agenda.
- 6.2.7** Green Lanes is an ancient thoroughfare along which cattle were driven from Hertfordshire towards Smithfield Market in London. Since late medieval times small hamlets emerged at intersections with Green Lanes, however, the area retained its rural quality until the mid nineteenth century with the arrival of the railways. The railway enabled the rapid mass transportation of workers into Kings Cross and had a marked impact on the subsequent urbanisation of the area. Wood Green is now a busy Metropolitan town centre. Its High Road, the main shopping spine, is part of Green Lanes and stretches from Wood Green tube station to the next station along the Piccadilly line, Turnpike Lane. The character of Green Lanes down to Manor House reflects the diverse range of communities with sizable commercial and residential populations of Greeks, Turks, Cypriots and Kurds.

**Figure 6.1:** Conservation Areas



## Haringey's character

- 6.2.8** The Council recognised, with the statutory introduction of Conservation Areas, that Highgate and Tottenham High Road were important areas in terms of their character. As a result, they were the first two conservation areas to be designated in Haringey. They are amongst the oldest areas of development in the borough but have developed in different ways.
- 6.2.9** The section below describes these two very different Conservation Areas.

## Highgate

- 6.2.10** Highgate was designated a Conservation Area in 1967, and forms part of an area of great historical and architectural interest. The earliest records describe Highgate as a meeting place of many paths 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.
- 6.2.11** Many of the large villas and their grounds have been replaced by more compact housing, though Cromwell House (104 Highgate Hill) remains a fine example of a 17th Century building, and as such has been statutory listed Grade I. Elsewhere the street scene owes much to the rich variety of Georgian and Victorian houses, with occasional modern developments such as High Point I and II, also Grade I listed.
- 6.2.12** Highgate today largely retains its original 17th and 18th century layout and design. The High Street and central village areas are built on a domestic scale, with the majority being two or three storey Georgian and early Victorian houses, several of which have later additions and alterations. Outside of the centre there are many buildings of historical and architectural interest, including churches, schools and residential properties.



*Tower Gardens Conservation Area*

- 6.2.13** The majority of Haringey's future growth will take place outside Highgate Village. However, it is important that this growth respects the character of its surroundings and conserves heritage and other important features. Please see SP1 for the Council's approach to areas of more limited change. It is important to note that the responsibility of Highgate Conservation Area is divided between the boroughs of Haringey and Camden, the boundary between which, runs down the middle of Highgate High Street. The Council will continue to work with the London Borough of Camden to ensure the conservation area continues to be protected.

## Tottenham High Road Historic Corridor

- 6.2.14** The Tottenham High Road Historic Corridor covers an extensive area, stretching approximately 3.7km between Enfield to the north and Stamford Hill to the south. Accordingly, it is relatively diverse in character and appearance and is subdivided into six Conservation Areas, each with unifying characteristics such as scale, massing, use, architectural style and detailing and period of development.
- 6.2.15** Tottenham High Road Historic Corridor is centred upon the High Road; a wide, busy road which is fronted almost continuously by terraces of three or four storeys, with commercial uses at ground floor. However, interspersed within the frontage are a number of larger civic, educational and religious buildings. There are also a number of open spaces along the length of the High Road, at Scotland Green, Tottenham Green and Seven Sisters/Page Green. The residential roads flanking the High Road are characterised by more finely grained terraces of two and, occasionally three storeys with a greater degree of uniformity in materials and architectural detailing. The character of the High Road and its restaurants, cafes, retailing and commercial outlets reflects its diverse ethnic mix.
- 6.2.16** The eastern part of the borough is where most of Haringey's future growth will take place. Where this growth is adjacent to the Tottenham High Road Historic Corridor, the Council will seek to ensure that future development takes into account its sensitive context and maximises opportunities and benefits for the local area as a whole.

## Strategic and Local Views

**6.2.17** In Haringey the view of St Paul's Cathedral and the City from Alexandra Palace is identified in the London Plan and the London View Management Framework as a strategically important Landmark Viewing Corridor: London Panorama 1. Proposed developments within London Panoramas should fit within the prevailing pattern of buildings and spaces and should not detract from the panorama as a whole. Haringey has sought to take account of this strategic view and promotes its protection against the impact of development proposals which fall within the boundaries of the following zones:

- The viewing corridor (the direct view from Alexandra Palace to St. Paul Cathedral);
- The wider setting (the area immediately surrounding the viewing corridor affecting its setting);
- The mid-ground (the high ridge area where any development higher may be visible from the viewpoint); and
- The foreground (the open landscape with sloping park).

**6.2.18** In addition to the strategic view, there are also many local views within the borough. The Council will consider the impact of a scheme in terms of townscape, landscape and skyline, and will seek to ensure that development is compatible with such views in terms of setting, scale and massing. The Council will resist proposals that we consider will cause harm to these views.

**6.2.19** The Council will seek to protect locally important views that contribute to the interest and character of the borough. These may include:

- Views of and from large parks and open spaces, such as Alexandra Palace and Finsbury Park and other public parks on the Local Register of Historic Parks and Gardens;
- Views into, within and from Conservation Areas; and
- Views of listed and landmark buildings and monuments.

**6.2.20** The Local Views will be identified in a schedule within the Development Management Policies and the proposed Conservation SPD. The Council will refer to English Heritage guidance 'Seeing the History in the View' when producing its list of Local Views.

## INDICATORS

### Monitoring

**6.2.21** SP12 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

### Key evidence and references for SP11 and SP12

- Haringey's Greenest Borough Strategy, London Borough of Haringey 2008
- Sustainable Design and Construction Supplementary Planning Document, London Borough of Haringey 2013
- Haringey's Housing Supplementary Planning Document, London Borough of Haringey 2008
- Design and Quality Standards, Homes and Communities Agency 2007
- Guidance on Tall Buildings, CABE/English Heritage 2007
- London Plan, Mayor of London 2011
- National Planning Policy Framework March 2012
- A Practical Guide to Implementing PPS5 (English Heritage, March 2010).
- Bruce Castle Conservation Area Character Appraisal (March 2009)
- St Ann's Conservation Area Character Appraisal (March 2009)
- Clyde Circus Conservation Area Character Appraisal (March 2009)
- Muswell Hill Conservation Area Character Appraisal (February 2008)
- Wood Green Common Conservation Area Character Appraisal (February 2008)
- Trinity Gardens Conservation Area Character Appraisal (February 2008)
- Crouch End Conservation Area Character Appraisal (September 2010)
- Historic Environment Planning Practice Guide Department of Communities and Local Government (2010).

- 6.3.1** Haringey has more than 600 acres of parks, recreation grounds and open spaces. The borough boasts many different types of open spaces that are important in terms of health, sport, recreation and play, heritage, the economy, culture, biodiversity, providing a pleasant outlook and breaks in built up areas.
- 6.3.2** Haringey's future growth will increase the use and hence the demand for good quality open spaces. Therefore, it is important that the Council protects its existing parks and open spaces and increases access to those areas deficient in open space. As the objective in Section 1 sets out, the Council wishes to promote a network of high quality, accessible open spaces as areas for recreation, visual interest and biodiversity improving access to the Lee Valley Regional Park. SP13 sets out the Council's approach to protecting the borough's existing parks and open spaces and improving access to those areas deficient in public open space.

#### SUSTAINABLE COMMUNITY STRATEGY

This chapter contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

##### SCS Priorities:

- Provide award winning parks and open spaces;
- Protect the natural environment;
- Give greater opportunities to live a healthier lifestyle; and
- Manage our environmental resources more effectively.

### SP13: OPEN SPACE AND BIODIVERSITY

New development shall protect and improve Haringey's parks and open spaces. All new development shall:

- Protect and enhance, and when and where possible, extend the existing boundaries of the borough's Green Belt, designated Metropolitan Open Land, designated Open Spaces, Green Chains, allotments, river corridors and other open spaces from inappropriate development;
- Provide amenity space in accordance with the Council's Open Space and Recreational Standards Supplementary Planning Document (SPD);
- Manage the impact of such new developments in areas adjacent to designated open space;
- Secure improvements, enhancement and management in both quality and access to existing green spaces;
- Seek on-site or financial contributions towards open space from new developments as set out in the Open Space and Recreational Standards SPD;
- Seek to secure opportunities for additional publicly accessible open space especially in those identified areas of Open Space deficiency e.g. in the east of the borough where the quality and amount of provision is poorer as set out in the Council's Open Space and Recreational Standards SPD; and
- Conserve the historic significance of the borough's designated historic parks and gardens.

All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its:

- Contribution to wildlife and ecological habitats and, where possible, include green and brown roofs, rainwater harvesting, green walls, bird and bat nesting/roosting opportunities;
- Protection, management and maintenance of existing trees and the planting of new trees where appropriate; and
- Protection, enhancement and creation of Sites of Importance for Nature Conservation (SINCs) and Local Nature Reserves (LNRs).

The Council will enhance and improve the borough's green infrastructure through:

- Implementation of the Haringey Green Grid projects (such as Lordship Recreation Ground Improvements);
- Working with adjoining boroughs and partners to safeguard the existing Green Infrastructure, to create new green infrastructure and link up sites; and
- Working with Lee Valley Regional Park Authority to protect and enhance access to the park, its waterside open spaces and habitats, recreational and sporting facilities.

New development shall provide opportunities for Children's Play Space by:

- Protecting and enhancing existing play spaces;
- Making provision for children's informal or formal play space in addition to amenity space provision as set out above;
- Provide children's informal or formal play space to meet minimum of 3m<sup>2</sup> as set out in the Council's Open Space Standards SPD and an aspirational target of 10m<sup>2</sup> as set out in the Mayor's SPG Providing for Children's and Young People's Play and Informal recreation;
- Ensuring easy access to a range of quality and safe play opportunities for all children and within a practical journey from their home without the need to use public or private transport;
- Provide play spaces that are attractive, welcoming and engaging for all children and young people, children of both gender, disabled children and children from minority groups in the community; and
- Securing a financial contribution pursuant to a S106 Agreement towards the provision of Children's Play Space and ensuring its long term maintenance is addressed through planning obligations.

Developers will need to demonstrate:

- That the potential for play spaces for a range of outdoor activities and across different age groups can be provided on off-site open space(s) which already exist and which are close to the application site;
- They're working with the relevant agencies, community groups and developers to ensure the provision of safe, stimulating play facilities; and
- How they will secure new open spaces and SINCs, through identifying and securing funding to purchase and enhance such sites in areas of deficiency, such that there is a net increase in provision.

## Protecting our open spaces

**6.3.3** The Council will protect the borough's designated and other open spaces as well as other suitable land with the potential to be used as open space. Development will not be permitted on these open spaces, unless it is for limited small scale development ancillary to an existing use on the land and for which there is a demonstrable need. The Council will only allow development on designated open spaces or sites adjacent to an open space that respects the size, form and use of that open space and does not detract from the overall openness and character of the site, the appearance and historical significance of the setting, or harms the public enjoyment.

**6.3.4** Local open spaces form part of the wider network of open spaces which are integral and vital to the spatial character of the borough and to residents' quality of life (further details in SP11 Design). Open spaces of local importance in the borough can include, but are not limited to, parks, allotments, woodlands, sports facilities, water courses, children's play areas (both formal and informal), back and front gardens, amenity spaces and squares. The level of public access is not a criterion for definition. Where desirable, and where the open space in question has identifiable value, the Council will resist any development that results in a net loss of this open space.



*Tottenham Green*



*Wood Green Common*

6.3.5 Haringey's Open Space Strategy 'A Space for Everyone' (2006), considers the supply of open spaces in the borough and identified eight strategic objectives to improve the quality, range, usage and management of provision. The borough has achieved Green Flag Status, which exemplifies areas of Open Space of outstanding quality, for fourteen parks: this is the highest awarded to any London borough. To date, improvement works to Markfield Park include the construction of a new cafe and park toilets, improved sports pavilion, new playground, restored beam engine, heritage building works to the (Markfield) Museum and general landscape improvements throughout the park. Lordship Recreation Ground will also undergo considerable works, including installation of a new play ground, creation of a city farm and a new environment centre providing a park cafe and community rooms.

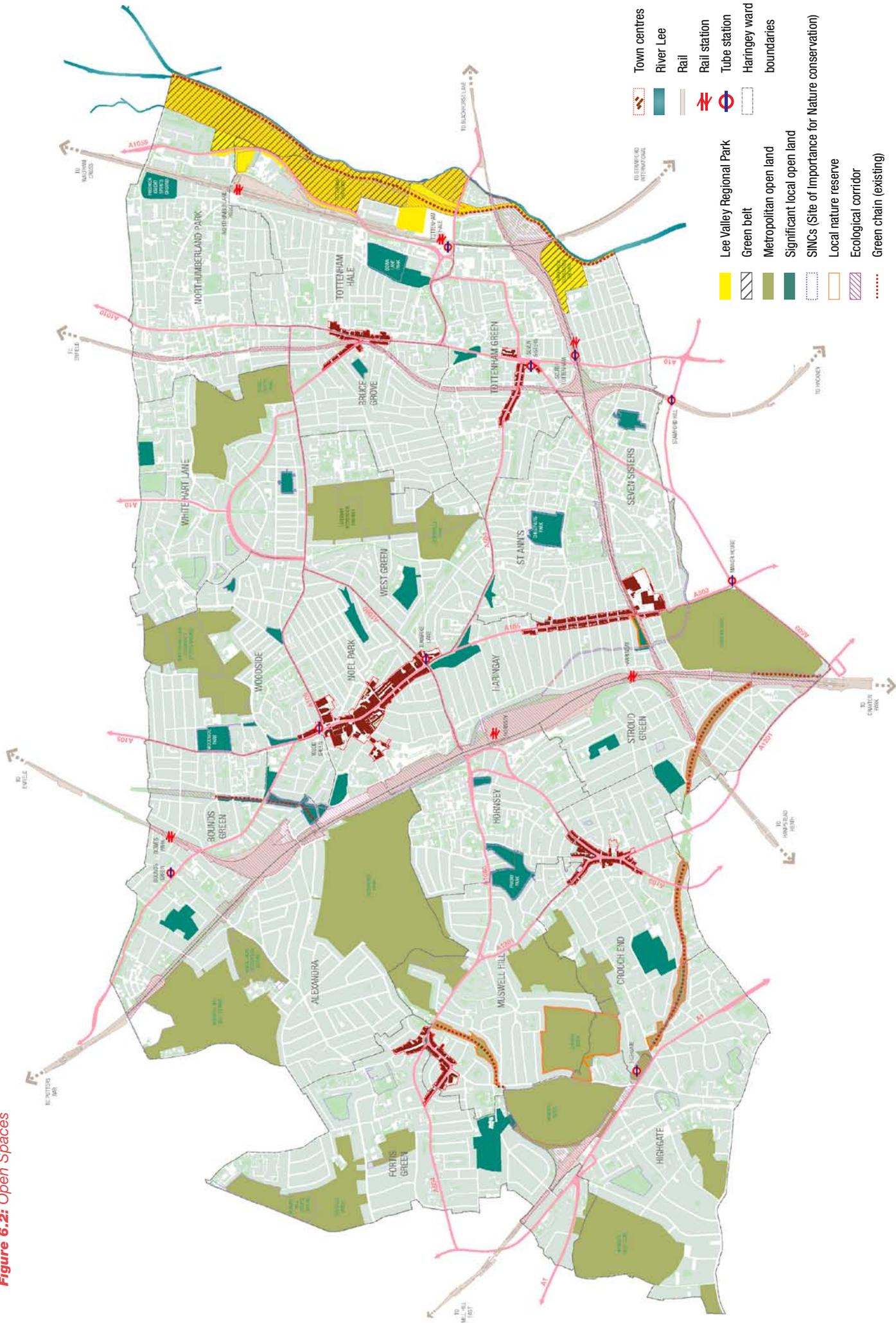
6.3.6 The Tottenham Hale Urban Centre Masterplan Supplementary Planning Document includes an extensive east-west green link proposal - Ashley Link. This is a green link that extends Cheshnut Road for pedestrians eastward towards the waterfront connecting to the proposed footbridge across to the river to Hale Wharf. The link will be a wide pedestrian and cycle only link (Please see SP1 Managing Growth). Further information with regard to planned green infrastructure projects is reflected in Appendix 4 Infrastructure Delivery Plan.

6.3.7 However, it is not just green spaces that contribute to the borough's Open Space network, but also waterways, which form a vital link between Open Spaces throughout London. In the borough, the two most important waterways are the River Lee (which flows through the Lee Valley) and the Moselle Brooke, which runs under the Heartlands/Wood Green growth area. The Haringey Biodiversity Action Plan (BAP) (2009) includes as part of the future plans for rivers and streams, the restoration of Moselle Brook in Lordship Recreation Ground in Tottenham (See SP5 Water Management and Flooding). The Council will conserve the historic significance of the borough's waterways, to ensure that the heritage values of the River Lee and the Moselle Brook are conserved for the community.



*Narrowboats on the River Lea*

Figure 6.2: Open Spaces



**6.3.8** The Lee Valley Regional Park (LVRP) Plan (2000) acknowledged that the environmental and recreational role of the River Lee had yet to be fully recognised. Proposals in the LVRP Plan (2000) include a broad spectrum of recreational, leisure and nature conservation for the area. The New River forms another equally important green/river corridor (also flowing through the Lee Valley). The River Lee Navigation offers an important link between parts of the borough's green spaces and other green spaces in North London including the Olympic Park. These environmental assets are important in that they promote linkages to the East London Green Grid and London's Blue Ribbon Network. The Council will support the Lee Valley Regional Park Authority and other partners in their efforts to increase the range and access to Open Space for both borough residents and visitors.

### **Green Belt**

**6.3.9** The Green Belt has a structural role to play in the borough and therefore requires the strongest level of protection. It is of national and regional importance and its aim is to prevent urban sprawl by keeping land permanently open. Green Belt is protected in line with section 9 of the NPPF and the London Plan. Within Haringey an area of the Lee Valley Regional Park is strategically designated as Green Belt. It provides a range of sporting, nature conservation and recreational activities for both residents of the borough and visitors alike. The LVRP Plan (2000) sets out its vision for the park as a cohesive, sustainable and valued regional green lung, with emphasis on the biodiversity and water assets of the area. The Council will protect existing Green Belt land and strongly resist any inappropriate development there.

**6.3.10** The Lee Valley Regional Park Authority is currently working to identify a new series of proposals for the future uses and management of the park - the Park Development Framework. Tottenham Marshes located in the Lee Valley Park, north of Tottenham Hale on the borders of Haringey and Waltham Forest, is an urban oasis and an area for informal recreation set within a waterside park. Large areas of the marshes are managed for nature conservation with wildflower meadows, woodlands, scrub and a new pond.

### **Metropolitan Open Land (MOL)**

**6.3.11** Metropolitan Open Land (MOL) is defined as open land within a built-up area which has wider than borough significance. It receives the same presumption against development as Green Belt land. MOL is specific to London in that it contributes to the physical structure of London's landscape and helps shape the pattern of development so that it occurs in suitable locations. There are 17 areas designated as MOL in Haringey, including Alexandra Park and Palace. Haringey's MOL will be protected in accordance with the London Plan. The London Plan strongly supports the current extent of the Green Belt and Metropolitan Open Land, its extension in appropriate circumstances and its protection from development having an adverse impact on the openness of MOL. The Council will protect existing MOL and resist any inappropriate development. The Council will, through the appropriate channels, review and upgrade or remove, as appropriate, existing open land to or from MOL designation where there is evidence to support such a move. Further policy provision on MOL will be provided in the Development Management Policies.

## Green Chains

**6.3.12** Green chains provide a valuable connection between open spaces, and their protection will enable breaks in the built up environment to be maintained, securing a positive visual contribution and variety to the borough. They have structural significance to the borough as a whole and may have significance to the whole or part of London. The value of green chains includes nature conservation, public access, recreation, including footpath walks, breaks in the urban area, and delineation of separate communities.

## Allotments

**6.3.13** The Council will seek to protect, and where possible, through development opportunities, increase the allotment space and promote and encourage sustainable food growing in the borough. Where allotments become surplus to demand, other open space uses will be considered first before allotment sites are developed, particularly where there is a deficiency in open space provision in the area.

**6.3.14** There are 42 hectares of managed allotments in the borough providing a total of 1650 individual plots. This equates to 0.18 hectares of allotment space and 7.9 plots per 1,000 residents. The standard, as set out in Haringey's Open Space and Recreational Standards SPD 2008, says that there should be 0.24 ha of allotment space per 1000, with all residents having access to an allotment within 800m of their home. The Council is in the process of bringing back to full use an additional two currently disused sites. In line with the findings of the Council's Community Infrastructure Plan (2009), further thought must be given to increasing allotment provision in those wards where there is an identified shortage. These include Bounds Green, Bruce Grove, Crouch End, Fortis Green, Haringay, Hornsey, Northumberland Park, Seven Sisters, St. Ann's, Tottenham Green and Tottenham Hale.

**6.3.15** Allotments provide valuable cultivation space for residents who have no access to a private back garden, or to residents who require space additional to their back garden space in which to cultivate fruit, vegetables or flowers. Following a decline in the demand for allotments, their popularity has enjoyed a recent increase. They provide a valuable open space experience for local residents acting as a "lung" in a similar way to parkland. Both cultivated and untended plots contribute to maintaining biodiversity. They also provide an opportunity for exercise in the form of cultivating, and they play a very important role in sustainability, by allowing residents to grow their own produce. Finally, allotments also have a historical and cultural role.

**6.3.16** In addition, A Sustainable Food Strategy for Haringey is being developed with the objectives of:

- Improving health and reducing health inequalities;
- Increasing resource efficiency;
- Increasing individual and community food growing;
- Supporting a vibrant food economy; and
- Celebrating and promoting food culture and diversity.



**6.3.17** Haringey's communities have developed a number of innovative community food growing schemes such as Back 2 Earth in Broadwater Farm, Living Under One Sun community allotment in Tottenham, and Wolves Lane Nursery redevelopment. Figure 6.3 shows the sustainable food infrastructure in the borough and current gaps in provision.

**6.3.18** Haringey is committed to developing additional growing spaces in the borough, working in partnership with Capital Growth. In addition to the 25 allotments Haringey currently has:

- 12 community growing spaces ranging from large community allotments to smaller growing spaces;
- Nine network hubs: these social networks enable residents to share knowledge and skills related to urban food growing; and
- 12 school growing areas such as micro food farms, vegetable plots or roof gardens. An additional six schools have recently been awarded funding to create growing spaces.

Please also see SP14 for the Council's approach to health and well-being and healthy eating.

## Open space deficiency

**6.3.19** Parks and Open Spaces are of great importance to Haringey in terms of sport, recreation and play, biodiversity, culture, regeneration, the economy and in breaking up built up areas. The Open Space and Sports Assessment study (Atkins 2004, as updated 2008) found that Haringey has overall provision for 1.7ha of open space per 1,000 population. The study details the open space hierarchy as well as the distribution of the amount and type of public open space in the borough. It identified areas deficient in public open space as those which are further than 280m and 400m from any form of public open space. Those areas of the borough deficient in public open space include, but is not limited to, Northumberland Park, parts of White Hart Lane ward, parts of Bounds Green ward, parts of Fortis Green and Alexandra wards, part of Highgate ward, parts of Crouch End ward, parts of St Ann's, Harringay and Seven Sisters wards and the east of Seven Sisters ward (Figure 6.4). The Council's Open Space Strategy notes that the study excluded green amenity areas which form part of housing estates and allotments in its definition of open spaces. In conclusion, the study sets out a series of recommendations with guidance to address both open space deficiencies and to improve the range and condition of facilities within existing open spaces.

**6.3.20** According to the Council's Infrastructure Delivery Plan, for Haringey to maintain its current level of public open space provision or to meet the goals set out in the Open Space and Recreational Standards SPD, an increase of between approximately 24 and 32 hectares of public open space would be required by 2016. However, there is a real difficulty in increasing the quantity of public open space in Haringey as it is an urban borough and the focus is therefore primarily on the function, quality, usage and accessibility of existing public open space. The Council will need to seek to create new open space where the opportunity to do so arises as well as seeking to improve the quality and usage and accessibility of existing public open space. An ongoing programme of improvements to existing parks has been identified in the Infrastructure Delivery Plan (Appendix 4).



- 6.3.21** For growth areas, as a focus for new housing in the borough, Haringey Heartlands will create demand for open space in Noel Park ward and part of Hornsey Ward. Part of Noel Park ward is considered to be deficient in access to public open space. Options for increasing access to Alexandra Palace Park from Haringey Heartlands should be considered. In either instance, S106 monies should be secured as part of the development to help towards the cost of increasing provision of or access to open space in the area.
- 6.3.22** Tottenham Hale covers the Tottenham Hale and Tottenham Green wards. Given the proximity of Tottenham Hale to Lee Valley Regional Park and other local parks, this growth area generally has good access to public open space. However, there is a pocket of Tottenham Green ward which suffers from poor access. As part of the development of Greater Ashley Road, there is commitment to improve accessibility to existing open space.

### Nature conservation

- 6.3.23** Haringey has a total of 60 areas designated as Sites of Importance for Nature Conservation Importance (SINCs). Of these; five are of Metropolitan Importance (i.e. important in a London-wide context), nine of Borough Grade 1 Importance, 13 Borough Grade II and 33 of Local Importance. Haringey is home to three Local Nature Reserves (LNRs); these are places with wildlife or geological features that are of special interest locally. They offer people special opportunities to study or learn about nature or simply to enjoy it. LNR's are a statutory designation made under the National Parks and Access to Countryside Act 1949. The three sites are the Parkland Walk, Railway Fields and Queens Wood. SINCs within the borough include Bluebell Wood and Muswell Hill Golf Course, Tottenham Cemetery and Bruce Castle Park.
- 6.3.24** The Council will not permit development on SINCS and LNRs unless there are exceptional circumstances and where the importance of any development coming forward outweighs the nature conservation value of the site. In such circumstances, or where a site has more than one designation, appropriate mitigation measures must be taken and where practicable and reasonable, additional nature conservation space must be provided. Each case will be looked at on its merits, having regard to all material considerations. The Council and statutory undertakers, who own some of the designated sites, have a duty to have regard to conserving biodiversity. Although most SINCs in Haringey are not in the Council's control, the Council will seek to protect species, habitats and areas from inappropriate and harmful development.
- 6.3.25** Other sites of ecological value include green chains and ecological corridors (of which there are seven in Haringey), which mainly comprise operational railway land. The Council will continue to protect all sites in the borough formally identified as being of nature conservation value (Figure 6.2) and seek to identify and protect any new corridors which meet the criteria for determining their ecological value.
- 6.3.26** The EC Habitats Directive (Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna) establishes the requirement for Habitats Regulation Assessment. The 'Habitats Directive' provides legal protection for habitats and species of European Importance and the Directive requires an assessment of plans to prevent significant adverse effects on European sites i.e. sites of international importance. Haringey Habitats Regulation Assessment (HRA) identifies three European Sites within a 10km radius of the borough; The Lee Valley Ramsar Site; The Lee Valley Special Protection Area; and Epping Forest Special Area of Conservation.

- 6.3.27** The HRA screening report includes the following recommendations; ‘No development will be permitted unless either it establishes that it is not likely to have a significant effect on any Ramsar site or Natura 2000 site (including Special Protection Areas, potential Special Protection Areas, Special Areas of Conservation, candidate or possible Special Areas of Conservation), or it is ascertained, following Appropriate Assessment, that it will not adversely affect the integrity of any Ramsar site or Natura 2000 site’.
- 6.3.28** The Haringey Biodiversity Action Plan 2009 aims to conserve, enrich and improve biodiversity value and celebrate the wildlife in Haringey through informing local people and involving more people in its enjoyment and conservation and, where possible, increase the population of key species and habitats, such as woodland.
- 6.3.29** The Council’s Greenest Borough Strategy 2008-2018 ‘Going Green’, sets out the long term strategy and framework to secure a clean, safe and environmentally sustainable future for the borough. With regard to biodiversity and nature conservation in the borough, any new development and regeneration in general will have some potential to contribute towards nature conservation.
- 6.3.30** Trees play a significant role in improving environmental conditions and people’s quality of life. The Council is responsible for approximately 40,000 trees, located on streets and housing sites, in parks and open spaces, in woodlands and conservation sites, in schools and in the grounds of other public buildings. The Council’s Tree Strategy 2008-2011 aims to ensure trees within the borough are managed in a pro-active and systematic manner.

## Play facilities

- 6.3.31** Haringey Council’s Children and Young People’s Strategic Plan 2009 - 2020 ‘Better Futures’ notes that the borough is home to approximately 55,000 children and young people and the approach to play is set out in the Council’s Play Strategy. The Council currently provides a range of play facilities in parks, open spaces and on housing estates, including 107 playgrounds (29 of which are located in parks), and 25 ball courts in parks and on housing estates in the borough. These facilities are available free of charge throughout the year.
- 6.3.32** Haringey’s Open Space Strategy undertook an audit of the quality of existing play provision in the borough; it identified a need for considerable further investment in play facilities. As a result of funding secured in 2009 from the government investment in children’s play, Playbuilder Project, the development of 22 new or existing play areas took place between 2009 - 2011.
- 6.3.33** Haringey’s population is growing and changing. The population in the borough is set to increase by 15% between 2011- 2026, an increase to over 260,000 people. The Council wants to ensure that the right tenures and sizes of housing will be available (see SP2 Housing for further details). The proposed mixture of housing tenure and type (i.e. family or flatted) will inform the precise nature and layout of each play space (and the proximity of existing play areas). The Council will ensure that adequate provision is made through the planning process. Details of developer contribution and provision requirement towards children’s play space are fully outlined in the Open Space and Recreational Standards SPD (2008) and SP17 Delivering and Monitoring.



*Bruce Castle Park*

**6.3.34** In particular circumstances, where relevant and appropriate, the Council will allow the off-site provision of new facilities and/or the further development of already existing outdoor activities and facilities to meet the open space and recreational requirements of development arising from the planning application that is being considered. This off-site provision will frequently supplement the provision of new facilities/open space that have been proposed on the application site as part of the application, but where that provision is considered to be insufficient to meet the anticipated demand arising as a result of the development. Where additional demand for play space is created by new development, Haringey will expect the provision of play space on site, broadly in accordance with the London Plan and the Mayor's SPG Providing for Children and Young People's Play and Informal Recreation.

## INDICATORS

### Monitoring

**6.3.35** SP13 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key infrastructure which will support the delivery of SP13 are set out in Appendix 4 (Infrastructure Delivery Plan).

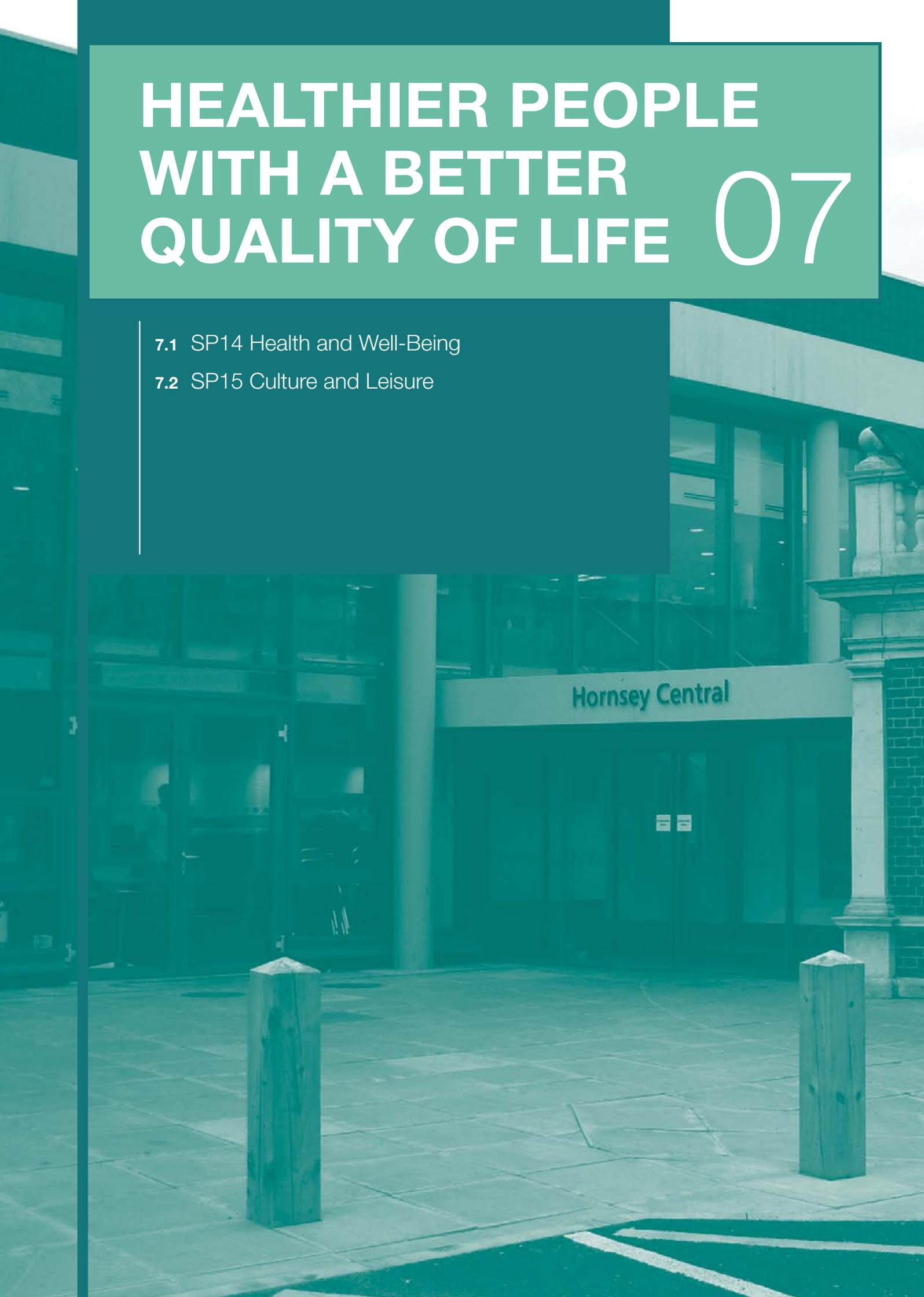
## Key evidence and references

- Haringey Open Space and Recreational Standards Supplementary Planning Document, London Borough of Haringey 2008
- Haringey's Greenest Borough Strategy, London Borough of Haringey 2008
- The London Plan, Mayor of London 2011
- National Planning Policy Framework, 2012
- Haringey Tree Strategy 2008 - 2011, London Borough of Haringey 2008
- Providing for Children and Young People's Play and Informal Recreation Supplementary Planning Guidance, Mayor of London 2008
- Haringey Play Strategy 2006 - 2010, London Borough of Haringey 2006
- Haringey Open Space Strategy 2006 - 2016, London Borough of Haringey 2006
- Haringey Biodiversity Action Plan, London Borough of Haringey 2009
- Connecting with London's nature: The Mayor's Biodiversity Strategy, Greater London Authority 2002.

# HEALTHIER PEOPLE WITH A BETTER QUALITY OF LIFE 07

7.1 SP14 Health and Well-Being

7.2 SP15 Culture and Leisure

The image shows the exterior of a building entrance, identified as 'Hornsey Central'. The building features large glass windows and a prominent entrance with a sign above the doors. The foreground is a paved area with two wooden bollards. The entire image is overlaid with a teal color scheme.

Hornsey Central

# 7.1

## SP14

# HEALTH AND WELL-BEING

- 7.1.1** Many factors influence our health, including the lifestyles we lead, the environment we live in and the opportunities we have to exercise and to access health facilities. A wider sense of well-being is influenced by a variety of factors such as opportunities for work and recreation, attractive historic environments, personal relationships and feelings of safety and community.
- 7.1.2** One of the key priorities of Haringey's Sustainable Community Strategy is improving health and community well-being by providing better housing, meeting health and community needs and encouraging lifetime well-being at home, work, play and learning.
- 7.1.3** Strategic Policy 14 contributes towards the overall aim of the Local Plan to manage the impact of Haringey's future growth by setting out the Council's approach to improving health and well-being in the borough as well as providing access to medical services and treatments. It should be read alongside SP16 Community Facilities, and the Council's Infrastructure Delivery Plan which sets out the future need for health care in the borough.

### SUSTAINABLE COMMUNITY STRATEGY

This chapter contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

SCS priorities:

- Tackle health inequalities;
- Give greater opportunities to live a healthier lifestyle;
- Promote independence and provide high quality support and care for those in greatest need;
- Provide a better cleaner, public realm and built environment; and
- Improve supporting facilities, services and infrastructure.

## SP14: HEALTH AND WELL-BEING

The Council will seek to improve health and well-being in Haringey. The Council will:

- Work with NHS Haringey in its goal to reduce health inequalities in the areas with poorest health;
- Identify appropriate sites for new health infrastructure including those in Haringey's growth areas based on a health service delivery plan agreed by the Council and its partners;
- Protect existing facilities and support the provision of new or improved health facilities through land use planning area plans, development management decisions, improved service management plans and through planning contributions (see SP17);
- Prioritise interventions and resources to those areas of the borough where health inequalities are greatest; and
- Support the integration of community facilities and services, i.e. health, education, cultural and leisure in multi-purpose buildings.



*Priory Park, Muswell Hill*

**7.1.4** Many measures set out in the Local Plan play a part in promoting good health and addressing health inequalities, for example:

- Integrating housing types and tenures in developments, ensuring new housing is of a good standard, which are well designed, flexible and adaptable to residents' changing and specific needs, with consideration of the ageing population and meeting the demands for specialised care, and supported housing (see SP2);
- Encouraging physical activity and good mental health by providing, protecting and enhancing good quality open spaces, outdoor sports, recreation facilities and children's play space (see SP13);
- Encouraging physical activity by promoting walking and cycling (see SP7);
- Improving road safety by implementing area-based traffic calming schemes and safe walking and cycling routes (see SP7);
- Providing jobs and opportunities (see SP8 and 9); and
- Lessening environmental impacts including air and noise pollution (see SP6).

## Health needs in Haringey

- 7.1.5** Types and levels of health issues vary considerably across Haringey and spatial planning has a role in meeting health needs throughout the borough. The reasons for these variations are complex and are likely to include both disparities in health need and demand for health services. It is likely that these variations reflect the different capacity and capability in primary care services to prevent, identify and treat ill health.
- 7.1.6** Health inequalities in Haringey are apparent with the most deprived areas tending to experience the poorest health. All geographical locations, however, experience trends of specific health problems. In the east, there are high rates of hospital admissions for mental health needs, and the north east of the borough experiences the highest levels of chronic kidney disease, smoking, dementia and stroke. The central part of the borough has the highest levels of registered pulmonary heart disease, heart failure and chronic obstructive pulmonary disease; while the west experiences the highest levels of cancer.

**7.1.7** Haringey Council, Haringey NHS and Haringey's Strategic Partnership work in partnership to identify the key priorities of the borough's residents through Haringey's Joint Strategic Needs Assessment (JSNA). The JSNA data highlights the health needs and current trends in the borough in order to further understand and address the existing inequalities. Overall, life expectancy rates in Haringey are increasing and are expected to improve further; although male life expectancy rates still remain below the national average. Within the borough male life expectancy in the west is higher than the east by 6.5 years. The east/west divide for women's life expectancy is less evident and the borough average is equal to that of the UK.

**7.1.8** The main health problems experienced in the borough are cancer and cardiovascular disease (CVD) which account for 60% of deaths in the under 75s population, and rates of stroke and diabetes are higher in Haringey than nationally. Further projections for health predict that by 2025 approximately 75% of the over 65s population in Haringey will be living with a limiting long term illness.

**7.1.9** Key priorities and areas of unmet need identified by NHS Haringey and the JSNA include alcohol, improved management and earlier detection of long term conditions including diabetes, heart disease and cancer.

## **Delivering health facilities and services**

**7.1.10** NHS Haringey and its partners recognise the challenges facing the borough in terms of addressing health inequalities and improving health outcomes. The NHS Haringey Strategic Plan 2009 – 2014 is the overarching plan for improving the quality of health care services and the health and well-being of the residents. The plan recognises the challenges and sets out goals to address them. These goals emphasise the importance of providing local and accessible care through neighbourhood health centres; delivering good quality, cost effective services; safeguarding children and adults; and partnership working with greater emphasis on joint commissioning of services and improving health and well-being. This plan is monitored and reviewed every six months and revised annually to ensure it reflects the needs and trends of health issues in the borough.

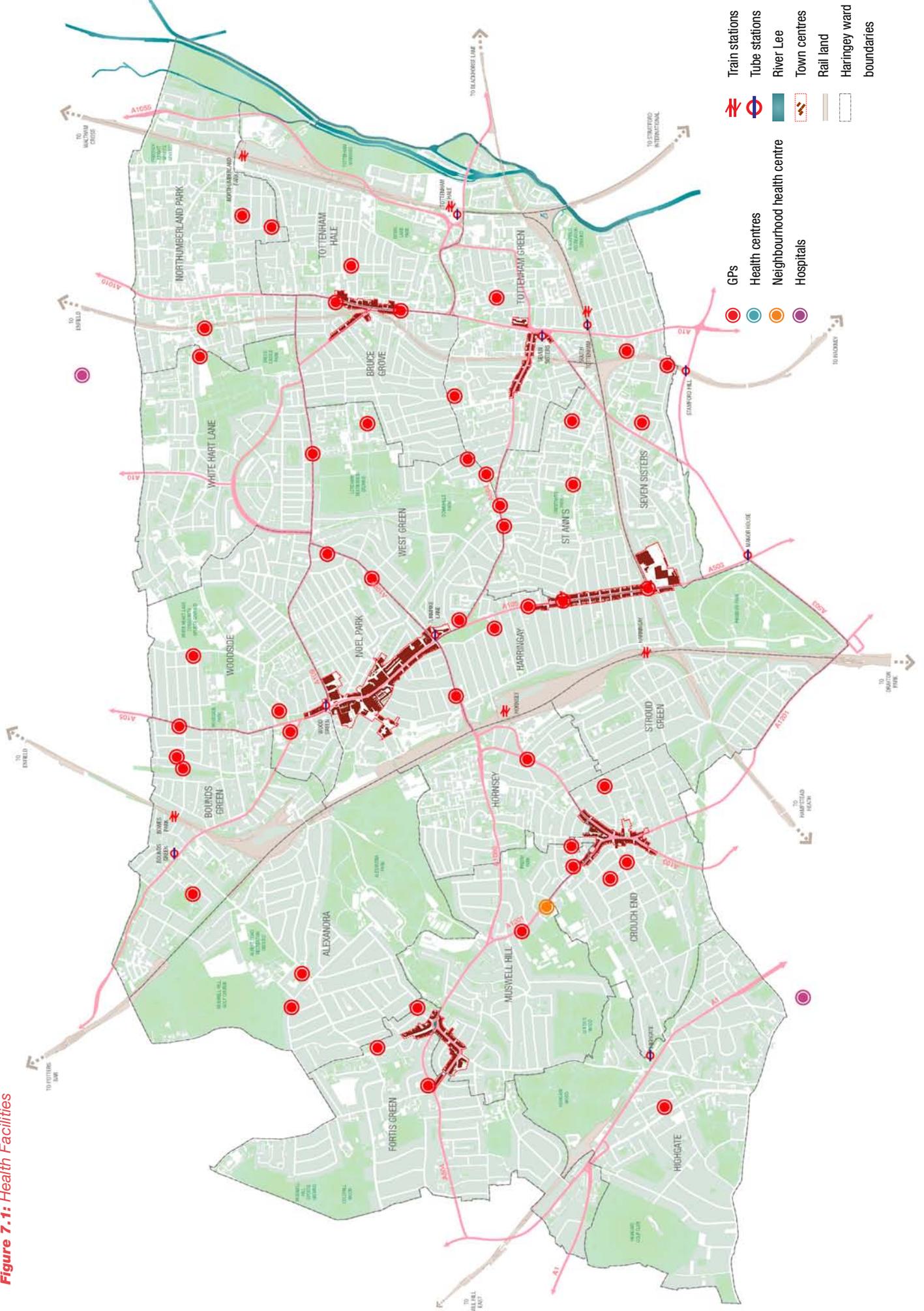
**7.1.11** The focus of future land and facility requirements will be on ensuring there is adequate primary care provision in the borough to meet the objectives of Haringey NHS World Class Commissioning Strategy. At the heart of the primary care strategy is the establishment of the four Commissioning Collaboratives, Central, North East, South East and West.

**7.1.12** The Central Neighbourhood has 18 GP practices and good access to these health services with the majority of households able to access the practices within ten minutes walking time. Residents of the neighbourhood can also access the Laurels NHC and Hornsey Central NHC.

**7.1.13** The North East Neighbourhood has 14 GP practices for which over half of households can access within five minutes walking time and all households have access within 20 minutes walking time. Lordship Lane Health Centre situated in Tottenham is the NHC for this area and is accessible to over 50% of households within 20 minutes walking time. An increased requirement for health services has been identified in the north east of the borough as the area which experiences high levels of health inequalities.

- 7.1.14** The South East Neighbourhood has 15 existing GP practices and The Laurels NHC at St Ann's Road is accessible to almost a 100% of households within 20 minutes walking time. This centre works in tandem with Tynemouth Road Health Centre in which capacity has been released to provide women's health care services closer to home and to meet the needs of the residents more efficiently.
- 7.1.15** The West Neighbourhood has 18 practices accessible to 94% of households within 15 minutes walking time and 100% of households in 20 minutes. Hornsey Central NHC is accessible to under half of households in less than 20 minutes walking time, though two thirds of households can access the centre in a 20 minutes public bus journey, and 96.2% of households in a 30 minutes bus journey. This low access can be attributed to the fact that this is geographically the largest area.
- 7.1.16** These centres are integral to the collaborative primary and community health care networks which respond to the specific health needs of each neighbourhood and deliver local health services by providing community based services including health visitors, district nurses, and information and support healthy lifestyles. Each NHC will be patient centred in their care, encouraging patients to participate in their health care and have greater autonomy. The centres are led by local clinicians and will be supported by emerging neighbourhood commissioning teams. Individual neighbourhood plans reflect the specific local health issues for each area and the priorities of the borough and the entire sector. This follows central government directives for future provision and the approach adopted across London for future facilities.
- 7.1.17** With no general hospital within Haringey's boundaries, residents primarily use North Middlesex Hospital in Enfield to the north and the Whittington Hospital in Islington to the south. Other hospitals in the capital will also be used to provide specialist services for Haringey residents. Previous analysis has identified that over three quarters of Haringey's households are able to access either the North Middlesex or the Whittington hospitals within a 30 minute bus journey, while 100% of households are able to access one of the hospitals within a 45 minute bus journey.
- 7.1.18** Barnet, Enfield and Haringey Mental Health NHS Trust provides a range of mental health services principally to people living in the boroughs of Barnet, Enfield and Haringey. The Trust also provides a number of specialist services to a wider population across North London and beyond. In Haringey, the Trust owns the St. Ann's Hospital site and provides a range of mental health services on site. St. Ann's Hospital site is a 29 acre site in the Seven Sisters area of the borough. The Trust occupies just half of the current buildings on the site, including the inpatient mental health unit for Haringey. The Trust also operates a set of smaller Mental Health centres located in the community, including Tynemouth Road centre in Tottenham and Canning Crescent centre in Wood Green.
- 7.1.19** The Council will support the provision of additional health facilities and will work with NHS Haringey and other service providers to ensure the borough has a necessary supply and distribution of premises to meet Haringey's health care needs. Further information on health infrastructure is set out in Appendix 4 Infrastructure Delivery Plan.

Figure 7.1: Health Facilities



**7.1.20** Based on the most recent GLA population projections (2010), the primary care needs expressed as the number of GPs associated with the predicted population growth in Haringey is approximately 12 GPs between 2010 and 2026. Eight of these GPs will be required in the north east and south east collaborative areas. The population growth is highest in the north east and south east areas which are identified in SPs 1 and 2 for future housing growth such as Tottenham Hale, Northumberland Park, Tottenham High Road, and Seven Sisters. The GP numbers associated with growth in these areas equate to approximately eight GPs, two of which relate to the Tottenham Hale ward. Assessments based on actual numbers of GPs operating in the borough indicated that there is an oversupply of GPs in three of the collaboratives. However, there is a small deficit in GP numbers in the southeast of the borough. Based on GLA projections (2010), and assuming that the number of existing GPs stays the same; this deficit will increase to six GPs by 2021. Neither the local NHS nor the Council have powers to redistribute GPs from oversupply areas to less well-served ones. However, the imbalance in supply in the south east, the need to modernise some of the GP premises, age profile for GPs, emerging new health models, and predicted housing growth in areas identified in the Local Plan, requires the NHS to plan ahead for service provision, including encouraging growth in supply in relevant areas. The Council and the local NHS are committed to ensuring health provision (accessible services and buildings) that deliver good and improving quality standards and health outcomes that reduce health inequalities and meet the needs of the growing population in Haringey, especially in the identified growth areas, Tottenham Hale and Haringey Heartlands and in areas which are under-doctored, and where future growth is anticipated.

**7.1.21** The NHS estate is facing a radical overhaul. New models of service delivery are still developing. Assessment of health needs and service delivery are currently being quantified by NHS North Central London. Options under development include the mix of re-developed and new primary care facilities and resource centre/s for local public health services and appropriate hospital and community care delivered closer to home. The NHS is planning continued expansion of general practice capacity and re-development of primary care premises especially in the eastern part of the borough for reasons mentioned above. The capacity increase will also consider the extension of the role of some practices that are procured to supply care in general practice settings previously provided in hospital settings due to changes in health technology and clinical practice. The most up-to-date primary care and community care related schemes which are being considered by the NHS are included in Appendix 4. The Council will work with the NHS to keep growth trends and the corresponding needs for health services under review as part of monitoring the Local Plan, the Infrastructure Delivery projects, and appropriate Health Plans, and will utilise the monitoring of outcomes in shaping future services in Haringey.

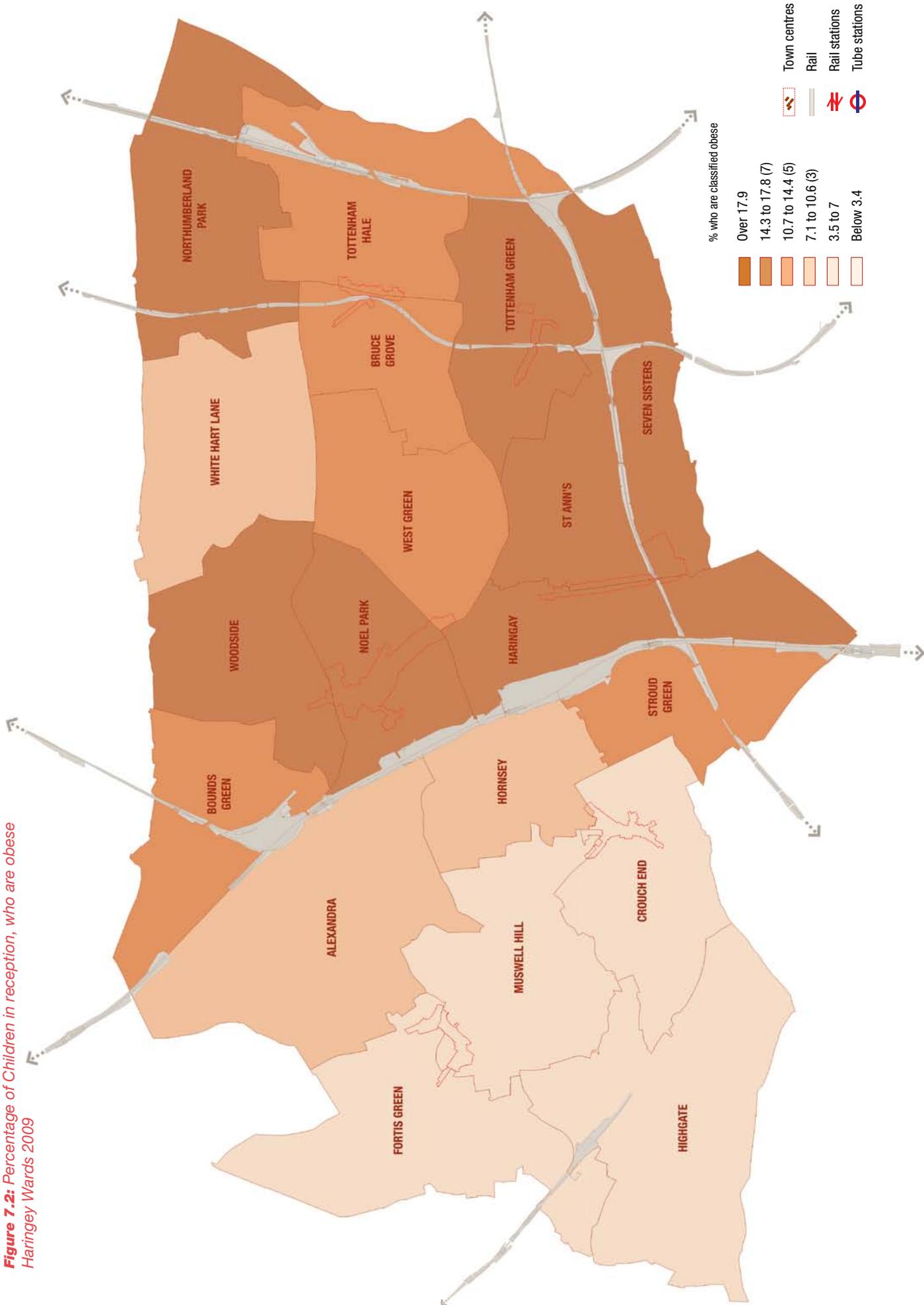
**7.1.22** In light of current uncertainties related to health requirements, the Infrastructure Delivery Plan (IDP) investigated the requirements associated solely with meeting the primary care needs of the net new population. Estimates from the IDP show potential requirements associated with high and low net population growth scenarios for the period 2006-2016 as equating to 6-8 new GPs by 2016/17.

### **Impacts of the built and natural environment on physical and mental wellbeing**

**7.1.23** In addition to the provision of health services, the built and natural environment plays a key role in encouraging children, young people and adults to engage in more physical activity, play, recreation and sports. This could lead to improved physical and mental health, reduced segregation and isolation, and prevent long-term illness, such as obesity and associated diseases. Spatial planning can also reduce and mitigate adverse impacts on health, by managing noise and air pollution, and designing walking routes and cycle lanes.

- 7.1.24** As detailed in SP1 Managing Growth, a concentration of new homes will be built in Tottenham Hale and Haringey Heartlands and other sustainable locations throughout the borough. The rate and pattern of this development and population change will impact on the health and well-being of new and existing residents and on the demand for health services. The NHS will work in partnership with the Council to explore how spatial planning interventions might influence the wider determinants of health and result in positive health outcomes.
- 7.1.25** Housing quality and the environmental quality of neighbourhoods are significantly and independently related to people's self-rated mental health. Poorly designed housing can have a considerable impact on physical and psychological health and well-being. Overcrowding, for example, is a particular problem in some parts of the borough and affects the health of both children and adults. Haringey's Housing Needs Assessment 2007 identified that 8.9% (8,311 homes) of households in the borough are overcrowded. The wards which experience the highest occurrence of overcrowding include Seven Sisters and White Hart Lane, with nearly 20% of households. The wards least likely to experience overcrowding include Fortis Green and Muswell Hill. The highest proportion of overcrowding was more likely to occur in the social rented sector than in owner occupied households, with 15% of these social rented homes being overcrowded. Additionally, it was found that households with children were most likely to be overcrowded, particularly lone parent households (30.7%). Overcrowding contributes to the spread of infectious diseases and can adversely affect personal relationships and mental health. Damp housing exacerbates respiratory disease, while accidents are also more likely in poorly designed and poorly maintained homes. Homelessness and poor quality housing may lead to mental ill health and may increase the likelihood of substance misuse.
- 7.1.26** The needs of Haringey's ageing population will be a major consideration in planning for the borough in the next 15 years. The flexible and appropriate design of housing, community facilities and public realm and improving accessibility, will allow older people to live healthier and independent lives.
- 7.1.27** An efficient transport network has positive effects on health by enabling access to recreational amenities, social networks, health services, education and employment. However, car use, in particular, can have a negative impact on health by contributing to air pollution, causing road traffic injuries, reducing physical activity levels, increasing noise pollution, contributing to community severance, and increasing levels of stress and anxiety.
- 7.1.28** Air pollution can have a detrimental impact on health, aggravating existing heart and lung illnesses. In addition, anticipated climate change in London will make air pollution worse as a result of hotter, drier weather. The whole borough is an Air Quality Management Area (AQMA), and has particularly high levels of pollution from nitrogen dioxide and particulate matter. The dominant source of air pollution in Haringey is road transport, with a variety of other sources contributing to emissions. An Air Quality Action Plan has been produced, setting out measures to reduce air pollution emissions in the borough. SP7 Transport explains our approach to improving air quality through transport measures. The Development Management Policies will explain how we will expect developments to reduce their impact on air quality. Further guidance is also provided in the Sustainable Design and Construction SPD.
- 7.1.29** Access to open space, design of the public realm, access to employment, health and community facilities, and measures addressing deprivation and supporting community cohesion all have a significant impact on both physical and mental health. Accessible open and green spaces allow opportunities for physical exercise which can reduce stress, obesity and other cardiovascular diseases. Lack of, and barriers to employment opportunities can affect people's health and cause people to feel isolated. Employment programmes and mixed use development improves access to and opportunities for employment.
- 7.1.30** Health Impact Assessments (HIA) consider the potential impacts of planning policies and decisions on health and health inequalities. They identify actions that can enhance the positive effects and mitigate or eliminate the negative effects of developments. Health impacts should be considered at the very outset of developing planning proposals or strategies to ensure positive health outcomes. There are several tools available for assessing the impacts of a development. Health can be integrated into statutory assessments such as a sustainability appraisal, environmental impact assessment, or a separate health impact assessment can be undertaken. For further information please see the Mayor's Best Practice Guidance on Health Issues in Planning.

**Figure 7.2:** Percentage of Children in reception, who are obese  
Haringey Wards 2009





*Haringey Markets*

## Healthy Eating and Physical Activity

**7.1.31** Participation in physical activity and sports promotes health and well-being. It is vital in developing children's play, exercise and social skills. Haringey's close proximity to the Olympic Games site provides opportunities for increased participation, and access to high standard sports facilities, as well as regeneration benefits such as jobs and leisure facilities.

**7.1.32** Obesity is a major risk factor for the future health of children as it can lead to complications such as heart disease, diabetes, joint problems and emotional problems. Data from 2008 shows high levels of obesity in children across the borough. Of those measured, 17.3% were classified obese and a further 13.2% were classified as overweight. These trends are higher in boys than in girls and there is a large variation across the borough with the highest in the east.

**7.1.33** An assessment undertaken by the NHS in conjunction with University College London Institute of Child Health identified wards with the highest prevalence of child obesity broadly corresponded to those with a higher density of fast food outlets and a lower density of open spaces. The improvement of town centres in Haringey is addressed in SP10 and improved access to open space is dealt with in SP13.

**7.1.34** Adult obesity is estimated at 17.9% in Haringey compared to 18.4% for London and 23.6% for England. The estimates vary considerably from less than 10% in Highgate to greater than 25% in Tottenham Hale, West Green, White Hart Lane, Bruce Grove and Northumberland Park.

**7.1.35** Increased physical activity, including walking and cycling, is beneficial to health and protects against the risk of cardiovascular disease. Access to sport, recreation facilities, play facilities and open space all help to encourage active lifestyles.

**7.1.36** Sport England identifies a correlation between adult obesity and participation in sport and recreation and the health benefits of improvements to open space. Figure 6.4 shows the deficiency in public open space and can identify targeted interventions. The 2006 Haringey Resident's Survey reported on the numbers of residents undertaking at least 30 minutes of moderate to intense physical activity on three or more days per week. It found that approximately 40% of the population did not achieve the required level of physical activity.



*NW1 Rooftop, Hale Village  
(photograph: Newlon Housing Trust)*

## INDICATORS

### Monitoring

**7.1.37** SP14 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key infrastructure which will support the delivery of SP14 are set out in Appendix 4 (Infrastructure Delivery Plan).

### Key evidence and references

- The London Plan, Mayor of London 2011
- Haringey Community Infrastructure Plan, London Borough of Haringey 2010
- Haringey Residents' Survey, London Borough of Haringey 2006, 2007, 2008, 2009
- Haringey Open Space and Recreational Standards Supplementary Planning Document, London Borough of Haringey 2008
- Haringey's Housing Needs Assessment, Haringey's Housing Needs Assessment, London Borough of Haringey 2007
- Haringey's Housing Strategy, London Borough of Haringey 2008
- Towards Joint Strategic Needs Assessment: the core dataset, Haringey Strategic Partnership 2008
- Working towards a Healthier Haringey Strategic Plan 2009-2014, NHS Haringey 2010
- Developing World Class Primary Care in Haringey (draft), NHS Haringey 2008
- Haringey's Children and Young People's Plan 2009-2020, London Borough of Haringey 2009
- Haringey's Well being Strategic Framework, Haringey Strategic Partnership 2007
- Healthy Weight, Healthy Lives, Department of Health (2008)
- Supplementary Planning Guidance Providing for Children and Young People's Play and Informal Recreation, 2008 Greater London Authority.

# 7.2

## SP15

# CULTURE AND LEISURE

**7.2.1** Haringey's cultural wealth is as diverse as its people and owes much to them. It is home to almost 230,000 people, with significant African, African-Caribbean, Greek and Turkish, Cypriot and Asian communities as well as people from a range of other minority and ethnic groups, including recent refugee and asylum seeker communities. Together they make Haringey one of the most diverse boroughs in London and the UK, with over 190 languages spoken locally.

**7.2.2** As the objective in Section 1 sets out, the Council wishes to ensure that community, cultural and leisure facilities are provided to meet local needs. As such, SP15 sets out Haringey's continued approach to protecting and fostering inclusive communities by supporting the borough's cultural heritage.



*Banksy, Tottenham*

### SUSTAINABLE COMMUNITY STRATEGY

This policy contributes to the spatial aspects of the following priorities in Haringey's Sustainable Community Strategy.

SCS priorities:

- Provide even better cultural, leisure and shopping opportunities;
- Promote community cohesion; and
- Improve supporting facilities, services and infrastructure.

## SP15: CULTURE AND LEISURE

The Council will safeguard and foster the borough's cultural heritage and promote cultural industries and activities through:

1. Protecting the established Cultural Quarter at Wood Green and the development of further cultural quarters, where appropriate, through Area Action Plans.
2. Supporting the provision of new work spaces and social and cultural venues in all areas of the borough that support all formal and informal cultural and leisure activities;
3. Protecting and enhancing, where feasible, existing cultural facilities and access to cultural heritage throughout the borough.

The Council will safeguard and foster the borough's existing recreational and sporting facilities through:

- The protection and enhancement of sporting and leisure facilities in areas of deficiency; and
- The dual use of the borough's cultural assets, such as land and buildings to meet the needs of local communities, for example meeting space, arts and leisure activities, opportunities for recreation and sport.

## Arts and cultural facilities

- 7.2.3** Haringey is keen to develop and build on its visitor and cultural destinations within the borough, ensuring that they continue to attract visitors from within the borough and beyond. The Council's Sustainable Community Strategy seeks to improve and create places of enjoyment, culture and interest. The borough boasts many cultural attractions such as Alexandra Palace, Bruce Castle Museum, Bernie Grant Arts Centre and Tottenham Hotspur Football Club at White Hart Lane. In 2011 the Time Out website listed Bruce Castle as one of the top 101 attractions in London. The predominance of retail in the borough ensures an attractive shopping and leisure experience for both residents and visitors alike. Haringey is home to a vibrant, attractive and accessible network of town centres and retail facilities (further reflected in SP10 Town Centres). These cater for people's day to day needs as well as functioning as places to spend leisure time, for example, Muswell Hill and Crouch End have a multitude of boutiques and gift shops while Green Lanes has become a well known destination for Turkish and Mediterranean food.
- 7.2.4** The Lee Valley Park provides a range of cultural, leisure and recreational activities and opportunities for both residents and visitors, for example Tottenham Marshes serves as both a regional open space resource and a local open space for community events and festivals. The Waterside Centre at Stonebridge Lock on the River Lee provides opportunities for community recreation and water sports. Markfield Park and the Markfield Beam Engine and Museum are located in the Seven Sisters ward of the borough. The park is an underused resource and the listed Victorian pumping station has the potential to be developed into a significant visitor destination, with links to the River Lee offering leisure amenity links. The Council will work in partnership with the Lee Valley Regional Authority in relation to the leisure and recreation opportunities on offer for both residents of the borough and visitors.
- 7.2.5** There are nine libraries located throughout the borough, in addition to a mobile library and a Housebound service catering for the numerous and diverse requirements of residents. The libraries offer a wide range of activities including author and music events. Most of the libraries have dedicated space in order to facilitate the exhibition of works of local artists.
- 7.2.6** Haringey's first commercial art gallery - The Original Gallery - located in Hornsey Library, shows work from a mixture of established and emerging artists. Jacksons Lane (Arts Centre and Theatre) Community Centre in Highgate is in a converted red brick church on the corner of Archway Road and Jacksons Lane. It offers an extensive range of stage based activities for all age groups, for example dance, drama and music performances, cafe /bar facilities and the opportunity to hire both theatre and studio space.
- 7.2.7** A key priority included in the Council's Regeneration Strategy People, Places & Prosperity (2008) is the redevelopment of Hornsey Town Hall as a cultural landmark in Crouch End. It is anticipated that the redevelopment will include community/cultural/arts facilities in the main town hall with residential development at the rear of approximately 100 units.

## Cultural Quarters

- 7.2.8** In Shaping Places in London through Culture (GLA 2009), "culture" is defined as '... An engine for communities through recreation, celebration and stimulation, as well as the social glue which can bring people together, enhance people's quality of life and health, provide education and training, and bring economic benefits such as tourism, to an area'.
- 7.2.9** The London Plan defines Cultural Quarters as areas where a critical mass of cultural activities and related uses are emerging, usually in historic or interesting environments. They can contribute to urban regeneration. There is considerable scope for growth in the leisure, cultural and visitor economy sectors, with scope for encouragement of cultural quarters in Outer London – particularly in town centres, the promotion, diversification and tighter management of the night time economy and possible potential for very large-scale commercial leisure facilities.



*Bernie Grant Arts Centre, Tottenham*

## Wood Green Cultural Quarter

- 7.2.10** The cultural quarter at Wood Green is dominated by the Chocolate Factory, a former Barratt's sweet factory, now a complex of 80 artist studios and small business units, with more than 100 creative individuals and organisations. It is north London's largest creative enterprise centre. The Wood Green Cultural Quarter is expanding further with the potential for growth as Haringey Heartlands develops. Further detail will be provided on the development of this Cultural Quarter through the Wood Green Area Action Plan.
- 7.2.11** Over the life of the Local Plan and as subsequent Local Plan documents come forward, there may be the potential to promote the development of additional Cultural Quarters to accommodate new arts, cultural and leisure activities, enabling them to contribute more effectively to regeneration at the following areas:

## Tottenham Green Cultural Quarter

- 7.2.12** There are several important cultural destinations around Tottenham Green, including Bruce Castle Museum, the Bernie Grant Arts Centre and the Marcus Garvey Library, all providing strong links to both the culture and heritage of the borough. However, the connection between the public realm, the cultural buildings and their activities and service provision is currently not fully optimised, with little opportunity for the wider public to engage with the green space or adjoining buildings.

- 7.2.13** There is the potential to strengthen the identity of these assets, link up and enhance service provision and make significant improvements in public open space including its programming and management, streetscene and community safety. There is also the potential to establish a cultural quarter to provide a coordinated strategy for maintaining and enhancing the existing cultural and associated uses located in and around Tottenham Green.

- 7.2.14** The development of a cultural quarter could contribute to the aims and objectives of the wider regeneration of Tottenham providing an important link between the other regeneration strategies in the area such as the Seven Sisters Corridor within the former New Deal for Communities area.

## Harringay Green Lanes

- 7.2.15** Harringay Green Lanes District Centre provides for a rich diverse community with a thriving evening economy and good range of restaurants. Within the centre itself many of the shops are independently run by members of the Turkish and Kurdish communities. Over the life of the Local Plan there is the potential to create a cultural quarter around Harringay Green Lanes strengthening the identity of the area and building on its diverse community.

## Hornsey Town Hall

- 7.2.16** Hornsey Town Hall and its associated buildings are located in a prominent position with The Broadway (A103) adjacent to the prime retailing thoroughfare of the Crouch End District Centre. The site is also bounded by residential premises on Weston Park to the north, residential and garage accommodation to the east, Hornsey Library and Haringey Park to the south, residential premises in Hatherley Gardens to the south west and The Broadway's commercial and retail premises to the west. The Town Hall and associated buildings fall within the Crouch End Conservation Area and the Town Hall is a Grade II\* listed building. The Council and the local community place a high degree of significance upon the Town Hall and associated buildings. This is principally due to their architectural importance and the prominent position that they occupy within Crouch End District Centre.

7.2.17 The Council's vision for Hornsey Town Hall, its associated buildings and surrounding area is the creation of an interesting, lively focal point for Crouch End through the creation of an integrated complex of buildings, which promote a viable and vibrant mix of community, cultural, arts, leisure, business and residential uses through appropriate refurbishment and further enabling development.

### Tottenham Hotspur Cultural Quarter

7.2.18 As part of the wider regeneration of Northumberland Park, there is the potential to create a cultural quarter around Tottenham Hotspur football stadium. Further details on how the Council sees this develop will be set out in the Northumberland Park Area Action Plan.

### Sports and leisure facilities

7.2.19 Haringey has the fifth highest population of people under the age of 24 years old in London, with 40 per cent within this age range in Seven Sisters alone. Haringey's Strategic Partnership has placed a strong emphasis on youth, in particular on creating opportunities for young people to contribute to economic and social life and on actions to divert young people from crime. Involvement in arts, sports and formal and informal play can have a positive role in helping to address these issues through providing a sense of self worth, belonging and personal empowerment. Increasing participation in physical activity amongst school children has been identified as a specific priority in light of increasing levels of child obesity. In Haringey, 37% of year 6 children were considered to be overweight or obese compared to 31.3% nationally, with wards in the east of the borough showing higher proportions of overweight and obese children, e.g., 27.2% to 31.9% in Tottenham Green and White Hart Lane wards compared with 4.3% to 7.2% in Highgate, Muswell Hill, Fortis Green and Alexandra wards.



*Park Road Leisure Centre, Hornsey*

7.2.20 Celebrating and supporting Haringey's diversity is one of the key drivers for the Council's Sports and Physical Activity Strategy 2005. Moreover, participation in sports has been accepted as an outcome for making communities healthier as identified in the Health White Paper: Choosing Health. The Council's Sports Scholarship Programme aims to produce Olympic stars of the future providing funding, coaching advice and pastoral support to the most talented young athletes in the borough. The programme aims to ensure that at least two of the scholars will compete in the 2012 London Olympics and Paralympics and at least half of them represent their country in their chosen sport.

**Figure 7.3: Leisure Facilities**



**7.2.21** The Council operates four sports and leisure facilities at Tottenham Leisure Centre, Park Road Pools, White Hart Lane Community Sports Centre and Finsbury Park Track and Gym. There are six public swimming pools on two sites at Tottenham Green and Park Road Pools, with one other at Northumberland Park Community School which provides restricted access and four primary schools with swimming pools.

**7.2.22** The Haringey Open Space and Sports Assessment (Atkins 2004, as updated 2008) identified 15 facilities with large sports halls operated through main leisure providers and secondary schools, with additional provision of 79 community venues or smaller sports facilities across the borough. There are also seven sports halls located outside the borough which are used by Haringey residents, including Sobell Sports Centre in Islington and the Ashmole Centre in Barnet.

**7.2.23** In terms of outdoor sports provision, there are a total of 119 clubs identified as operating within the borough. Of these, football is the most popular sport. There are also three full AstroTurf pitches currently in use, all of which are floodlit. These are located at Northumberland Park Sports Centre, White Hart Lane Community Sports Centre and Hornsey School for Girls. AstroTurf pitches are also being developed at Fortismere, White Hart Lane and Highgate Wood. Some 21% of pitch sites are owned and managed by the voluntary sector within Haringey, in comparison with 6% for London as a whole.

**7.2.24** However, the Haringey Open Space and Sports Assessment (Atkins 2004, as updated 2008) identified deficiencies and gaps in provision in relation to sports facilities across the borough and the quality of playing pitch provision is uneven within Haringey, for example a lack of accessible indoor football facilities, poor quality and lack of pitches, and ancillary facilities, and a shortage of indoor tennis facilities. Total provision in numerical terms is below the national and London averages per head of population. Some 22% of pitches do not have access to changing facilities and 60% of pitches do not have social facilities. A particular concern is that participation rates in Haringey for outdoor sports are below the national average, which is significant. 28% of football clubs, 30% of cricket club, and 20% of hockey clubs draw more than half their members from outside of the borough.

### **Provision of leisure and sports facilities**

**7.2.25** Haringey is relatively well served by a range of community facilities and infrastructure. Deficiencies in community facilities are identified in the Infrastructure Delivery Plan from which initial findings show a need for a new district level combination swimming pool and leisure centre to meet the predicted population growth. A prime location for this pool would be the central part of the borough, possibly in Wood Green. Further details are set out in Appendix 4 Infrastructure Delivery Plan.



Park View

## INDICATORS

### Monitoring

**7.2.26** SP15 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key infrastructure which will support the delivery of SP15 are set out in Appendix 4 (Infrastructure Delivery Plan).

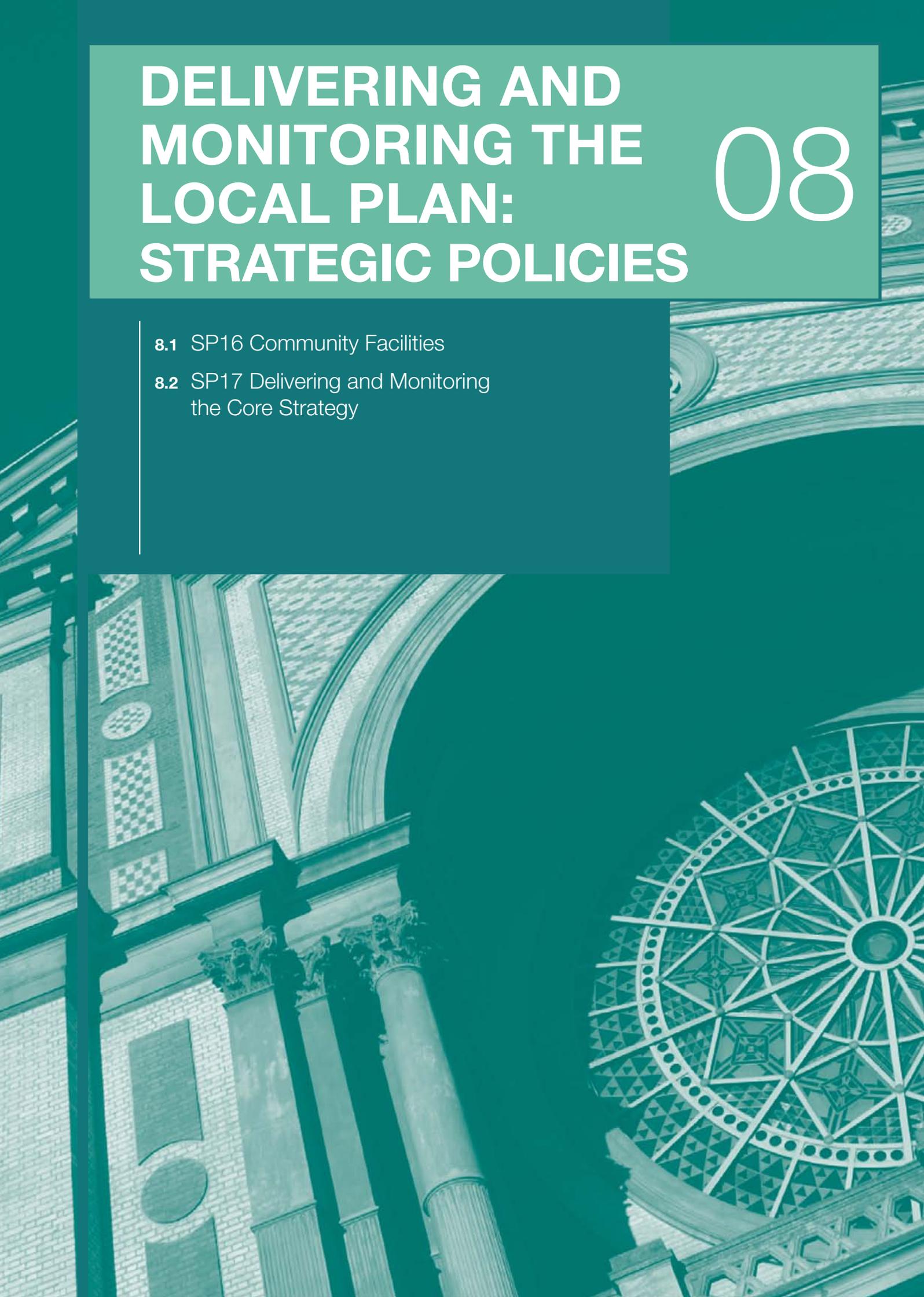
### Key evidence and references

- Haringey's Regeneration Strategy, London Borough of Haringey 2008
- Haringey Sport and Physical Activity Strategy, London Borough of Haringey 2005
- Planning Policy Guidance 17: Planning for open space, sport and recreation, Department of Communities and Local Government 2004
- The London Plan, Mayor of London 2011
- London Cultural Strategy: Realising the Potential of a World Class City, Mayor of London 2004
- Cultural Metropolis - The Mayor's Priorities for Culture 2009-2012, Mayor of London 2008
- 2012: A Legacy for Haringey, London Borough of Haringey 2009

# DELIVERING AND MONITORING THE LOCAL PLAN: STRATEGIC POLICIES

08

- 8.1 SP16 Community Facilities
- 8.2 SP17 Delivering and Monitoring the Core Strategy



# 8.1

## SP16

# COMMUNITY FACILITIES



**8.1.1** Community facilities provide people with opportunities to meet, learn, socialise and develop skills and interests and, by doing this; help improve their quality of life. A key part of the Council's strategy for managing Haringey's growth is making sure that the services, facilities and infrastructure to support the local community and visitors are provided in suitable locations to meet the increasing demand of our growing population. The provision of community facilities also plays a key role in meeting the Haringey Sustainable Community Strategy priority of improving health and community well-being.

**8.1.2** Strategic Policy 16 sets out Haringey's approach to ensuring a wide range of services and facilities to meet community needs are provided in the borough. For the purpose of this policy, community facilities include education and childcare, health facilities (also covered in SP14), community halls, post offices, places of worship and criminal justice facilities. Libraries, culture and art, pubs and sports facilities are covered in SP15 and parks and open spaces are covered in SP13.

### SUSTAINABLE COMMUNITY STRATEGY

This policy contributes to the spatial aspects of the following outcomes in Haringey's Sustainable Community Strategy.

SCS priorities:

- Promote community cohesion;
- Improve supporting facilities, services and infrastructure; and
- Create a positive future for our children and young people.

## SP16: COMMUNITY FACILITIES

The Council will work with its partners to ensure that appropriate improvement and enhancements, and where possible, protection of community facilities and services are provided for Haringey's communities.

This will be based on the programming, delivery, monitoring and updating of the Infrastructure Delivery Plan and Schedule which cover projects for:

- Health (see also SP14);
- Education;
- Social care;
- Libraries and Museums (see also SP15);
- Open Spaces and environmental improvements (see also SP13);
- Community and youth facilities;
- Play facilities (see also SP13);
- Leisure (see also SP15);
- Emergency Services;
- Transport (see also SP7);
- Waste (see also SP6);
- Water Supply and Sewerage (see also SP5);
- Towards a low carbon borough (SP4); and
- Energy and Telecommunication Services.

The Council will:

- Expect development that increases the demand for community facilities and services to make appropriate contributions towards providing new facilities or improving existing facilities; and
- Promote the efficient use of community facilities and the provision of multi-purpose community facilities.

## Community facilities and development

- 8.1.3** As Haringey continues to grow and diversify it is vital that we provide the right quantity and quality of infrastructure to ensure that facilities can be easily accessed by all groups in the borough, in line with the London Plan. Promoting cohesion will lie at the heart of our approach to supporting neighbourhoods and communities. To ensure that we continue to meet the demand for community facilities, developments will be expected to contribute to the provision for new facilities, or improvements to existing facilities. This will help to meet the needs of new residents and mitigate the impacts of the new development on the existing community.
- 8.1.4** Community facilities can provide a range of services in one location, e.g. a community hall can be used for meetings, exercise classes, performances, exhibitions and other uses. As such, grouping facilities together allows a greater number of services to be provided in a single place, makes best use of existing buildings, makes efficient use of land, and encourages links between the facilities and services. Haringey will support multi-purpose community facilities that can provide a range of services and facilities to the community at one location. The Council will also encourage the use of existing community facilities for more than one use, and support the use of other types of premises for community use, i.e. those buildings which already have some public use. The Council and other service providers must work closely together to ensure the services provided are accessible and that the buildings are well maintained. Further detail on provision of community facilities will be included in the Development Management Policies.



*Alexandra Palace*

## Providing community facilities

- 8.1.5** Haringey has a good range of community facilities that are provided by the Council or the voluntary sector. Haringey's voluntary and community sector consists of approximately 1,400 organisations which employs approximately 5,100 people, and relies on 3,100 volunteers to carry out the services. As well as the important economic impact, the Third Sector has extensive social impacts and benefits for Haringey. The protection of existing community facilities in the borough, the delivery of new infrastructure and assuring that there is no net loss of community facilities will address deficiencies and play a key role in improving the lives of residents in Haringey, in line with the London Plan. The Council will support the community and voluntary sector by enhancing and protecting, where possible, the facilities and premises required.

## Education and training facilities

- 8.1.6** Haringey aims to provide a high standard of education and training for everyone through the borough's network of schools, youth centres and childcare providers (Figure 8.1). We will also work with our partners, such as the further education colleges, neighbouring boroughs and the community and voluntary sector, to ensure that suitable services and facilities for education and training are provided.



*Bruce Castle*



*Eden Primary School*

## Primary Schools

8.1.7 Haringey has a mix of one and two tier primary schools. There are six infant and six junior schools operating with individual head teachers and governing bodies, four sets of infant and junior schools operating as a 'hard federation' (one head and one governing body), which is very similar to an 'all through' primary school. There are also 43 primary schools that combine and cover the age ranges represented by infant and junior schools. For 2009/10, there were 19,613 school places (reception to year 6). The Council's Primary Strategy sets out the borough's aspirations for primary aged children over the period of the National Children's Plan to 2020. In line with DfE guidance, the Council's Children and Young People's Service will seek to provide, where possible, new primary schools of no less than two forms of entry, and will actively support the federation of schools where applicable to help give each school the capacity to meet the borough's aspirations. Overall, the most urgent need for primary school places has been in Alexandra, Muswell Hill and Fortis Green wards, although this is now being addressed by a decision to expand Rhodes Avenue Primary School by one form of entry. The Council's Children and Young People's Service is also responding to the possible impact of emerging legislation on effective school place planning in the borough in the coming years.

8.1.8 It is anticipated that by September 2014 additional school capacity will be required at Tottenham Hale to respond to new housing developments. The child yield assessment for Hale Village concluded that there will be an increase in demand for an additional 60 reception places and 210 primary school places, despite some current surplus capacity across the six local primary schools.

8.1.9 There will be a need to either expand an existing school, or create an additional primary school to meet the demand from predicted new housing growth in Haringey Heartlands. One possibility is the expansion of a nearby school and to expand this school, additional land of approximately 1,500m<sup>2</sup> would be required.

8.1.10 While immediate demand can be addressed, scope for expansion in the north east of the borough is very limited within the schools in Northumberland Park. Redevelopment of Tottenham Hotspur Football Club to include a new stadium and 285 housing units will require the provision of additional school places.

8.1.11 Work is ongoing within Children and Young People's Service to identify sites/schools that will be used to address the increased demand for school places in the Council's growth areas.

8.1.12 It is recommended that sites for future primary school expansion or development be identified at these locations to meet demand arising from delivery of housing targets. As the London Plan provides housing growth figures, it is possible that the expansion and replacement thresholds will be reached earlier than anticipated.

## Secondary schools

8.1.13 The majority of Haringey's 12 secondary schools range in size from six to ten forms of entry, although The John Loughborough Seventh Day Adventist School operates at two forms of entry. The borough also has a sixth form college, the Haringey Sixth Form Centre.



*Risley Avenue Primary School, White Hart Lane*

**8.1.14** The expected rise in demand for secondary places has been addressed in part by the provision of a new six form of entry secondary school in the middle of the borough, Heartlands High School that opened in September 2010. In addition, Haringey's Building Schools for the Future (BSF) programme is seeing a roll out of more than £200 million on improving our secondary schools and ensuring that they are fit to meet the requirements of a 21st Century agenda. Haringey's Strategic Business Case (SBC) for BSF sets out how and where we will spend our money. The BSF programme is already well underway, with some of the work completed.

**8.1.15** The Infrastructure Delivery Plan in Appendix 4 provides more detail on planned education schemes.

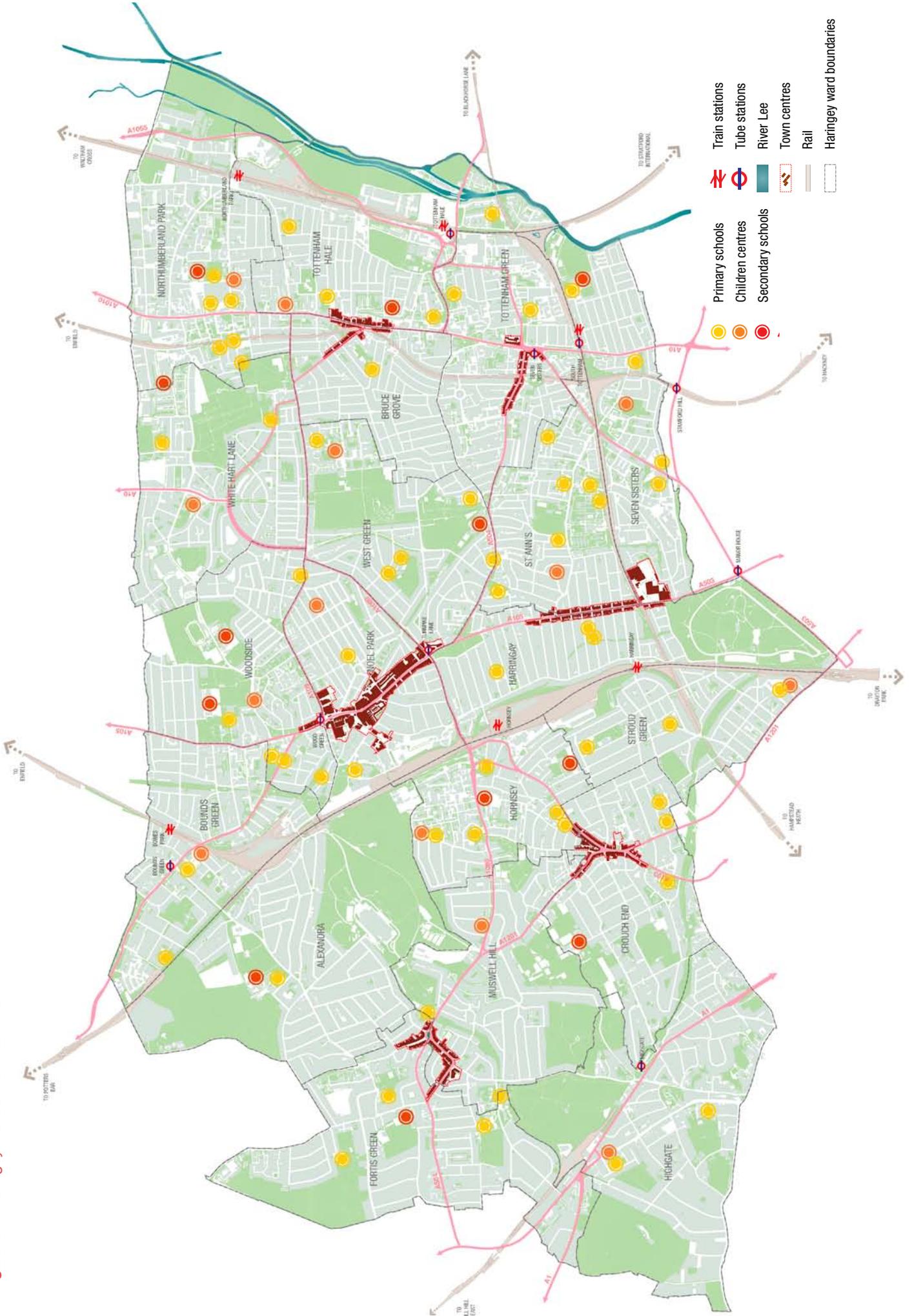


*Neighbourhood Resource Centre, Northumberland Park*

## Higher and further education

**8.1.16** In 2009, the College of North East London located in Tottenham Green merged with Enfield College to become the College of Haringey, Enfield and North East London (CHENEL). This is the only College in Haringey. At Tottenham there are over 2,000 full time 16-19 year old students and 9,000 adult learners of which 2,800 are full time. The Enfield site is in the Ponders End area of eastern Enfield which is six miles north of the Tottenham site. The College also offers extensive training in the workplace for 4000 individuals, including apprenticeships, with 500 employers. The College employs over 700 (550 FTE) staff. The College Strategic Development Plan covering the period up to 2013 commits the College to the development of both its Tottenham and Enfield Centres. Haringey recognises the importance of the higher and further education sector and will seek to support its requirements by continuing to work with its partners across the sub-region.

**Figure 8.1: Haringey's Education Facilities**



## Facilities for children and young people

- 8.1.17** Haringey will aim to make sure that children and young people receive the services and support they need by working with our partners, including schools, the voluntary and community sector, parents and carers, and the children and young people themselves.
- 8.1.18** Haringey's Childcare Sufficiency Assessment (2008, updated 2009 and 2010) is a measure of the nature and extent of the need for and the supply of childcare within each local area. It helps the Council identify where there are gaps in the market and plan how to support the market to address those gaps. The supply of childcare varies across the borough, both in terms of the number of places available, and in the pattern and combination of types of care. The Council has 17 children's centres which bring together a range of services for children under five, including family support, health and education.
- 8.1.19** Child care provision is critical in supporting parents and carers to pursue work, training and education opportunities. While the local authority is not responsible for the provision of childcare, they will provide at least a proportion of child care in the form of free nursery places for three and four year olds (up to 15 hours per week), and longer periods of childcare through the provision of children's centres. They also have a duty to secure sufficient childcare to enable parents to work or take up education or training. Please see SP9 for more information on how the Local Plan supports schemes that encourage Haringey residents into training and jobs.

## Facilities for older people

- 8.1.20** In 2008, it was estimated there were 20,800 people aged 65+, making up approximately 9.2% of the total population (2006 Mid-Year Population Estimates, POPPI). The population of Haringey is expected to increase in age over the next 25 years, to 24,200 people aged 65 and over. By the same year, the number of residents aged 10-39 is projected to fall by 3.4% (3,600 residents), while the number of those aged 40 to 69 years will grow by 22.4% (15,200 residents).
- 8.1.21** There are a number of strategies and policies that help guide and inform the provision of facilities for older people including Haringey's Older People's Housing Strategy 2011-2021, the Assessment of Older People's Needs in Haringey (phase 1 August 2009), the Older Persons Housing and Support Needs Analysis, the Housing Investment Plan 2009 - Priorities for Older People, and the Commissioning Plan for Services for Older People. The Council will work with its partners to continue to provide more informal services and facilities such as lunch clubs, learning opportunities, exercise classes, networking groups and meeting places.

## Meeting spaces and places of worship

- 8.1.22** Haringey has many meeting places, churches, synagogues, community facilities and prayer centres that cater for a range of community organisations and faith and belief groups. The Council will seek to support community organisations and religious groups to help them to meet their need for specific community facilities.



*Alexandra Palace*

## **Policing and emergency services**

**8.1.23** Policing services in Haringey are managed by the Metropolitan Police at a London-wide level and by the Safer Neighbourhoods Team at a local level. There are five police stations in Haringey, with 807 police officers and 147 police staff. The Haringey Metropolitan Police Asset Management Plan (2007) sets out future trends and implications for asset management in Haringey. The new long term provision aims to separate functions which are currently delivered in multi function buildings, as well as a review of back office facilities for command, management and support functions. A potential building near Wood Green has been identified as suitable for these functions. This will accommodate staff currently located in Hornsey, Tottenham and Muswell Hill police stations. Haringey will work with the Police to help deliver their planned improvements once they have been agreed.

**8.1.24** The London Fire Brigade (LFB) have no plans for restructuring existing facilities in Haringey as a result of population growth. The LFB will continue to work with boroughs on the need to make adequate provision through the planning system for the provision of suitable facilities for the fire service. The Infrastructure Delivery Plan in Appendix 4 provides more details on the planned policing and emergency services schemes.

**Figure 8.2: Emergency Services**





*Home Zone, Linden Road, West Green*

## INDICATORS

### Monitoring

**8.1.25** SP16 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3. The key infrastructure which will support the delivery of SP16 are set out in Appendix 4 (Infrastructure Delivery Plan).

### Key evidence and references

- Haringey's Community Infrastructure Plan, London Borough of Haringey 2010
- Experience Still Counts: Haringey's strategy for improving the quality of life of older people 2009-12, London Borough of Haringey 2009
- Haringey's Sustainable Community Strategy 2007-2016, Haringey Strategic Partnership 2007
- Haringey's Childcare Sufficiency Assessment, London Borough of Haringey 2008 (updated 2009)
- Older People's Needs Assessment, Haringey Strategic Partnership 2009
- Children and Young People's Plan 2009-2020, London Borough of Haringey 2009
- National Planning Policy Framework 2012
- The London Plan, Mayor of London 2011

## DELIVERING AND MONITORING THE LOCAL PLAN: STRATEGIC POLICIES

**8.2.1** The Council, in partnership with the public, private and voluntary sector agencies will deliver the Local Plan through the policy set out below and the following other mechanisms:

- Working with our partners;
- Community Infrastructure;
- Development Management;
- Planning obligations;
- Cross boundary working; and
- Monitoring and review.

**8.2.2** A key mechanism for delivering the Local Plan will be the Council's decisions on planning applications. The policies in the Local Plan and the Development Management Policies document, and for relevant locations, the designations in the Council's Site Allocations document will provide the framework for these decisions. The Council will also take account of Supplementary Planning Documents (SPDs), including planning briefs, frameworks and conservation area statements and appraisals, when determining planning applications.

### SP17: DELIVERING AND MONITORING

The Council will work with Haringey's Local Strategic Partnership and its sub regional and regional partners to deliver the vision, objectives and policies of this Local Plan. In particular the Council will use the following means:

- Development management negotiations and decisions and planning enforcement;
- Planning area and improvement plans, planning briefs and guidance;
- Haringey Strategic Partnership programmes;
- North London Strategic Alliance programme and cross borough working on joint projects;
- Infrastructure Delivery Plan and S106 policy including the development S106 tariffs and community infrastructure levy;
- The Council's Capital programme and Service Management Improvement Plans;
- Improvements through community involvement and working with the Third Sector via an agreed Compact. Support for neighbourhood and community engagement and empowerment and community behavioural change;
- National, London and European Legislation;
- London Plan programmes, National Area Growth Programmes, Utility Improvement programmes, European Structural Funds and Homes and Communities Agency Funds;
- Private Sector partnership working; and
- Monitor the implementation of the Local Plan against the monitoring framework set out in the Council's Monitoring Framework and Authority Monitoring Report.

## Working with our partners

- 8.2.3 The Council has secured the involvement and commitment of Haringey's Local Strategic Partnership (LSP) and other key delivery partners to reflect their plans and spending programmes. The LSP recognises that it has an important role to play in relation to the delivery of the Local Plan, in particular in bringing forward the Infrastructure Delivery Plan set out in Appendix 4.
- 8.2.4 Involving local communities in developing our policies and services is essential to achieving the Local Plan's vision, objectives and policies. Planning affects everyone - where you live, work, and how you spend your leisure time. As such, involving the community through engagement and consultation is an integral part of Planning. As part of Haringey's Local Plan, the Council has published a Statement of Community Involvement (SCI) which sets out how the Council will involve all community members and stakeholders on planning applications and development plan production. In addition, the Haringey Strategic Partnership (HSP), including the Council, has produced a Community Engagement Framework which will take a step further, through a common approach that will raise the profile, improve the quality and achieve better co-ordination of community engagement across the agencies that make up the HSP.

## Community Infrastructure

- 8.2.5 It is vital that the transport facilities and services, and the social infrastructure needed to make development work and support local communities is provided, particularly in the parts of the borough that will experience the most growth up to 2026. As such, the Council has been working closely with infrastructure providers, delivery partners and other relevant organisations to ensure that the necessary infrastructure is planned, and will continue to do so to ensure that the infrastructure to support the planned growth is delivered.

- 8.2.6 In order to ensure the infrastructure is provided the Council has produced an Infrastructure Delivery Plan (IDP) to provide information on infrastructure needs and provision in the borough. This document aims to identify the new infrastructure that will be required to meet the anticipated growth in demand for services. In the first instance, the Council is focusing on infrastructure requirements up to 2016 /2017 and has used 6,800 housing units by 2016/17 as a baseline for infrastructure needs. Two scenarios have been put forward showing how many additional people could be living in Haringey as a result of an additional 6,800 housing units. The study shows that there could be a population increase of between 4.5 and 6%.
- 8.2.7 This initial assessment will also provide a basis for estimating future requirements to 2026 given continuation of the initial rate of growth for the forward planning period. On the basis of a firmer foundation for requirements associated with 6,800 housing units to 2016/17 it will also be possible to roll requirements forward to 2026.
- 8.2.8 The Council's Infrastructure Delivery Plan schedule (Appendix 4), sets out the infrastructure and services that are needed to deliver the Local Plan and other Local Development Plan documents. The schedule sets out who is responsible for delivery, funding and timescales, where these are known. It also includes a contingency plan where possible, should the amount of growth and locations in the borough vary, or if funding is not secured. The schedule also indicates how the identified infrastructure is linked to strategic policies.



*Muswell Hill*

**8.2.9** While the schedule is detailed, it is not exhaustive of all infrastructure likely to be needed in the borough in the plan period. Other items may be required, as appropriate, in response to new development in the borough or new issues emerging. In many cases, the confirmation of funding for infrastructure is limited to the short term. However, details of medium to long term infrastructure priorities, even where funding has not yet been confirmed, are still necessary to include. To ensure that funding arrangements are fully identified and the proposed infrastructure to support growth are implemented in a timely fashion, the Council has identified a network of service providers to meet regularly to monitor the progress and keep under review the infrastructure needs and delivery of identified projects. This project list will be reviewed regularly to ensure infrastructure delivery meets Local Plan growth requirements and to accommodate any changes to the national and regional framework.

**8.2.10** The infrastructure findings will be crucial in this process by helping service providers and the Council to identify infrastructure investment bids, the possible need for financial contributions associated with individual planning applications, and to provide a platform for the development of a charging schedule. It will also provide an infrastructure context for future planning consent negotiations; create a corporate community of stakeholders within the borough to ensure consideration of community infrastructure in future development, planning and policy. In addition, the IDP indicates that all key service providers are interested in opportunities for sharing buildings and facilities. This fits in well with the Council's own plans for reviewing existing assets and will be further explored through the IDP review and monitoring process.

**8.2.11** The Council's Site Allocations Document will contain further information about the infrastructure requirements of specific sites and areas in the borough that are expected to experience significant development.

## Development management

**8.2.12** Together with the London Plan, the Local Plan will be the main basis for decision-making and managing development in the borough. The Local Development Scheme (LDS) is a three year plan, which sets out a programme for replacing the UDP policies with Local Development Documents (LDD). The current LDS sets out a timetable for the production of a number of Development Plan Documents, Supplementary Planning Documents and Area Action Plans (please see the current LDS for further detail). The Local Plan is the key document, to which all the other Local Plan documents relate. In order to manage development and make decisions on planning applications, it is supported by the Development Management Policies, Sites Allocation Document, and the Sustainable Design and Construction SPD. For the borough's strategic growth area at Tottenham Hale and Areas of Change at Northumberland Park, Tottenham High Road Corridor and Wood Green Metropolitan Town Centre, Area Action Plans will provide more detailed guidance on sites, in order to guide and manage new development. The Council's policies on waste will be implemented through the North London Joint Waste Plan being produced by Barnet, Camden, Enfield, Hackney, Haringey, Islington and Waltham Forest Councils.

## Planning obligations

**8.2.13** The Council will expect developers to contribute to the reasonable costs of new infrastructure made necessary by their development proposals through the use of planning obligations and its replacements, such as the Community Infrastructure Levy. The Council will use planning obligations (sometimes known as legal agreements or S106 agreements) in appropriate circumstances and in accordance with Government policy and legislation, to influence the nature of a development or mitigate for its potential effects. A planning obligation can be used where it is:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

**8.2.14** The Council will assess each application individually and on its merits to determine if a planning obligation is needed and what matters it should address. This will include those relevant adverse impacts that might arise as a result of the development including those on the environment, transport, local economic conditions, social, recreational, health, educational, emergency services, and community facilities.

**8.2.15** The Council will ensure that a section 106 agreement will only be entered into where planning conditions cannot be used to overcome problems associated with a development proposal.

**8.2.16** For Planning Obligations the Council will prioritise its needs including the following:

- Affordable Housing;
- Transport;
- Environmental and public realm improvements;
- Community facilities and services including education, health and open space and policing facilities; and
- Employment and skills training

**8.2.17** Planning obligations can take different forms and can involve financial contributions or the provision of certain requirements 'in kind'. In considering planning obligations, the Council will take into account economic viability, the full range of benefits provided by a development and the extent to which it contributes towards delivering the objectives of this Local Plan and other planning policies. Pooled contributions will be used when the combined impact of a number of schemes creates the need for related infrastructure or works.

## Community Infrastructure Levy

- 8.2.18** Community Infrastructure Levy (CIL), which came into force through the Community Infrastructure Levy Regulations in April 2010, is a new tariff which the Council will apply to qualifying development. The planning obligations under Section 106 will be scaled back from 2014 onwards only to be used for the mitigation of impacts which arise directly from the proposed development. Affordable housing obligations will continue to be covered by Section 106.
- 8.2.19** The Council adopted a Community Infrastructure Levy charging schedule in July 2014. CIL will be closely linked to the infrastructure provision as set out in Appendix 4 of the Local Plan.
- 8.2.20** In setting its rates, the Council has taken into account various factors, including the potential effect of CIL upon the economic viability of development.. The Mayor for London's CIL for Crossrail came into effect on 1 April 2012 and the Council is a charging authority. The rate for Haringey is £35 per sq/m.
- 8.2.21** The Council monitors the Section 106 negotiations and agreements, and the outcomes are reported in the Authority Monitoring Report. The Council will develop a CIL monitoring system. The Council will also meet service providers regularly to monitor the progress of infrastructure projects and keep under review the infrastructure needs. The Council will also ensure that a process and timetable for delivery of infrastructure remains in place and contributions are monitored and distributed as developments are implemented.

## Greater London Authority (GLA)

- 8.2.22** In September 2010, the Council adopted the Borough Investment Plan (BIP), which set out its key spatial and thematic priorities for housing led regeneration in the borough. A key priority of the BIP is to build balanced communities through tackling the inequalities in tenure and deprivation between the east and west of the borough. It also supports the Council's Housing Strategy and Sustainable Community Strategy by seeking to maximise housing supply, improve existing stock and ensure long term sustainability.

- 8.2.23** While the funding and investment opportunities highlighted in the BIP have changed and new delivery models introduced (e.g. Affordable Rent) the evidence and principles underlying the spatial and thematic priorities remain. Consequently the BIP remains a fundamental informative in terms of housing and regeneration in the borough.

## Cross boundary working

- 8.2.24** The Council is working with neighbouring boroughs and the wider north London sub-region to ensure that Haringey's Local Plan takes accounts of their plans and programmes as well as the spending and delivery plans of regional bodies such as the LDA and TfL.
- 8.2.25** Haringey works closely with neighbouring boroughs to ensure a consistent approach is taken in relation to growth areas and town centres which straddle borough boundaries. As such, discussions have taken place with Hackney in relation to the redevelopment of Woodberry Down, and with Enfield and Waltham Forest in relation to Central Leaside. In addition, we jointly commissioned and prepared a sub-regional Strategic Housing Market Assessment (SHMA) with the seven boroughs in the north London housing sub region; and we are currently involved in the preparation of a joint Waste Plan with the six other boroughs in the north London Waste Authority (Barnet, Camden, Enfield, Hackney, Islington and Waltham Forest). Please see to SP2 and SP6 for further detail.

- 8.2.26** Haringey is also working with the GLA, LDA, TfL, NLSA and the London boroughs of Enfield and Waltham Forest to develop and implement solutions to cross boundary issues which affect the Upper Lee Valley growth corridor in the next 15 years.

## Monitoring and Review

**8.2.27** Monitoring is a key component of the new planning system. Local Plans must set out clear arrangements for monitoring the effectiveness of policies in meeting plan objectives. Under Section 35 of the Planning and Compulsory Purchase Act 2004, as amended by Section 113 of the Localism Act 2011, planning authorities are required to prepare an Authority Monitoring Report (AMR). Local Plans need to be reviewed regularly to assess how well their policies and proposals are being implemented and to ensure that they are up to date. Monitoring provides the objective basis necessary for such reviews. The monitoring targets and indicators set out in Appendix 3 will be used to monitor the delivery of each strategic policy. The indicators have been specifically selected to address every policy as far as possible. All indicators and targets will be subject to periodic review through the Annual Monitoring process. Each year the Council's AMR will:

- Assess the performance of the Local Plan policies and other policy documents, as set out in the Council's Local Development Scheme;
- Set out the Council's housing trajectory;
- Identify the need to reassess or review any policies or approaches;
- Identify trends in the wider social, economic and environmental issues facing Haringey; and
- Make sure the context and evidence behind our Local Plan is still relevant.
- Monitor community infrastructure provision as set out in the Council's Infrastructure Delivery Plan.

**8.2.28** The process of annual monitoring will enable the Council to assess whether or not the objectives of the Local Plan are being met. If it is found that objectives are not being met, and the Council has explored the identified risk and contingency plans, then the Council may seek an early review of the relevant strategy policy.

**8.2.29** The Council has a commitment to monitor the amount of growth in Haringey and identify any potential impact on services. We will continue to work with our partners to ensure the critical infrastructure and services to support new growth are provided. The progress in delivery of infrastructure projects will be reviewed together with the Authority Monitoring Report. The Council will meet service providers regularly to keep under review the infrastructure needs and monitor the progress of infrastructure projects. The schedule and its updated versions will also be considered as key evidence for future Development Plan Policies where the requirement for infrastructure, and priorities, will be reviewed in relation to the policies it supports.

## INDICATORS

### Monitoring

**8.2.30** SP17 will be monitored regularly to ensure effective delivery of its aims and objectives over the life of the Local Plan. The Authority Monitoring Report will be used to assess the performance of the policy, measured using a list of indicators as set out in Appendix 3.

### Key evidence and references

- Haringey's Community Infrastructure Plan, London Borough of Haringey
- Haringey's Monitoring Framework, London Borough of Haringey
- Planning Obligations Guidance Supplementary Planning Document, London Borough of Haringey, 2014
- Community Infrastructure Levy Charging Schedule, London Borough of Haringey, 2014
- The London Plan, Mayor of London, 2015
- Draft Further Alterations to the London Plan, Mayor of London, 2014
- National Planning Policy Framework, Department for Communities and Local Government, 2012

# APPENDICES

# 09

- 9.1 Appendix 1 UDP Saved Policies
- 9.2 Appendix 2 Housing Trajectory
- 9.3 Appendix 3 Monitoring Targets and Indicators
- 9.4 Appendix 4 Key Infrastructure Delivery Plan
- 9.5 Appendix 5 Glossary of Terms



# 9.1

## APPENDIX 1 UDP SAVED POLICIES

- 9.1.1 The table below shows which policies within the Local Plan replace those within Haringey's Unitary Development Plan (2006) and which ones are 'saved'.
- 9.1.2 The remaining UDP policies will continue to be used until they are replaced by policies in the Development Management Policies Document. Schedules 1 – 13 of the 2006 UDP will also continue to apply.

UDP Policy	UDP Policy Name	Policies superseded by Local Plan: Strategic Policies
<b>STRATEGIC POLICIES</b>		
G1	Environment	SP4, SP5, SP6, SP7
G2	Development and Urban Design	SP1, SP11
G3	Housing Supply	SP2
G4	Employment	SP8, SP9
G5	Town Centre Hierarchy	SP10
G6	Strategic Transport Links	SP7
G7	Green Belt, Metropolitan Open Land and Green Chains	SP13
G8	Creative, Leisure and Tourism	SP15 SP10
G9	Community Well-being	SP14, SP16
G10	Conservation	SP12
G11	Implementation	SP17
G12	Priority Areas	SP1
<b>CORE POLICIES</b>		

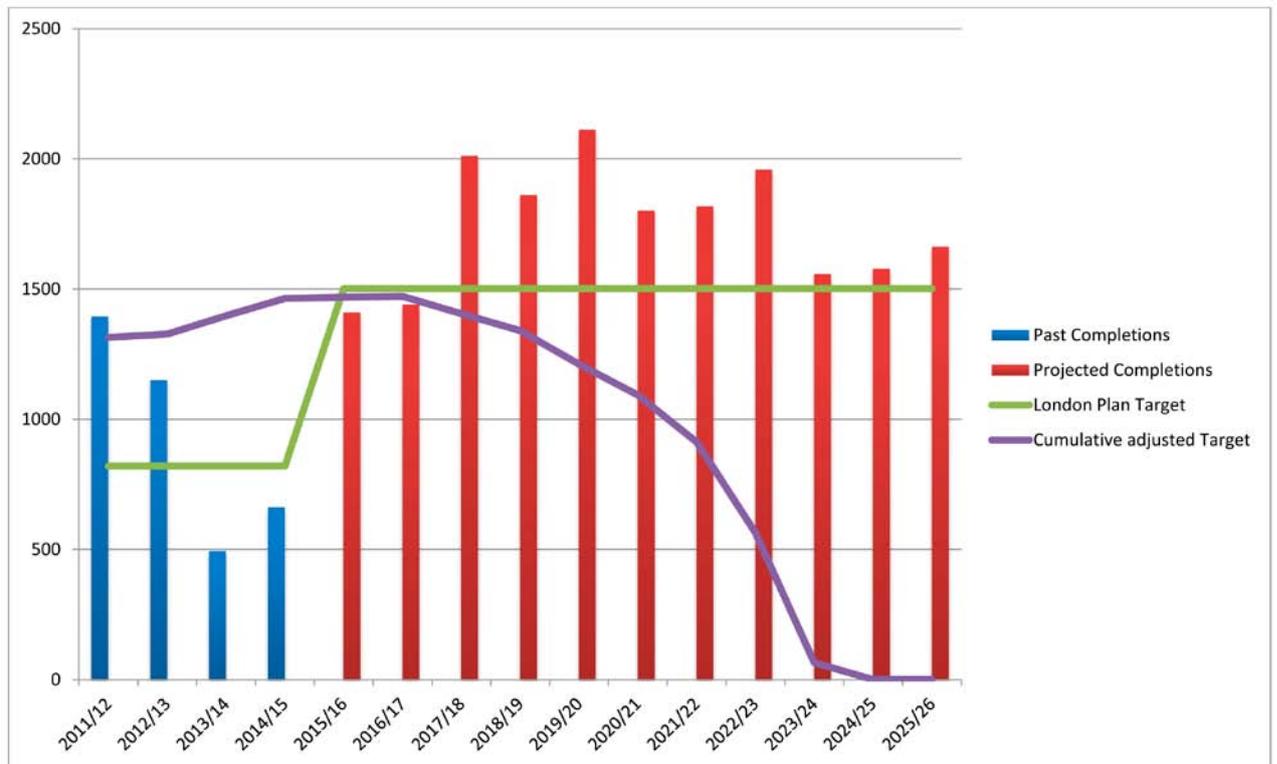
UDP Policy	UDP Policy Name	Policies superseded by Local Plan: Strategic Policies
<b>AREAS OF CHANGE</b>		
AC1	The Heartlands/Wood Green	SP1
AC2	Tottenham International	SP1
AC3	Tottenham High Road Regeneration Corridor	SP1
AC4	The Bridge – New Deal for Communities	SP1
AC5	Finsbury Park	SP1 and SP13
<b>DEVELOPMENT AND URBAN DESIGN</b>		
UD1	Planning Statements	SAVED
UD2	Sustainable Design and Construction	SP4, SP11
UD3	General Principles	SAVED
UD4	Quality Design	SP11
UD5	Strategic Views	SP12
UD6	Mixed Use Developments	SP1, SP10, SP14, SP7
UD7	Waste Storage	SAVED
UD8	Planning Obligations	SP17
UD9	Locations for Tall Buildings	SP11
UD10	Advertisements	SAVED
UD11	Telecommunications Equipment	SAVED
<b>ENVIRONMENT</b>		
ENV1	Flood Protection: Protection of the Floodplain and Urban Wastelands	SP5
ENV2	Surface Water Run-off	SP5
ENV3	Water Conservation	Policy deleted – replaced by SP5
ENV4	Enhancing and Protecting the Water Environment	SP5
ENV5	Works affecting the Water Course	SAVED
ENV6	Noise Pollution	SAVED
ENV7	Air, Water and Light Pollution	SAVED
ENV8	Facilities for Alternative Refuelling Infrastructure	SP7
ENV9	Mitigating Climate Change: Energy Efficiency	Policy deleted –replaced by SP4
ENV10	Mitigating Climate Change: Renewable Energy	Policy deleted –replaced by SP4
ENV11	Contaminated Land	SAVED
ENV12	Development at or near premises involving use or storage of hazardous substances	SAVED
ENV13	Sustainable Waste Management	SP6
<b>HOUSING</b>		
HSG1	New Housing Developments	SP1, SP2
HSG2	Change of Use to Residential	SAVED
HSG3	Protecting Existing Housing	SP2
HSG4	Affordable Housing	SP2
HSG5	Hostel Accommodation	SAVED
HSG6	Houses in Multiple Occupation (HMO)	SAVED
HSG7	Housing for Special Needs	SAVED
HSG8	Gypsies and Travellers	SP3
HSG9	Density Standards	Policy not replaced. Use London Plan (2011) Table 3.2
HSG10	Dwelling Mix	SP2
HSG11	Restricted Conversion Areas	SAVED

UDP Policy	UDP Policy Name	Policies superseded by Local Plan: Strategic Policies	
<b>EMPLOYMENT</b>			
EMP1	Defined Employment Areas – Regeneration Areas	SP8	
EMP2	Defined Employment Areas – Industrial Areas	SP8	
EMP3	Defined Employment Areas – Employment Locations	SP8	
EMP4	Non Employment Generating Uses	SAVED	
EMP5	Promoting Employment Uses	SAVED	
EMP6	Car Repairs Workshops, Garages and Car Washes	SAVED	
EMP7	Live/Work Units	SAVED	
<b>TOWN CENTRES &amp; RETAILING</b>			
TCR1	Development in Town and Local Shopping Centres	SP10	
TCR2	Out of Town Centre Development	SAVED	
TCR3	Protection of Shops in Town Centres	SAVED	
TCR4	Protection of Local Shops	SAVED	
TCR5	A3 Restaurants and Cafes, A4 Drinking Establishments and A5 Hot Food Takeaways	SAVED	
<b>MOVEMENT</b>			
M1	Improvement	Policy not replaced	
M2	Public Transport Network	SP7	
M3	New Development Location and Accessibility	SP7	
M4	Pedestrians and Cyclists	SP7	
M5	Protection, Improvement and Creation of Pedestrian and Cycle Routes	SP7	
M6	Road Hierarchy	SP7	LIP
M7	Road Schemes	SP7	LIP
M8	Access Roads	SAVED	
M9	Car-Free Residential Developments	SAVED	
M10	Parking for Development	SAVED	
M11	Rail and Waterborne Transport	SP7	
M12	Mini Cabs	SAVED	

UDP Policy	UDP Policy Name	Policies superseded by Local Plan: Strategic Policies
<b>OPEN SPACE</b>		
OS1	Green Belt	SP13
OS2	Metropolitan Open Land (MOL)	SP13
OS3	Significant Local Open Land (SLOL)	SAVED
OS4	Alexandra Park and Palace	SAVED
OS5	Development Adjacent to Open Space	SAVED
OS6	Ecologically Valuable Sites and their Corridors	SP13
OS7	Historic Parks, Gardens and Landscapes	SP12, 13
OS8	Heritage Land	SAVED
OS9	Lee Valley Regional Park	SP13
OS10	Other Open Space	SP13
OS11	Biodiversity	SP13
OS12	Allotments	SP13
OS13	Playing Fields	SP13
OS14	Burial Space	SP13
OS15	Open Space Deficiency and New Developments	SP1, SP13
OS16	Green Chains	SP13
OS17	Tree Protection, Tree Masses and Spines	SAVED
<b>CREATIVE, LEISURE &amp; TOURISM</b>		
CLT1	Provision of New Facilities	SP16, SP17
CLT2	Protecting Existing Facilities	SP16
CLT3	Social Clubs	SAVED
CLT4	Hotels, Boarding Houses and Guests Houses	SAVED
CLT5	Retention of Existing Tourist Facilities, Improvement of Existing Tourist Facilities and the Encouragement of New Facilities	SP10, SP16
<b>COMMUNITY WELL-BEING</b>		
CW1	New Community/Health Facilities	SP16
CW2	Protecting Existing Community Facilities	SP16
<b>CONSERVATION</b>		
CSV1	Development in Conservation Areas	SP12
CSV2	Listed Buildings	SP12
CSV3	Locally Listed Buildings and Designated Sites of Industrial Heritage Interest	SP12
CSV4	Alterations and Extensions to Listed Buildings	SAVED
CSV5	Alterations and Extensions in Conservation Areas	SAVED
CSV6	Demolition of Listed Buildings	SAVED
CSV7	Demolition in Conservation Areas	SAVED
CSV8	Archaeology	SAVED
<b>IMPLEMENTATION, MONITORING &amp; REVIEW</b>		
IMR1	Enforcement	SP17

# 9.2

## APPENDIX 2 HOUSING TRAJECTORY



**Table 3.1 Housing Trajectory Table**

Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
Completions (including notable schemes)					
Lymington Avenue N22 6JB (HGY/2012/0770)	Delivered	65	65		
25 Watson Rd (HGY/2008/0152)	Delivered	60	60		
Small sites	Delivered	60	60		
Sites with Planning Permission					
Clarendon Square (SA22) (HGY/2009/0503)	Not started	1,080		280	800
North of Hornsey Rail Depot (SA17) (HGY/2016/1573)	Not started	174		174	
Small sites	Under construction	2		2	
Small sites	Not started	7		7	
Site Allocations					
LBH Civic Centre (SA5)		108			108
Green Ridings House (SA6)		106			106
Wood Green Bus Garage (SA7)		310			310
Station Road Offices (SA8)		241			241
Mecca Bingo (SA9)		191			191
Morrison's Wood Green (SA10)		239			239
Wood Green Library (SA11)		358			358
Bury Road Car Park (SA13)		99			99
16-54 Wood Green High Road (SA14)		334			334
L/b Westbury & Whymark Avenue (SA15)		95			95
Turnpike Lane Triangle (SA16)		48			48
Wood Green Cultural Centre (North) (SA18)		89			89
Wood Green Cultural Centre (South) (SA19)	Pre-app	355		355	
Wood Green Cultural Centre (East) (SA20)		124			124
Clarendon Gateway (SA21)	Pre-app (Part)	195		100	95
Clarendon Road South (SA23)		154			154
NW of Clarendon Square (SA24)		29			29
Land Adjacent to Coronation Sidings (SA25)		87			87
HARINGEY HEARTLANDS / WOOD GREEN GROWTH AREA TOTALS		4,610	185	918	3,507
TOTTENHAM HALE GROWTH AREA (5,080 units)					
Completions (including notable schemes)					
Hale Village & Village Tower (HGY/2006/1177), (HGY/2012/2210) & (HGY/2014/1608)	Partially Delivered	2,423	2,170	253	
1-13 Herbert Rd	Delivered	11	11		
Stainby Rd (HGY/2010/2025)	Delivered	22	22		
193-197 Broad Lane (HGY/2010/1428)	Delivered	29	29		
Small sites	Delivered	0			
Sites with Planning Permission					

Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
Small sites	Under construction	0		0	
Small sites	Not started	0		0	
Site Allocations					
Station Interchange (TH2)		138		138	
Tottenham Hale Retail Park (TH3)		992			992
Station Square West (TH4)	Part Pre-app	297		297	
Station Square North (TH5)	Part Pre-app	213		213	
Ashley Road South (TH6)	Part pre-app	444		222	222
Ashley Road North (TH7)	Pre-app	147		147	
Hale Wharf (TH9)	Pre-app	405		405	
Welbourne Centre & Monument Way (TH10)	Part pre-app	298		298	
Fountainy Rd (TH11)		113			113
Herbert Rd (TH12)		66			66
Constable Crescent (TH13)		66			66
TOTTENHAM HALE GROWTH AREA TOTALS		5,664	2,232	1,973	1,459
NORTH TOTTENHAM GROWTH AREA (3,850 units)					
Completions (including notable schemes)					
Former Cannon Rubber Factory, 881 High Road N15 4RS (HGY/2012/2128)	Delivered	222	222		
Park Tavern pub (HGY/2008/2220)	Delivered	34	34		
Small sites	Delivered	18	18		
Sites with Planning Permission					
700-702 Tottenham High Rd (HGY/2009/1122)		14		14	
Tottenham Hotspur Stadium (HGY/2015/3000)	Not started	585		585	
Pretoria Road (HGY/2014/1080)	Under Construction	52		52	
72-72a Willoughby Lane (HGY/2014/3430)		15		15	
Imperial House, Willoughby Lane (HGY/2015/0134) Prior Approval		40		40	
Small sites	Under construction	2		2	
Small sites	Not started	11		11	
Site Allocations					
Northumberland Park North (NT3)		472			472
Northumberland Park Estate Renewal (NT4)		1,929			1,929
High Road West (NT5)		1,200		200	1,000
North of White Hart Lane (NT6)		100		0	100
NORTH TOTTENHAM GROWTH AREA TOTALS		4,694	274	919	3,501
SEVEN SISTERS CORRIDOR AREA OF CHANGE (1,730 units)					
Completions (including notable schemes)					
Florentia Court, Vale Road (HGY/2014/2100)	Delivered	12	12		

Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
Small sites	Delivered	14	14		
Sites with Planning Permission					
St Ann's Hospital (SA28) (HGY/2014/1691)		456		456	
St Ann's Police Station (HGY/2015/3729)		28		28	
Ward's Corner (HGY/2012/0915) (SS3)		163		163	
Apex House (SS6) (HGY/2015/2915)		163		163	
Small sites	Under construction	0		0	
Small sites	Not started	1		1	
Site Allocations					
Gourley Triangle (SS4)		191			191
Arena Retail Park (SA29)		539			539
Arena Design Centre (SA30)		386		386	
Crusader Industrial Estate (SA31)					
Omega Works (SA32)					
Vale/Eade Roads (SA33)					
Overbury & Eade Roads (SA34)					
L/b Seven Sisters Road & Tewkesbury Road (SA35)		63			63
SEVEN SISTERS CORRIDOR AREA OF CHANGE TOTALS		2,016	26	1,197	793
TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE (525 units)					
Completions (including notable schemes)					
Lawrence Rd Phase 1 (HGY/2012/1983)	Majority Delivered	264	264		
97-99 Phillip Lane (HGY/2008/1738)	Delivered	10	10		
658-660 Tottenham High Rd (HGY/2007/2245)	Delivered	27	27		
596-606 Tottenham High Rd (HGY/2010/0201)	Delivered	36	36		
R/o Tottenham Town Hall	Delivered	109	109		
Protheroe House (2013/2465)	Delivered	50	50		
530-536 High Road N17 9SX (HGY/2013/0745)	Delivered	13	13		
Small sites	Delivered	59	59		
Sites with Planning Permission					
638 High Road N17 OAA (HGY/2012/0427)		26		26	
Land rear of 318-320 High Rd (HGY/2013/1985) (SS1)		18		18	
Saltram Close Housing Estate Site C Saltram Close N15 (HGY/2005/1257C)		15		15	
5 Bruce Grove (HGY/2014/1041)		13		13	
7 Bruce Grove N17 6RA (HGY/2012/0563)		13		13	
2 Chestnut Rd (HGY/2013/0155)		64		64	
Small sites	Under construction	9		9	

Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
Small sites	Not started	2		2	
Site Allocations					
Lawrence Rd Phase 2 (SS2)	Pre-app	178		178	
Tottenham Police Station & Reynardson Court (TG3)		30		30	
Tottenham Chances & Nicholson Court (TG2)		34			34
Bruce Grove Station (BG2)		11		11	
Bruce Grove Snooker Hall & Banqueting Suite (BG3)		49			49
Tottenham Delivery Office (BG4)		49			49
TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE TOTALS		1,079	568	379	132
AREAS OF LIMITED CHANGE (4,260 units)					
Completions (including notable schemes)					
52 Bounds Green (HGY/2014/0278) Cert Lawful & (HGY/2014/1561)	Delivered	17	17		
Roden Court (HGY/2007/2509)	Delivered	38	38		
308 West Green Rd (HGY/2008/0092)	Delivered	43	43		
Gilson Place (HGY/2011/1833)	Delivered	39	39		
18 Belmont Road (HGY/2014/1495) Cert Lawful	Delivered	12	12		
673 Lordship Lane (HGY/2011/1597)	Delivered	16	16		
R/o 34-52 Gt. Cambridge Rd	Delivered	13	13		
Former Hornsey Central Hospital (HGY/2009/0219)	Delivered	56	56		
Small sites	Delivered	1,052	1,052		
Sites with Planning Permission					
Hornsey Depot (SA46) (HGY/2013/2019)	Under construction	438		438	
Highgate Magistrates Court (SA45) (HGY/2014/2464)	Under construction	82		82	
Hornsey Town Hall (SA48) (HGY/2010/0500)		123		123	
St Luke's Hospital (SA50) (HGY/2013/2379)	Under construction	156		156	
56 Muswell Hill (HGY/2013/2069)	Under construction	28		28	
30 Muswell Hill N10 3TA (HGY/2013/1846)	Under construction	12		12	
77 Muswell Hill (HGY/2013/1212)		27		27	
586 - 588 Green Lanes (HGY/2013/1868) Prior Approval		18		18	
14a Willoughby Road (HGY/2014/2271)		25		25	
Furnival House, 50 Cholmeley Park N6 5EW (HGY/2010/1175)		15		15	
159 Tottenham Lane (HGY/2014/0484)	Under construction	18		18	

Location & Sites	Status	Total units	Delivery Period		
			(2011/12 – 2015/16)	(2016/17 – 2020/21)	(2021/22 – 2025/26)
Pembroke Works, Hornsey (SAX) (HGY/2012/1190)		42		42	
191-201 Archway Rd (HGY/2015/2517)		25		25	
Beacon Lodge (HGY/2015/1820)		15		15	
Raglan Hall Hotel (HGY/2105/3730)		18		18	
500 White Hart Lane (HGY/2016/0828)		144		144	
Small sites	Under construction	136		136	
Small sites	Not started	265		265	
Site Allocations					
Hawes & Curtis (SA26)	Pre-app	73		73	
Wightman Road (SA27)		48			48
Finsbury Park Bowling Alley (SA36)		71			71
18-20 Stoud Green Road (SA37)		63			63
460-470 Archway Road (SA38)		72			72
Gonnermann Antiques (SA39)		37		37	
Highgate Bowl (SA42)		31			31
Summersby Road (SA43)		45			45
Hillcrest (SA44)		34			34
Cross Lane (SA47)	Pre-app	40			40
Park Road & Lynton Rd (SA49)		41			41
Cranwood Care Home (SA51)	Pre-app	35		35	
Coppets Wood Hospital (SA54)	Pre-app	21		21	
Park Grove & Durnsford Road (SA55)		160		160	
Red House, West Green Rd (SA57)	Pre-app	28		28	
Haringey Professional Development Centre (SA58)		49		49	
Keston Centre (SA59)	Pre-app	70		70	
Barber Wilson (SA60)		66			66
The Roundway (SA63)		56			56
Leabank and Lemsford Close (SA64)		65			65
Small Sites SHLAA <sup>1</sup>		N/A	N/A	765	1,200
AREAS OF LIMITED CHANGE TOTALS		5,943	1,286	2,825	1,832
TOTALS		24,006	4,571	8,211	11,224

(Footnotes)

- Small site development can take place anywhere within the borough and comprises developments including changes of use and conversions (i.e. development below 0.25ha in site area) in accordance with the Pan- London SHLAA, as well as prior approvals and certificates of lawful use. Over the first 5 years of the plan, small site completions have averaged 240 net units per annum across the borough (1,203 units total).

9.2.1 In accordance with Policy SP8, a net increase of 23,800m<sup>2</sup> of B Class employment floorspace is required up to 2026. In addition to supporting proposals that intensify the use of existing employment sites, the Local Plan identifies a number of locations where employment-led, mixed use redevelopment is promoted to secure the renewal or reconfiguration of existing floorspace to provide higher quality modern employment floorspace better tailored to meeting local

needs. These sites are set out in the Table below. An indicative employment floorspace capacity for each site is also shown; however it is recognised that these figures are indicative and are gross floorspace. The actual amount of floorspace (gross and net) will depend on the floorspace to be retained and reconfigured, the achievement of the maximum employment floorspace on existing employment sites having regard to the proposed overall mix, site layout and constraints, and viability.

**Table 3.2: Employment Trajectory**

Development Plan Document	Site Allocation Reference	Site Allocation Address	Indicative Employment Floorspace	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)	
Site Allocations DPD	SA5	LBH Civic Centre	2,156m <sup>2</sup>		2,156m <sup>2</sup>	
	SA6	Green Ridings House	1,855m <sup>2</sup>		1,855m <sup>2</sup>	
	SA8	Station Road Offices	4,823m <sup>2</sup>		4,823m <sup>2</sup>	
	SA17	North of Hornsey Rail Depot	980m <sup>2</sup>	980m <sup>2</sup>		
	SA18	Wood Green Cultural Quarter (north)	3,061m <sup>2</sup>		3,061m <sup>2</sup>	
	SA19	Wood Green Cultural Quarter (south)	12,243m <sup>2</sup>	12,243m <sup>2</sup>		
	SA20	Wood Green Cultural Quarter (east)	4,285m <sup>2</sup>		4,285m <sup>2</sup>	
	SA21	Clarendon Square Gateway	6,734m <sup>2</sup>	3,367m <sup>2</sup>	3,367m <sup>2</sup>	
	SA22	Clarendon Square	700m <sup>2</sup>	350m <sup>2</sup>	350m <sup>2</sup>	
	SA23	Clarendon Road South	5,390m <sup>2</sup>		5,390m <sup>2</sup>	
	SA24	NW of Clarendon Square	1,005m <sup>2</sup>		1,005m <sup>2</sup>	
	SA25	Land Adjacent to Coronation Sidings	3,015m <sup>2</sup>		3,015m <sup>2</sup>	
	SA27	Wightman Road	840m <sup>2</sup>		840m <sup>2</sup>	
	SA29	Arena Retail Park	5,390m <sup>2</sup>		5,390m <sup>2</sup>	
	SA30	Arena Design Centre	1,386m <sup>2</sup>	1,386m <sup>2</sup>		
	SA31	Crusader Industrial Estate	2,218m <sup>2</sup>	2,218m <sup>2</sup>		
	SA32	Omega Works	1,386m <sup>2</sup>	1,386m <sup>2</sup>		
	SA33	Vale/Eade Road	3,465m <sup>2</sup>	3,465m <sup>2</sup>		
	SA34	Overbury & Eade Roads	4,851m <sup>2</sup>	4,851m <sup>2</sup>		
	SA35	L/b Seven Sisters & Tewkesbury Roads	490m <sup>2</sup>		490m <sup>2</sup>	
	SA38	460-470 Archway Road	1,260m <sup>2</sup>		1,260m <sup>2</sup>	
	SA42	Highgate Bowl	616m <sup>2</sup>		616m <sup>2</sup>	
	SA43	Summersby Road	784m <sup>2</sup>		784m <sup>2</sup>	
	SA47	Cross Lane	1,386m <sup>2</sup>		1,386m <sup>2</sup>	
	SA49	Lynton & Park Road	718m <sup>2</sup>		718m <sup>2</sup>	
	SA57	Red House	332m <sup>2</sup>	332m <sup>2</sup>		
	SA63	The Roundway	1,940m <sup>2</sup>		1,940m <sup>2</sup>	
			Sub-total	73,309m <sup>2</sup>	30,578m <sup>2</sup>	42,731m <sup>2</sup>

Development Plan Document	Site Allocation Reference	Site Allocation Address	Indicative Employment Floorspace	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)	
Tottenham Area Action Plan	SS2	Lawrence Road	1,390m <sup>2</sup>	1,390m <sup>2</sup>		
	SS4	Gourley Triangle	6,570m <sup>2</sup>		6,570m <sup>2</sup>	
	TG3	Tottenham Police Station and Reynardson Court	1,230m <sup>2</sup>	1,230m <sup>2</sup>		
	BG2	Bruce Grove Station	100m <sup>2</sup>	100m <sup>2</sup>		
	BG4	Tottenham Delivery Office	370m <sup>2</sup>		370m <sup>2</sup>	
	NT3	Northumberland Park North	340m <sup>2</sup>		340m <sup>2</sup>	
	NT4	Northumberland Park Estate Renewal	1,550m <sup>2</sup>		1,550m <sup>2</sup>	
	NT5	High Road West	4,350m <sup>2</sup>	2,175m <sup>2</sup>	2,175m <sup>2</sup>	
	NT7	Tottenham Hotspur Stadium	730m <sup>2</sup>	730m <sup>2</sup>		
	TH3	Tottenham Hale Retail Park	13,900m <sup>2</sup>		13,900m <sup>2</sup>	
	TH5	Station Square North	7,350m <sup>2</sup>	7,350m <sup>2</sup>		
	TH6	Ashley Road South Employment Area	15,300m <sup>2</sup>	7,650m <sup>2</sup>	7,650m <sup>2</sup>	
	TH8	Hale Village	4,000m <sup>2</sup>	4,000m <sup>2</sup>		
	TH9	Hale Wharf	3,200m <sup>2</sup>	3,200m <sup>2</sup>		
	TH11	Fountayne Road	3,900m <sup>2</sup>		3,900m <sup>2</sup>	
	TH12	Herbert Road	2,300m <sup>2</sup>		2,300m <sup>2</sup>	
	TH13	Constable Crescent	2,300m <sup>2</sup>		2,300m <sup>2</sup>	
			Sub-total	68,880m <sup>2</sup>	27,825m <sup>2</sup>	41,055m <sup>2</sup>
			TOTAL	142,189m <sup>2</sup>	58,403m <sup>2</sup>	83,786m <sup>2</sup>

9.2.2 Policy SP10 establishes a requirement for an increase in retail provision of 23,995m<sup>2</sup> floorspace (13,800m<sup>2</sup> comparison goods and 10,195m<sup>2</sup> convenience) up to 2026. As set out in Table 3.3, the Site Allocations DPD includes scope for the delivery of 25,495m<sup>2</sup> of new town centre uses floorspace. Additionally, the Tottenham AAP identifies a potential 85,570m<sup>2</sup>. The vast majority of this town centre floorspace is anticipated to be within the retail Use Classes. This includes the establishing of a District Centre at Tottenham Hale, the

expansion of a leisure-oriented local centre in North Tottenham, and further expansion of the retail offer in Wood Green Metropolitan Centre. It is important to note that these are gross figures, with, in some cases (notably Tottenham Retail Park, and Arena Retail Park), new town centre uses representing a more fine-grained, mixed use, walk-to retail typology, rather than the existing car-based retail parks. While representing a substantial change to the site, and the local area, this may not result in a significant change in on-site retail floorspace.

**Table 3.3: Town Centre, including retail floorspace, Trajectory**

Development Plan Document	Site Allocation Reference	Site Allocation Address	Indicative Town Centre Floorspace, inc retail	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Site Allocations DPD	SA5	LBH Civic Centre	1,078m <sup>2</sup>		1,078m <sup>2</sup>
	SA7	Wood Green Bus Garage	2,412m <sup>2</sup>		2,412m <sup>2</sup>
	SA8	Station Road Offices	2,412m <sup>2</sup>		2,412m <sup>2</sup>
	SA9	Mecca Bingo	1,484m <sup>2</sup>		1,484m <sup>2</sup>
	SA10	Morrison's Wood Green	1,855m <sup>2</sup>		1,855m <sup>2</sup>
	SA11	Wood Green Library	2,783m <sup>2</sup>		2,783m <sup>2</sup>
	SA13	Bury Car Park	1,484m <sup>2</sup>		1,484m <sup>2</sup>
	SA14	16-54 Wood Green High Road	2,597m <sup>2</sup>		2,597m <sup>2</sup>
	SA15	L/b Westbury & Whymark Avenues	742m <sup>2</sup>		742m <sup>2</sup>
	SA16	Turnpike Lane Triangle	371m <sup>2</sup>		371m <sup>2</sup>
	SA22	Clarendon Square	920m <sup>2</sup>	460m <sup>2</sup>	460m <sup>2</sup>
	SA29	Arena Retail Park	5,390m <sup>2</sup>		5,390m <sup>2</sup>
	SA36	Finsbury Park Bowling Alley	550m <sup>2</sup>		550m <sup>2</sup>
	SA37	18-20 Stroud Green	490m <sup>2</sup>		490m <sup>2</sup>
	SA39	Gonnermans Antiques	284m <sup>2</sup>	284m <sup>2</sup>	
	SA42	Highgate Bowl	308m <sup>2</sup>		308m <sup>2</sup>
	SA57	Red House	332m <sup>2</sup>	332m <sup>2</sup>	
			Sub-total	25,492m <sup>2</sup>	1,076m <sup>2</sup>

Development Plan Document	Site Allocation Reference	Site Allocation Address	Indicative Town Centre Floorspace, inc retail	6-10 years (2016/17-20/21)	11-15 years (2021/22-2025/26)
Tottenham Area Action Plan	SS5	Ward's Corner	3,700m <sup>2</sup>	3,700m <sup>2</sup>	
	SS6	Apex House & Seacole Court	1,600m <sup>2</sup>	1,600m <sup>2</sup>	
	TG3	Tottenham Police Station and Reynardson Court	490m <sup>2</sup>	490m <sup>2</sup>	
	BG2	Bruce Grove Station	100m <sup>2</sup>	100m <sup>2</sup>	
	BG3	Bruce Grove Snooker Hall & Banqueting Suite	850m <sup>2</sup>		850m <sup>2</sup>
	NT3	Northumberland Park North	340m <sup>2</sup>		340m <sup>2</sup>
	NT4	Northumberland Park Estate Renewal	1,550m <sup>2</sup>		1,550m <sup>2</sup>
	NT5	High Road West	11,740m <sup>2</sup>	5,870m <sup>2</sup>	5,870m <sup>2</sup>
	NT6	North of White Hart Lane	1,000m <sup>2</sup>	500m <sup>2</sup>	500m <sup>2</sup>
	NT7	Tottenham Hotspur Stadium	36,600m <sup>2</sup>	36,600m <sup>2</sup>	
	TH2	Station Interchange	2,400m <sup>2</sup>	2,400m <sup>2</sup>	
	TH3	Tottenham Hale Retail Park	13,900m <sup>2</sup>		13,900m <sup>2</sup>
	TH4	Station Square West	5,200m <sup>2</sup>	5,200m <sup>2</sup>	
	TH8	Hale Village	6,100m <sup>2</sup>	6,100m <sup>2</sup>	
			Sub-total	85,570m <sup>2</sup>	62,560m <sup>2</sup>
		TOTAL	111,060m <sup>2</sup>	63,635m <sup>2</sup>	47,425m <sup>2</sup>

# 9.3

## APPENDIX 3

# LOCAL PLAN: STRATEGIC POLICIES MONITORING TARGETS AND INDICATORS

**9.3.1** The indicators below will be used to monitor the aims and objectives of the strategic policies to ensure effective delivery of the Local Plan. The targets and indicators may change over the lifetime of the plan, in response to changes in national, regional or local legislation and policy. The Authority Monitoring Report will use the targets and indicators to assess the performance of each policy. Where monitoring indicates that a strategic objective, elements of the spatial strategy, or specific plan targets are not being delivered, the Council will assess the reasons for any departure and may consider, as appropriate, one or more of the following interventions:

- Produce Supplementary Planning Documents to assist in policy interpretation and implementation;
- Allocating further land for a specific use or uses;
- Releasing land for alternative uses;
- Altering boundaries, frontages or designations;
- Revising the policies of the plan; or
- Re-assessing the planning requirements applicable to specific forms of development.

**9.3.2** The key infrastructure which will support the delivery of the Local Plan is set out in Appendix 4.

### Key Indicator types

- Core Output Indicators (COI)
- Local Output Indicators (LOI)
- Significant Effect Indicators (SEI)

## STRATEGIC POLICY 1: MANAGING GROWTH

Over the life time of the Local Plan, the plan will respond to the challenges posed by population growth, land availability and sustainable growth.

Targets	Indicators
a. Meet or exceed the annual target of 820 homes from 2011/12 – 2014/15. Meet or exceed the annual target of 1,502 homes from 2015/16 – 2025/26.	COI H1 Plan period and housing targets and distribution a) completions against indicative housing figures and phases in Table 3.1 b) five year housing land supply c) updated housing trajectory against cumulative strategic housing requirement
b. Delivery of new homes at Wood Green, including Haringey Heartlands, and Tottenham Hale up to 2026	COI H2 Number of additional dwellings a. by area
c. Delivery of new homes in the identified areas of change up to 2026.	COI H3 Number of new dwellings built on previously developed land
d. Delivery of new homes in the identified areas of limited change up to 2026.	COI H5 Percentage affordable housing completions a. social housing b. intermediate housing
e. Identify new jobs targets, through Area Action Plans.	COI BD1 Total amount of additional employment floorspace COI BD4 Total amount of additional town centre floorspace LOI 1 Percentage of vacancy rates in town centres LOI 2 Number of new jobs created, by type LOI 10 Number of relevant new infrastructure programmes completed SEI 4 Number of new businesses in the area
f. Delivery of key infrastructure programmes as set out in the Infrastructure Delivery Plan.	

## STRATEGIC POLICY 2: HOUSING

Over the life time of the Local Plan the plan aims to provide a sufficient amount of suitable, affordable and high quality designed housing to meet the diverse needs of the borough's residents.

Targets	Indicators
a. Meet or exceed the annual target of 820 homes from 2011/12 – 2014/15. Meet or exceed the annual target of 1,502 homes from 2015/16 – 2025/26.	COI H1 Plan period and housing targets and distribution j. completions against indicative housing figures and phases in Table 3.1 k. five year housing land supply
b. 40% of all residential developments delivering ten or more units will be affordable housing	l. updated housing trajectory against cumulative strategic housing requirement
c. Of the 40% affordable housing delivered 60% will be social rented housing and 40% will be Intermediate housing.	COI H2 Additional dwellings a. in previous five years b. for the reporting year
d. 100% of residential developments over 10 units or a 100% of mixed use developments with a residential component to be assessed against Building for Life (BfL) criteria.	COI H3 Number of dwellings built on previously developed land COI H5 Percentage of affordable Housing completions
e. Meet the density levels set out in the London Plan Density Matrix within Haringey's context.	COI H6 Percentage of residential developments assessed using BfL standards
f. Meet the percentage mix of dwelling units for private and affordable housing as set out in the Housing Strategy and relevant LDD	LOI 3 Percentage of dwelling mix of housing units as set out in the Housing Strategy and relevant LDD) LOI 3a Number of additional supported housing units for a) older persons b) people with learning disabilities c) people with mental health problems for the reporting year and since 2011.
g. 100% of new housing development to be built to Lifetime Homes Standards.	LOI 3b Number of additional student accommodation units for the reporting year and since 2011.
h. 10% of new residential development to be wheelchair accessible.	LOI 4 Number of empty homes brought back into use
i. Delivery of specialist housing, including student accommodation, in accordance with the priorities and indicative targets of the London Plan and Haringey's Housing Strategy.	LOI 5 Number of applications granted for residential development in line with London Plan Density Matrix LOI 6 Percentage of housing applications approved which meet Lifetime Homes standards LOI 7 Percentage applications achieving the enhanced optional standard for accessibility under Part M of the Building Regulations, where requested LOI 8 Number of residents homeless or in temporary accommodation LOI 9 Percentage of non-decent homes LOI 9a Percentage of residents from the estates that have been the subject of estate renewal, who are satisfied with the outcome from a personal perspective.

## STRATEGIC POLICY 3: PROVISION OF LAND FOR GYPSIES AND TRAVELLERS

The Local Plan will protect existing sites and pitches for Gypsies and Travellers, provide additional four pitches up to 2017, identify future needs and ensure provision of adequate and appropriate services and infrastructure.

Targets	Indicators
a. Delivery of additional pitches by 2017.	COI H4 Net additional Gypsy and Traveller pitches
b. Protect and maintain all existing authorised sites and pitches (currently 10 pitches).	

**STRATEGIC POLICY 4: WORKING TOWARDS A LOW CARBON HARINGEY**

Over the life time of the Local Plan, the plan responds to the challenges posed by climate change by reducing energy use and CO<sub>2</sub> emissions from developments and working towards a low carbon borough.

Targets	Indicators
a. From 2011, all new residential development to achieve a minimum 44% reduction in total (regulated) CO <sub>2</sub> emissions in line with Code for Sustainable Homes Level 4 energy standards, and should aim at achieving Level 6.	COI E3 Number of applications with renewable energy generation technology LOI 10 Number of relevant new infrastructure programmes completed LOI 11 Percentage of non-residential developments which achieve BREEAM "very good" standard and percentage which achieve "excellent" standard.
b. From 2011 onwards 100% of new non-residential development to be built to at least BREEAM "very good" standard and should aim at achieving BREEAM "excellent" or the current nationally agreed standard.	LOI 12 Percentage of zero carbon residential developments completed (from 2016 onwards) LOI 13 Percentage of zero carbon non-residential developments completed (from 2019 onwards)
c. 100% of new residential development to be zero carbon from 2016 onwards; 100% of new non-residential development to be zero carbon from 2019.	LOI 14 Number of decentralised energy/district heating schemes approved LOI 15 Total reduction in CO <sub>2</sub> through energy refurbishments based on Energy Performance Certificate data
d. Delivery of potentially nine decentralised energy hubs up to 2025.	LOI 16 Total reduction of CO <sub>2</sub> per capita
e. New developments to achieve a reduction in predicted carbon dioxide emissions of 20% from on site renewable energy regeneration.	LOI 17 Number of residents, businesses and organisations engaged in Haringey 40:20 SEI 10 Reduction in carbon dioxide emissions (tonnes/annum), based on no. of applications against benchmark
f. Delivery of key energy infrastructure programmes as set out in the Infrastructure Delivery Plan.	

**STRATEGIC POLICY 5: WATER MANAGEMENT AND FLOODING**

Over the life time of the Local Plan, the plan will respond to the challenges posed by flooding and water management through attenuation of rainwater and management of potential flooding from surface water and fluvial waters. Monitoring of this is to be carried out by the local planning authority and figures published in the AMR

Targets	Indicators
a. No planning permissions to be approved contrary to Environment Agency advice.	COI E1 Number of permissions approved contrary to Environment Agency Advice.
b. Improvements to Blue ribbon Network.	LOI 10 Number of relevant new infrastructure programmes completed
c. Delivery of key water supply infrastructure programmes as set out in the Infrastructure Delivery Plan.	LOI 18 Number of development applications accompanied by a flood risk assessment LOI 19 Number and types of improvements to Blue Ribbon Network LOI 20 Number of Surface Water Management projects completed

## STRATEGIC POLICY 6: WASTE AND RECYCLING

Over the life time of the Local Plan, the plan responds to national targets for sustainable waste management and regional requirements for site identification and policy development for waste management for the London Plan apportionment. Monitoring of these is to be carried out by the local planning authority and figures published in the AMR and fed into the North London Waste Plan.

Targets	Indicators
a. 45% or more of municipal waste to be recycled or composted by 2015.	COI W1 Capacity of new waste management facilities by Waste Planning Authority
b. 70% of commercial and industrial waste to be recycled or composted by 2020.	COI W2 Amount of municipal waste arising, and managed by Waste Planning Authority
c. Reduce overall waste generation.	a. Percentage recycled and composted b. Percentage gone to landfill and incineration
d. Delivery of key waste infrastructure programmes as set out in the Infrastructure Delivery Plan.	LOI 10 Number of relevant new infrastructure programmes completed LOI 21 Number, type and capacity of waste management facilities on existing, safeguarded or proposed sites lost to non-waste uses, with or without compensatory provision. LOI 22 Number, type and capacity of waste facilities approved and completed at: (i) safeguarded sites (ii) new sites identified; (iii) non-allocated sites. LOI 23 Number of additional household Waste Recycling Centres across North London. LOI 24 Number of waste facility developments granted contrary to Environment Agency advice on Flooding or Groundwater LOI 25 Number and proportion of new waste facilities approved / completed with waste education facilities built in. LOI 26 Number and capacity of hazardous waste facilities built. LOI 27 Amount of construction, demolition and excavation waste sent to landfill. LOI 28 Amount of waste generated per capita LOI 29 Number of Site Waste Management Plans submitted SEI 7 Percentage of households with kerbside collection of recyclables

**STRATEGIC POLICY 7: TRANSPORT**

The Local Plan will promote sustainable travel and aim to ensure all development is properly integrated with all forms of transport.

Targets	Indicators
a. Promote public transport, walking and cycling (including minimum cycle parking standards).	LOI 10 Number of relevant new infrastructure programmes completed
b. Delivery of 80 additional car club bays across the borough.	LOI 30 Number of planning applications accompanied by a transport assessment or travel plan
c. Adopt maximum car parking standards.	LOI 31 Number of off-street and on-street cycle parking spaces
d. Minimise congestion and address the environmental impacts of travel.	LOI 32 Number of school pupils undertaking cycle training
e. Promote road safety and pedestrian movement particularly in town centres and close to local services.	LOI 33 Number of car clubs and bays in the borough
f. Locate major trip generating developments in areas with good access to public transport.	LOI 34 Number of on- and off-street electric vehicle charging points
g. Mitigate the impact of road based freight and promote alternatives.	LOI 35 Mode of travel by residents for all journey purposes
h. Support measures to influence behavioural change.	LOI 36 Non-car mode share (proportion of travel by means other than the car by London residents where trip origin is in Haringey).
i. Require the submission of transport assessments and travel plans for large scale proposals.	LOI 37 Cycling mode share (proportion of travel by bicycle by London residents where trip origin is in Haringey)
j. Delivery of key transport infrastructure programmes as set out in the Infrastructure Delivery Plan.	LOI 38 Walking mode share (proportion of travel on foot by London residents where trip origin is in Haringey)
	LOI 39 Reduction in the number of people killed and seriously injured on the road
	LOI 40 Reduction in total number of casualties on the road
	LOI 41 Reduction in CO <sub>2</sub> emissions from ground based transport
	LOI 42 Reduction in the number of pedestrians injured
	LOI 43 Reduction in the number of children injured
	SEI 9 Percentage of non-residential developments complying with car parking standards

**STRATEGIC POLICY 8: EMPLOYMENT**

The Council will secure a strong economy in Haringey and protect the borough's hierarchy of employment land.

Targets	Indicators
a. Meet the forecast demand of 23,000 m <sup>2</sup> floorspace up to 2026;	COI BD1 Total amount of additional employment floorspace for B1 (a), (b), (c), B2 and B8 uses against the phasing within the employment trajectory set out at Appendix 2b
b. Protect B uses including light industry, logistics, warehousing and storage facilities.	COI BD2 Floorspace on previously developed land;
c. Manage the release of industrial land against the North London benchmark.	COI BD3 Employment land available by type (hectares);
d. Identify new jobs targets, through Area Action Plans.	COI BD4 Total amount of additional town centre floorspace
	COI BD5 The change in employment densities achieved on redevelopment of Local Employment Areas
	LOI 2 Number of new jobs created, by type
	LOI 44 Number of planning applications and appeals relating to employment land determined
	LOI 45 Total release of industrial land as a proportion of the North London benchmark
	SEI 4 Number of new businesses registered

## STRATEGIC POLICY 9: IMPROVING SKILLS AND TRAINING TO SUPPORT ACCESS TO JOBS AND COMMUNITY COHESION AND INCLUSION

The Council will seek to address unemployment by facilitating training opportunities for the local population, increasing the employment offered in the borough and allocating land for employment purposes.

Targets	Indicators
a. The Council will encourage the provision and growth of educations and training facilities within the borough in areas such as Haringey Heartlands and Tottenham Hale and areas of high unemployment.	LOI 2 Number of new jobs created, by type LOI 46 Percentage of development contributions secured for training purposes and to support initiatives to reduce worklessness
b. Support new and expanding employment sectors such as green industries small and medium sized enterprises.	LOI 47 Percentage of people claiming out of work benefits LOI 48 Percentage of people with low or no qualifications LOI 49 Number of long term unemployed people entering into sustained work

## STRATEGIC POLICY 10: TOWN CENTRES

The Council will seek to support and promote the borough's hierarchy of town centres as existing successful and vibrant town centres and places that will attract new businesses, jobs and homes during the life of the Local Plan.

Targets	Indicators
a. Promote the distribution of retail growth to meet the additional 13,800 m <sup>2</sup> gross comparison goods floorspace and an additional 11,133 m <sup>2</sup> net convenience goods floorspace by 2016;	COI BD1 Total amount of additional employment floorspace for B1 (a), (b), (c) COI BD4 Total amount of town centre floorspace LOI 1 Percentage vacancy rates in town centres
b. A maximum 10% vacancy rate in the borough's Metropolitan and District Town Centres.	LOI 50 Proportion of non-A1 (retail) uses in Town Centres LOI 51 Resident satisfaction - street cleanliness

## STRATEGIC POLICY 11: DESIGN

The Council will ensure all development is of high quality, sustainable and accessible to create safe and attractive places.

Targets	Indicators
a. 100% of residential developments over 10 units or a 100% of mixed use developments with a residential component to be assessed against Building for Life (BfL) criteria.	COI H6 Percentage of residential developments assessed against BfL standards LOI 6 Percentage of housing applications approved which meet Lifetime Homes standards
b. 100% new housing development to be built to Lifetime Homes Standards.	LOI 7 Percentage applications approved for wheelchair accessible housing LOI 51 Resident satisfaction - street cleanliness
c. 10% of new residential development to be wheelchair accessible.	LOI 52 Number of schemes and buildings short listed for design awards (local, regional or national)
d. Ensure major developments meet 'Secure by Design' standard.	LOI 53 Number of residential developments that meet BfL Silver Standard LOI 54 Number of major developments meeting 'Secure by Design Standards' LOI 55 Reduction in fear of crime – Proportion of residents who feel safe during the day LOI 56 Reduction in fear of crime – Proportion of residents who feel safe after dark LOI 57 Number of major applications considered by Planning Committee that have been seen by the Design Panel LOI 58 Number of developments assessed against the Sustainable Design and Construction SPD

## STRATEGIC POLICY 12: CONSERVATION

The Council will protect and enhance buildings and areas of historical interest and importance, and their settings.

Targets	Indicators
a. Protect all buildings and areas in Haringey included in the Historic Environment Record.	LOI 59 Number of Conservation Area appraisals and Conservation Management Plans completed
b. Maintain, and where appropriate, increase the number of buildings with statutory listing (where there is proper justification and where they meet certain criteria).	LOI 60 Change (increase/decrease) in the number of statutory listed buildings and structures in the borough
c. Reduce the number of buildings, structures Conservation Areas and Nationally Registered Historic Parks / Gardens on the English Heritage 'Heritage at Risk Register'.	LOI 61 Numbers of buildings, structures and Conservation Areas and Nationally Registered Historic Parks / Gardens on the English Heritage 'Heritage at Risk' register
d. Ensure no change to the borough's strategic view.	LOI 62 Any/type of change to the strategic view

## STRATEGIC POLICY 13: OPEN SPACE AND BIODIVERSITY

The Council will ensure all new development will protect and improve parks and open spaces in the borough.

Targets	Indicators
a. No loss of any areas of open space.	COI E2 Loss and addition of areas of open space and biodiversity, by open space category
b. No loss of the 60 SINCS in the borough.	a. Metropolitan Open Space (MOL)
c. Identify at least three new Local Nature Reserves.	b. Significant Local Open Land (SLOL)
d. Enhance areas of identified open space deficiency.	c. Sites of Importance for Nature Conservation (SINCs)
e. Delivery of key open space infrastructure programmes as set out in the Infrastructure Delivery Plan.	d. Allotments
	e. Green Chains
	LOI 10 Number of relevant new infrastructure programmes completed
	LOI 63 Amount of planning obligations and contributions allotted to the improvement of existing and new open spaces
	LOI 64 Public perception of parks and open spaces (% good and excellent)
	LOI 65 Number applications submitted within areas of identified open space deficiency (280m and 400m) with proposed measures to mitigate the deficiencies.
	SEI 8 Number of parks with Green Flag status

## STRATEGIC POLICY 14: HEALTH AND WELL BEING

The Local Plan will seek to improve the health and well being of all residents in Haringey. As a cross cutting policy SP14 will also be monitored through indicators relating to other policies including SP2, SP13, SP15.

Targets	Indicators
a. Deliver new health infrastructure, including that required in Haringey's growth areas and areas with GP deficiency against the benchmark.	COI E2 Loss and addition of areas of open space and biodiversity, by open space category COI H5 Percentage of affordable Housing completions
b. Review changes in NHS estate in primary and secondary care facilities against the benchmark.	COI H6 Percentage of residential developments assessed against BfL standards LOI 2 Number of new jobs created, by type
c. Work with Haringey NHS to provide health facilities to meet population growth, reduce health inequalities and reduce under-supply.	LOI 6 Percentage of housing applications approved which meet Lifetime Homes standards LOI 7 Percentage applications approved for wheelchair accessible housing
d. Delivery of key health infrastructure programmes as set out in the Infrastructure Delivery Plan.	LOI 9 Percentage of non-decent homes LOI 41 Reduction in CO <sub>2</sub> emissions from ground based transport LOI 46 Percentage of development contributions secured for training purposes and to support initiatives to reduce worklessness LOI 49 Number of long term unemployed people entering into sustained work LOI 66 Number of residents per GP LOI 67 Reduction in health inequalities by area and vulnerable group LOI 68 Level of adult participation in sport and active recreation LOI 69 Level and type of sports and leisure usage LOI 70 Types and uptake of health care services LOI 71 Mortality rate from all cardiovascular disease (including heart disease and stroke) in persons less than 75 years of age LOI 72 Prevalence of healthy weight in 4-5 year olds LOI 73 Prevalence of healthy weight in 10-11 year olds

## STRATEGIC POLICY 15: CULTURE AND LEISURE

The Council will safeguard and promote Haringey's cultural heritage and encourage cultural industries and activities.

Targets	Indicators
a. Protect the established Cultural Quarter at Wood Green.	LOI 10 Number of relevant new infrastructure programmes completed
b. Protect, expand and enhance existing culture and leisure facilities throughout the borough.	LOI 61 Numbers of buildings, structures and Conservation Areas and Nationally Registered Historic Parks / Gardens on the English Heritage 'Heritage at Risk' register LOI 69 Level and type of sports and leisure usage
c. Protect sporting facilities in areas of deficiency.	LOI 74 Loss and gain of culture and leisure facilities
d. Improve access to culture, leisure and sports facilities, especially in areas of deficiency.	LOI 75 Number of library visits per 1000 of the population LOI 76 Numbers of tickets sold/number of people attending cultural or leisure events across the borough (e.g. the bi-annual Green Lanes Food Festival)
e. Delivery of key leisure infrastructure programmes as set out in the Infrastructure Delivery Plan.	

## STRATEGIC POLICY 16: COMMUNITY FACILITIES

The Local Plan aims to improve and enhance community facilities in the borough. As a cross cutting policy SP 17 will also be monitored through indicators relating to other policies including SP2, SP4, SP5, SP6, SP7, SP13, SP14, SP15.

Targets	Indicators
a. Provision of additional school places.	LOI 10 Number of relevant new infrastructure programmes completed
b. Additional space for community use.	LOI 77 Percentage of Haringey's children and young people attending schools in Haringey
c. Address deficiencies of community infrastructure.	LOI 78 Percentage of residents in Haringey who believe people from different backgrounds get along well together in their local areas
d. Delivery of key community infrastructure programmes as set out in the Infrastructure Delivery Plan.	LOI 79 Percentage of residents in Haringey who are satisfied with their local area LOI 80 Number of new community facilities by type.

## STRATEGIC POLICY 17: DELIVERING AND MONITORING THE LOCAL PLAN

The Council will work with its partners to deliver the vision, objectives and policies of the Local Plan.

Targets	Indicators
a. 65% of major planning applications to be determined within 8 weeks	LOI 10 Number of relevant new infrastructure programmes completed
b. 65% of minor planning application to be determined within 8 weeks.	LOI 81 Amount of Planning Obligations/CIL secured and spent, and by type
c. 80% of other planning applications to be determined within 8 weeks.	LOI 82 Percentage of planning applications processed in 8 weeks (Minor)
d. Delivery of key infrastructure programmes as set out in the Infrastructure Delivery Plan.	LOI 83 Percentage of planning applications processed in 8 weeks (Other) LOI 84 Percentage of major planning applications determined within 13 weeks
e. Continuous partnership working and cross-boundary working.	LOI 85 Customer perception of the Development Management Service
f. Implement the Council's community engagement principles as set out in the Statement of Community Involvement and the Community Engagement Framework.	LOI 86 Number of enforcement notices issued LOI 87 Number of appeals against refusals LOI 88 Number of community consultations undertaken
g. Production of Authority Monitoring Report to measure the effectiveness of the Core Strategy.	LOI 89 Number of joint working projects and partnerships LOI 90 Completion of Authority Monitoring Report (including review of LDS milestones) LOI 91 Number of reviews to strategic policies as a result of monitoring

# 9.4

## APPENDIX 4 INFRASTRUCTURE DELIVERY PLAN



**9.4.1** The Council's Local Plan guides development in the borough between 2011 and 2026. The spatial plan for Haringey is sustainable in the long term and ensures that the housing and population growth is supported by social, physical and community infrastructure.

**9.4.2** The Infrastructure Delivery Plan, which accompanies the Local Plan, identifies service areas where investment will be needed to meet the additional demand from population and housing growth over the next 15 years. It sets the basis for policies for developers' contributions to meet future need, and highlights, where applicable, the gaps in existing provision and form a platform for funding bids to relevant agencies. The infrastructure plan:

- supports the delivery of the outcomes envisaged in the Sustainable Community Strategy;
- forms the basis of a tariff system for defining developers' contribution to infrastructure needs which stem from housing growth;
- helps identify the possible need for financial contributions associated with individual planning applications;
- informs relevant partners of social infrastructure requirements associated with planned housing development and population growth; and
- creates a corporate community of stakeholders within the borough to ensure consideration of community infrastructure in future development, planning and policy.

**9.4.3** In Haringey we have collated information and carried out assessment where practical and relevant on the following community infrastructure areas:

- Health;
- Education;
- Social Care;
- Libraries and Museums;
- Open Spaces;
- Leisure Services;
- Emergency Services;
- Transport;
- Waste, Water Supply and Sewerage;
- Energy and Telecommunications Infrastructure; and
- Community Facilities including youth facilities.

(The Schedule below was examined in 2011, it is a 'live' document and will be subject to review with further consultation and confirmation with Service providers.)

## Key Messages

9.4.4 Our initial findings indicate that Haringey is relatively well served by a range of community infrastructure and facilities. We do not have any obvious major deficits in provision in key areas up to 2016. The Council has worked with key partners to inform the Infrastructure Delivery Plan and the resulting key infrastructure programmes and projects, which are identified in the following table. These ensure that the expectations which are set out are realistically deliverable, especially in this time of economic uncertainty.

## The Purpose of the Schedule

9.4.5 The Council will maintain an 'infrastructure schedule' identifying key infrastructure projects required to support the delivery of the Local Plan. The Council will continue to give appropriate consideration to the level of risk that some of the required infrastructure will not be forthcoming and ways that this might be mitigated or addressed. The implementation schedule identifies contingency planning where this may be required. The Council has consulted with and had regard to, the investment and operational plans of relevant infrastructure and public service providers, ensuring that these bodies recognise their contributions and that the resources required to deliver the infrastructure to support the delivery of the Local Plan have been given due consideration and have a realistic prospect of being provided in the life of the Local Plan.

## Local Plan Key Infrastructure Programme and Projects

### Infrastructure Delivery Plan 2011 - 2026

Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
<b>HEALTH INFRASTRUCTURE</b>								
NHS Haringey extended or new GP premises.	To ensure health provision, (accessible services and buildings) that deliver good and equal health outcomes that meet the needs of the growing population in Haringey, especially in areas with future housing growth and undersupply. (GP numbers associated by population growth. 2010-2026 is approximately 12 GPs, 8 of which associated with north east and south east, 2 with central Haringey)	SP1 SP14 SP16	Accessible services and premises	TBC- see below	NHS Haringey	2010-2026	NHS capital grant, LIFT funding/ Sc 106 agreement. CIL /NHS revenue	Contingency plan based on identifying appropriate sites. Some of these will be met by new primary care buildings (see below)
NHS Haringey collaborative primary and community health care network serving the north east of the borough, including Tottenham and Tottenham Hale development. Serving east of the borough (Tottenham)	Improvement of and access to public health, primary and community health care facilities.	SP1 SP14 SP16	Options under development include mix of redeveloped and new primary care facilities and resource centre(s) for local public health services and appropriate hospital and community care delivered closer to home. Based on Hornsey central model	£400/sqm based on assumptions for Hornsey Central.	NHS Haringey	By 2015/16	NHS capital Grant, LIFT funding/ Sc 106 agreements/NHS revenue, CIL, S106	Site options are being developed by NHS North Central London based on appraisal against care pathway plans under development with NHS Haringey's Commissioning Pathfinder.
NHS Haringey collaborative primary and community health care network serving the south east of the borough.	Improvement of and access to public health and primary health care and facilities.	SP1 SP14 SP16	Options under development including new primary care local public health services premises associated with the redevelopment of the St Ann's hospital site. These would be complementary to The Laurels and appropriate hospital and community care delivered closer to home.	£400/sqm based on assumptions for Hornsey Central.	NHS Haringey	By 2015/16	NHS Capital Grant, LIFT funding / S106 agreement, CIL// NHS revenue	Site options are being developed by NHS North Central London as above

Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Secondary care facilities Haringey NHS/Neighbouring boroughs' NHS	This is a demand-led estimate by the Local planning authority.	SP1 SP14 SP16	Potential for 28 – 40 additional hospital beds or equivalent appropriate alternative primary care facilities	£10 - £14.5m	NHS Haringey and/ or neighbouring boroughs' NHS	2015-6	TBD	As required by the Department of Health and NHS London, NHS Central London is developing a Quality Innovation Productivity and Prevention Plan and Medium Term Financial Plan extending the current plan assumption regarding secondary to primary activity shift by two years to 2014/15.
Modernisation of Mental Health Facilities	Long term plans to provide care in most appropriate/ least stigmatising environment with a focus on early intervention and community based care wherever possible.	SP1 SP14 SP16	Currently in discussion.	Currently in discussion.	Barnet Enfield Haringey MHT	Currently in discussion.	Currently in discussion.	This is linked with the redevelopment of facilities at St Ann's Hospital site
Primary School additional capacity	Expansion of Rhodes Avenue Primary School from 2fe to 3fe to respond to rising birth rates in the local area.	SP1 SP16	Capital investment	£8.5m	LB Haringey	2011	Capital grant from Department for Education using existing funding streams	
Primary School additional capacity Tottenham Hale	2fe primary in Tottenham Hale area to meet increased demand as a result of new housing. Also possible potential further provision as a result of development at the Greater Ashley Road	SP1 SP16	Sites and capital investment /S106 /CIL agreement	£11.5m	LB Haringey	2011-14	Capital grant from Department for Education using existing funding streams and additional funds to be agreed (including s106/CIL money)	Options on new school site(s) and increasing the capacity of existing schools to be considered during the planning phase.
Primary school additional capacity Haringey Heartlands	Provision of additional primary places in the Heartlands area of the borough to meet increased demand as a result of new housing and rising birth rates.	SP1 SP16	Sites and capital investment /s106 agreement/CIL	Up to £6.5m	LB Haringey	2011-16	Capital grant from Department for Education using existing funding streams and additional funds to be agreed (including s106/CIL money)	Increasing the capacity of existing school(s) to be considered during the planning phase.

Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Primary school additional capacity Northumberland Park	Provision of additional places in the Northumberland Park area to meet the demand created by any redevelopment of Tottenham Hotspur's stadium and to respond to arising place demand and minimal existing local surplus capacity	SP1 SP16	Sites and capital/s106 agreement/CIL	Up to £6.5m	LB Haringey	2011-16	Capital grant from Department for Education using existing funding streams and additional funds to be agreed (including s106 money/CIL)	Increasing the capacity of existing school(s) to be considered during the planning phase.
Primary School additional capacity Across the borough	Provision of additional reception places across the borough to meet a rising birth rate and demand for primary places	SP1 SP16	Sites and capital investment/S106/ CIL	A cost of £13,800 per place at existing schools, or £25k per place for new provision on a new site.	LB Haringey	2010 and ongoing	Capital grant from Department for Education using existing funding streams and additional funds to be agreed. Safety valve funding from the DCSF CIL and S106.	In the short term, an increase in capacity can be accommodated by the provision of one or more bulge classes or respond quickly to increased demand. In the longer term, increasing the capacity of existing schools is to be considered during the planning phase. Any additional provision outside of the local authority arising as a result of the provision of Free School(s) in the borough will feed into the place planning process.
Broad Water Farm Inclusive learning Campus – Major demolition and new build on existing site	This is part of a scheme to establish a primary and secondary learning campus (ILC) in the borough. The primary special school will be provided on the Broad Water Farm primary school campus. Potential decentralised energy link	SP16 SP7	Combining 3 schools including special needs school	£18.5m	LB Haringey	2013	Capital grant from Department for Education using existing funding streams and additional funds to be agreed.	
Provision of new Secondary School Haringey Heartlands	To respond to the increasing demand for secondary places in the borough	SP1 SP16	Capital investment	£40m	LB Haringey	2009 – 2012	Capital grant from Department for Education using existing funding streams and additional funds to be agreed	

Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Secondary school additional capacity	Provision of additional school places to meet the demand as a result of rising birth rate and new housing	SP1 SP16	Sites and capital investment	Average cost of £20,700 per place if expanding existing sites.	LB Haringey	2014-2017	Capital grant from Department for Education using existing funding streams and additional funds to be agreed, CIL and S106	Increasing the capacity of existing schools only, to be considered during the planning phase.
Further Education College of Haringey, Enfield and North East London	Aspirations of the College to modernise facilities	SP1 SP16	Capital investment	TBD	CHENEL	2017-2020	TBD	
<b>SOCIAL CARE</b>								
Bounds Green Day Care Centre	Modern day care facilities	SP16	2100sqm	£175k	LB Haringey	2010	LB Haringey	On course to be completed in 2010
Tottenham Coombes Croft library	Improve library facilities Rebuilding work is complete.	SP15 SP16	Extension and redevelopment	£794k	LB Haringey	2010	Lottery Fund -Community Libraries	Funding is secure
Upgrade to buildings for accessibility	Improve library facilities	SP15 SP16	Maintenance and access	£ dependent on type of improvement	LB Haringey	2012	LB Haringey maintenance budget	There is a risk if the improvements can only be funded by enabling development
Bruce Castle Museum	Upgrade. Still seeking external funding for the Museum update.	SP15 SP16	Improvements to the building	External funding bid is estimated as over £4m	LB Haringey	2016	External funding is sought	External funding may not be forthcoming. The museum will continue to operate as it currently does
Haringey Heartlands	Requirement to increase accessibility to existing open space from the Heartlands development Potential for deculverting of the River Moselle.	SP1 SP13	S106 agreement/CIL	£ dependent on type of improvement made	LB Haringey/ Developer	As the development rolls out	S106 agreement/ CIL	Identify improvements to accessibility required and negotiate with the developer during the planning phase. Alternative funding options are being explored

Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Tottenham Hale – Greater Ashley Road	Requirement to improve existing open space (and extend where possible) to serve new housing development	SP1 SP13	S106 agreement /Council land/CIL	£ dependant on type of improvement made	LB Haringey, Developer	As the development rolls out	S106 agreement/ Mayor's 10,000 trees funding and GAF3, LB Haringey/CIL	Identify improvements to accessibility required and negotiate with the developer during the planning phase. Alternative funding options are also being explored
Allotment infrastructure provision in the borough - Two sites (Risley Avenue N17 and Salisbury N15) have already been identified.	To address deficiencies in provision of allotments as identified in the Open Space Assessment.	SP13 SP14	Identify additional new sites in the borough as appropriate.	£ dependant on site(s) identified	LB Haringey / Local community groups	As the development rolls out and sites are found 2011-2026	LBH , S106 agreement/CIL , external funding	Two sites are already identified. Identification of further suitable land could pose a risk. Contingency includes bringing back disused sites into public use to ease the demand for plots, and innovative solutions such as use of roof spaces. Levels of demand for allotments will be monitored on an ongoing basis. 60 new growing spaces in the borough by 2012, working in partnership with Capital Growth.
Local Nature Reserves (LNR) Three sites have already been identified Tottenham Marshes, Coldfall Wood and Alexandra Park. They are all at various stages of development.	Regional and local standards indicate that Haringey is short of designated Local Nature Reserves	SP13	Three sites have already been identified as suitable for Local Nature Reserves. All three sites are deemed suitable to be designated now (pending consultation with Natural England) with no monetary implications to implement their designation. Legal agreements are required with Lee Valley Regional Park (Tottenham Marshes) and Alexandra Park as these sites are outside of Council ownership.	Minor.	LB Haringey	As development occurs 2011 - 2026	LB Haringey, S106 agreement/ CIL	Contingency plan based on identifying at least 3 suitable sites for LNRs. Sites have been identified. Principle risk is in respect of revenue funding where obtaining and sustaining LNR status necessitates increased costs. Contingency is to review timescales /availability of funding and re-programme if required
Green chains	The Haringey Open Space and Sports Assessment highlights the need to provide further linkages between presently remote green chains and sites.	SP13 SP14 SP15	Provision of additional green chains and walks and public open spaces by rivers.	£ dependant on site(s) identified	LB Haringey / Developers	As development occurs 2011-2026	London Borough of Haringey/S106 agreement/CIL	Contingency plan to look at creating links on a more strategic level, with surrounding boroughs, in order to create a green network for North London. Principle risks are lack of funding and multiplicity of land ownerships with different landowners potentially having conflicting objectives.

Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Lordship Lane Recreation Ground Starting on site in March 2011.	To enhance usage and benefits for residents within 1-2km catchment	SP13 SP14 SP15 SP5	River Moselle deculverting, environmental Centre and city Farm, extensive landscape works	£5.4m All funding received for the first stage. City Farm may be developed as a second phase of work subject to consultation	LB Haringey	2010-2012	Heritage Lottery Parks for People Funding and London Mayor's Priority Parks Initiative Lottery Funding, Environment Agency	The farm will be in a second phase of work post 2010. Funding for this scheme has been secured. Progression of the farm facility will be dependent upon it being sponsored and funded by a third party
Improving Access to Regional Park - Marsh Lane Pedestrian Link or similar Northumberland Park	To improve existing pedestrian access to Lee Valley Regional Park	SP7 SP13 SP14 SP15	Safer routes for pedestrians	£50k	LB Haringey	2015-16	GAF 3 funding approved	To be developed as part of Marsh Lane Waste Management site scheme.
Improvements to existing Parks Borough-wide:	Upgrade and address deficiencies in provision across the borough to meet standards Masterplans for two parks are complete. Wood Green Common and Duckett's Common, Harrington, and Woodside Parks are on site. Further sites include White Hart Lane Recreation ground, Tower Gardens, Downhills Park, Stationers Park	SP13 Sp14 SP15	Facility, infrastructure and landscaping improvements	Dependant upon scope and quality of improvement	LB Haringey	2011-2015	S106/CIL, Playbuilder funding, LB Haringey	Progression will be dependent upon securing capital funds. The timetable for works may need to be extended if funding is not available within the timescale indicated
Muswell Hill Playing Fields	Upgrade Phase 1 complete. No further progress. There are indicative costs of £1.8m for phases 2 and 3 (at a cost of £750k).	SP13 SP14 SP15	Play, sports and physical activity and ancillary facilities	Estimated £750k	LB Haringey	2011-2015	S106/CIL, LB Haringey, Playbuilder, External funding	Phase 1 to value of £750k implemented. Remaining works will be dependent upon securing capital receipts, S106/CIL and need to be reprogrammed if wider development in this area is delayed

Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Bruce Castle Park	Upgrade/replacement Money secured and works are on site. £480k secured from the tennis Foundation and Government plus the LBH.	SP13 SP14 SP15	Play, sports, landscaping and infrastructure	£480k	LB Haringey	2010-2013	LB Haringey, Playbuilder, External funding	Play facilities improved in 2010. Subject to planning permission, funds secured for tennis improvements for 2011. Further works dependent upon funding and may need to be reprogrammed
Football provision Finsbury Park, White Hart Lane Community Sports Centre, Lordship Rec, Alexandra Park and Albert Road	To provide upgraded/improved provision	SP13 SP14 SP15	Pitch and ancillary improvements	£7.8m	LB Haringey	2011-2017	LB Haringey, External funding, S106/CIL, private sector.	Funding for two schemes is secured. (Lordship and Alexandra Park). All other schemes will need to be reviewed in 2012 if no funding is available
Free to access outdoor recreation provision Borough wide	To provide upgraded/improved provision	SP13 SP14 SP15	Multi use games areas in each borough ward	Dependant upon scope and quality of improvement	LB Haringey	As the development occurs	Sc106/ external funding	No specific funding is identified yet. This should be reviewed in 2012
<b>LEISURE SERVICES</b>								
Central area of the borough, possibly Wood Green area Swimming pool	Demand-led assessment. One additional combined swimming pool and leisure centre to meet demand from predicted growth	SP15 SP14	Identify site in the central part of the borough.	£7-10m approx but too early in the planning process to be specific.	LB Haringey	By 2026	LB Haringey/ Section 106/CIL /private sector partnership/ external funding	Principle risk is lack of funding. The project and the delivery timeline should be reviewed in 2012.
Community indoor sports hall provision equivalent to badminton courts. Borough wide	To address deficiencies identified in Haringey Open Space and Sports Assessment. Recent developments at HH School and the Sixth Form Centre have reduced deficiency to 34 courts.	SP14 SP15	Additional sports hall provision equivalent to 41 badminton courts or ten 4-court sports halls.	estimated £2.5m per hall and ancillary facility	LB Haringey	2011-2020	LB Haringey / S106/CIL/ external funding	Risk includes lack of revenue and capital funding. This should be reviewed in 2012 to identify if the funding situation has improved
White Hart Lane Community Sports Hub	Identified as a sub regional sports hub by London Playing Fields Assoc (LPFA) needs analysis	SP13 SP14	Demolition and new build to provide upgraded facilities	Estimated £6m	LB Haringey	2011-2017	LBH/S106/CIL/ External funding	This project has no public funding behind it. The Council is working with private sector to deliver the improvements in a different way.
<b>EMERGENCY SERVICES (POLICE, FIRE, AMBULANCE SERVICES)</b>								
Safer Neighbourhood bases Borough-wide	To provide permanent accommodation for Safer Neighbourhoods teams	SP14 SP16	Borough wide	Pending further investigation	Metropolitan Police Authority	Pending further investigation	Metropolitan Police Authority	Continue to use existing sites and facilities.

Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Front Counters, New Custody Centre, New Patrol Base, New Office Accommodation	Modernisation and consolidation of estate and relocation of facilities. A shift from an existing multi site custody cells to a centralised custody cells structure, one patrol centre, and one back office accommodation.	SP16		Pending further investigation	Metropolitan Police Authority	Pending further investigation	Metropolitan Police Authority	Continue to use existing sites and facilities and assess new sites where relevant.
Additional small site	Need to be confirmed (not yet identified as an essential requirement)	SP16	Small holding for a single ambulance	Pending further investigation	London Ambulance Service	2011 - 2016	London Ambulance Service	Continue to use existing facilities
<b>TRANSPORT</b>								
Tottenham Hale Gyrotory/Bus interchange	To reduce environmental severance and support new development	SP1 SP7	Revert to two way traffic flow, improve cycle and pedestrian access and reconfigured bus station to improve interchange at Tottenham Hale station	£37 m	TfL	2010/12 & 2013/14	TfL & HCA (with up to £15m. from CIL to repay part of TfL/HCA investment) Community Infrastructure Fund, Growth Fund, S106, LBH	Part of Mayor's Transport Strategy and North London Transport Plan
Tottenham Hale/High Road 'Green Link -	To provide new pedestrian./cyclist route to link new development in Tottenham Hale to open space, community facilities & the High Road (include bridges over road, railway and River Lee)	SP1 SP7 SP14	Agreements with landowners, Network Rail, DfT, TfL, British Waterways and Env. Agency	£15m.	Council/ LDA	2016-2020	To be determined – CIL contribution required	Risk to funding Potential re-phasing
Interchanges	Additional capacity and connectivity	SP1 SP7	Strategic interchanges at Tottenham Hale, Seven Sisters/South Tottenham, Finsbury Park	No cost estimates available (*indicative cost for Tottenham Hale is £18-20m )	TfL	Tottenham Hale: Phase 1 2015+ (linked with THFO); TH Phase 2 & other Strms. post 2020	TfL	Part of North London sub regional transport plan and MTS
Interchanges Tottenham Hale and Finsbury Park	Step-free access improvements.	SP1 SP7	Access for All project at Tottenham Hale and Finsbury Park.	tbc	Network Rail	2012-2015	DfT	Access for All is a ring-fenced fund for station accessibility improvements under the government's ten-year Railways for All strategy. Station selection and prioritisation is made by the DfT.

Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
West Anglia lines- 4 tracking from Tottenham Hale to Broxbourne and Cheshunt	Capacity enhancement and service reliability improvements	SP1 SP7	Possible closure of level crossing at Northumberland Park and additional platforms at Tottenham Hale station	TfL estimate the cost at £540m but depends on the scheme final design.	Network Rail	2020	Not committed yet.	Identified as a priority investment in Mayor's Transport strategy, and draft Network Rail London and South East Route Utilisation Strategy and North London Transport Plan
West Anglia lines – New rolling stock	Capacity Enhancement	SP1 SP77	Train lengthening to Northumberland Park and Tottenham Hale	Office of Rail Regulation Determination of Network Rail funding 2009-2014	Network Rail	2014	DfT	This work is outlined in the Office of Rail Regulation Determination of Network Rail funding 2009-14
West Anglia lines – Seven Sisters, Bruce Grove and Northumberland Park wards.	Improvement of service	SP1 SP7	Turnback facility at Seven Sisters to allow shuttle service to Cheshunt in peak hours	No cost available	Network Rail	No date available.	DfT	included in draft Network Rail London and Southeast Route Utilisation Strategy
East coast mainline	Improvement of service	SP7	Part of Thameslink project, including additional platforms – Finsbury Park station	Office of Rail Regulation Determination of Network Rail funding 2009-2014	Network Rail	2015	DfT	This work is outlined in the Office of Rail Regulation Determination of Network Rail funding 2009-14
East Coast mainline	Improvement of service reliability	SP7	Additional track between Alexandra Place and Finsbury Park and amendment to Alexandra Park station.	Network Rail – no cost available.	Network Rail	2013	DfT	Identified in draft Network Rail London and South East Route Utilisation Strategy and commitment by DfT
London Overground - Barking to Gospel Oak line	Improvement to service and integration and West London lines	SP7	Train lengthening and electrification of the line with North London line	£ no cost available.	TfL/ Network Rail	2020	TfL/DfT	
Piccadilly Line upgrade including new trains, new signalling and new control centres – benefits to services at Bounds Green, Wood Green, Turnpike Lane, Manor House, and Finsbury Park stations	To provide enhanced capacity and reduced journey times	SP1 SP7	Part of TfL Business Plan	N/A	TfL	2014	TfL Business Plan 2009/10 – 2017/18	

Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Victoria Line upgrade including new trains, new signalling and new control centres benefit to services at Tottenham Hale, Seven Sisters and Finsbury Park	To provide enhanced capacity and reduced journey times	SP1 SP77	Part of TfL Business Plan	N/A	TfL	2012	TfL Business Plan 2009/10 – 2017/18	
Northern Line upgrade part 1 signalling, new control, centre at Highgate Station	To provide enhanced capacity and reduced journey times	SP7	Part of TfL Business Plan	N/A	TfL	2012	TfL Business Plan 2009/10 – 2017/18	
Cycle Superhighway - Improvements to Link 1 (Tottenham to Liverpool Street) and Link 12 (East Finchley to Angel)	To improve cycle highways and encourage sustainable travel.	SP7 SP14	Part of TfL Business Plan	TfL Business Plan	TfL	2013 for Link 12 and 2014/5 for Link 1	TfL	This is outlined in the TfL Business Plan 2009/10 – 2017/18
Greenways cycle and pedestrian routes - 4 links proposed borough wide	To improve cycle routes and encourage sustainable travel	SP7 SP14		Local Implementation plan delivery of all links dependant on future funding.	LB Haringey	2014	TfL	
Borough wide cycle parking	Cycle parking	SP7	To improve facilities for parking cycles	Local Implementation Plan – Delivery of scheme dependent on funding	LB Haringey	2014	TfL/S106/CIL	
Haringey Heartlands east/west cycle routes	To encourage cycling as a means of transport	SP1 SP7 SP14	Improvement of cycle routes	TBD	LB Haringey	2012	S106 Agreement (not yet drawn up) or CIL	Outline planning application for the proposal submitted
Borough wide car clubs	To encourage the use of car clubs	SP7	Delivery of up to 100 bays.	Local Implementation Plan - £50k between 2011 and 2013	LB Haringey	2013	TfL	Funding identified
Borough wide electric charging points -	To encourage and sustain the use of electric vehicles	SP7	To be provided in a mixture of on and off street locations	Local Implementation Plan - £60k between 2011 and 2014	LB Haringey/ Private	2016	TfL	Funding identified

Scheme	Need for Scheme	Local Plan Policy	Require-ments of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
Borough wide transport improvements - Sustainable Transport - Local road safety schemes - Smarter travel - Community transport - Cycle training and parking - Environmental Improvements - Improving roads and bridges	Local Implementation Plan (LIP) specifies funding requirements	SP7 SP14 SP10	LIP specifies funding requirement	£4 million a year approximately	LB Haringey / TfL and other partners across the public and private sector	2011 - 2014	TfL, LBH, and other public and private investors	
Wood Green Town Centre Major Scheme	Regeneration of Metropolitan Town Centre	SP7 SP10 SP14	Public realm, road safety improvements, pedestrian and cycle enhancements	£3.9m subject to funding from TfL	LB Haringey	2014	TfL	Included in Local Implementation Plan
Chelsea- HACKNEY LINE	Improving access to areas poorly served by underground and potential relief of Victoria, Northern and Piccadilly lines depending on alignment.	SP7	New underground alignment	N/A	TfL/DfT	2020	To be confirmed	Included in Mayor's Transport Strategy and North London Transport Plan
North Circular Road - The NCR between Bounds Green and Green Lanes	Improvement of road safety and appearance	SP7	Safety and environmental improvements	TfL Business Plan	TfL	2012	TfL	This is outlined in the TfL Business Plan 2009/10 – 2017/18
Better management of road network	Reduce congestion and improve journey reliability	SP7	Improved traffic control; improved management of interventions	N/A	TfL/ Borough	2012 and onwards	TfL/Borough	Included in MTS and North London Transport Plan
<b>WASTE</b>								
Marsh Lane N17	To establish a modern and centralised waste management /green industry centre for the borough	SP6	Sources of funding to be secured	Acquisition and construction £18 million	LB Haringey	TBD	LB Haringey, GAF III Other sources of funding being investigated	Alternative is to remain on existing sites.
New Waste management facilities and land	North London Waste Plan (draft)	SP6 SP17	Sites across North London		NLWA	TBD		

Scheme	Need for Scheme	Local Plan Policy	Requirements of scheme	Indicative Cost	Lead Agency Delivery	Indicative Phasing Delivery	Indicative Funding Arrangement(s)	Contingency Planning Required?
<b>WATER SUPPLY AND SEWERAGE</b>								
Water supply upgrades for trunk mains and mains replacement	Improvements to water supply network	SP6	Connection to phased development	Within overall improvement plan for London	Thames Water	2010-2015	TW investment Programme	
Sewer upgrades and combined sewer overflow studies	Improvements to sewage system	SP6	Connection to three primary schools	Within overall improvement plan for London	Thames Water	2010-2015	TW investment Programme	
<b>ENERGY INFRASTRUCTURE</b>								
Decentralised Energy networks Tottenham Hale CCHP	Developments to connect to existing CCHP Policy Requirement	SP4	Connection to phased development	£ dependant on site(s) identified	ESCo	2010-2016	Private	In place with capacity to provide heat and power to over 1000 units
Broadwater Farm DE connections	Existing networked boiler to be connected to the primary school complex nearby	SP4	Connection to three primary schools	£ dependant on site(s) identified	LB Haringey/ ESCo	2010-2013	Capital grant from Department for Children, Schools and Families, LB Haringey	LDA feasibility study is currently being carried out
Potential decentralised CHP/ CCHP / DE Networks at central, south, west and northeast of the borough	Policy requirement	SP4	CHP/CCHP plants and networks	£ dependant on site(s) identified	£ dependant on site(s) identified	£ dependant on site(s) identified	£ dependant on site(s) identified	To be detailed through Area Action Plans and in opportunity sites in line with policy requirement
<b>COMMUNITY INFRASTRUCTURE</b>								
A Community use space	Aspirational need by HAVCO	SP16	2000m <sup>2</sup>	This is aspirational	HAVCO	TBD	This is aspirational	
Community Infrastructure throughout the borough to address deficiency.	As need arises.	SP16	Further assessment is needed	TBD	TBD	TBD		

- **Accessibility:** Ability of people or goods and services to reach places and facilities.
- **Accessible Development:** A building, facility etc. and its wider environment which can be reached and used, in particular by people with disabilities.
- **Accessible Transport:** Transport services and vehicles designed and operated to be usable by people with disabilities and other transport disadvantaged people, with characteristics possibly including affordable fares, wheelchair user accessibility and easy reach of final destination.
- **Affordable Rent:** Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80 per cent of the local market rent.
- **Affordable Housing:** Affordable housing includes social rented, affordable rented and intermediate housing provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. (See entry for affordable rent, intermediate and social rented for further details).
- **Amenity:** A positive element or elements which contribute to the overall character or an area, for example open land, trees, historic buildings and the inter-relationship between all elements in the environment.
- **Authority Monitoring Report (AMR):** The AMR is part of the Local Plan and reviews progress on the preparation of the Council's Local Plan.
- **Area Action Plan (AAP):** Development Plan Documents used to provide a planning framework for areas of change (e.g. major regeneration) and areas of conservation.
- **Area of Archaeological Importance:** Areas with known archaeological potential where the Council's archaeology policies will normally be strictly applied.
- **Area for Intensification:** These are areas which have significant potential for increases in residential, employment and other uses through development for regeneration of available sites and exploitation of potential for regeneration, through higher densities and more mixed and intensive use. These areas have good existing or planned public transport.
- **Area of Change:** these are areas with considerable potential for growth, though on a lesser scale than growth areas. These areas are appropriately located to support growth and contain identified sites which are available and suitable for development.
- **Area of Opportunity:** London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs and /or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility.

- **Article 4 Direction:** A power available under the 1995 General Development Order allowing the Council, in certain instances, to restrict permitted development rights.
- **Backland Development:** Development of land-locked sites, such as rear gardens, private open space or old lock up garages, usually within predominately residential areas.
- **Biodiversity:** Biodiversity encompasses the whole variety of life on earth (including on or under water) including all species of plants and animals and the variety of habitats within which they live. It also includes the genetic variation within each species.
- **Biodiversity Action Plan (BAP) – Haringey:** The Biodiversity Action Plan includes policies and actions that will contribute towards conserving, enriching and celebrating the wildlife in Haringey.
- **Blue Ribbon Network:** Policy covering London’s waterways, water spaces and land alongside them.
- **Building Research Establishment Assessment Method (BREEAM):** used to assess the environmental performance of new and existing buildings.
- **Brownfield Land:** Previously developed land which is or has been occupied by a permanent structure.
- **Borough Roads:** Roads for which the Borough is the Highway Authority.
- **Building Line:** The line formed by frontages of buildings along a street.
- **Car Club:** Schemes which facilitate vehicle sharing.
- **Central Activity Zone (CAZ):** The CAZ is the area where planning policy recognises the importance of strategic finance, specialist retail, tourist and cultural uses and activities, as well as residential and more local functions.
- **Care in the Community:** This enable people in need of care, whether because of old age, disability, illness or other reasons, to continue to live in their own homes or in homely settings within the community.
- **Census:** A ten-yearly comprehensive nation-wide sample survey of population, housing and socio-economic data. The latest one was conducted in March 2011.
- **Cluster:** Geographical concentration of interconnected companies, specialised supplies, service providers in related industries, and associated institutions (for example universities, standard agencies, and trade associations) in particular firms that compete but also co-operate.
- **Code for Sustainable Homes:** The national standard for the sustainable design and construction of new homes.
- **Combined Heat and Power (CHP):** The combined production of heat, usually in the form of steam, and power, usually in the form of electricity.
- **Community Facilities:** Community facilities can be defined as including children’s play and recreation facilities, services for young people, older people and disabled people, as well as health facilities, facilities for emergency services, including police facilities, education facilities, libraries, community halls, criminal justice facilities meeting rooms, places of worship, public toilets, pubs and post offices.
- **Community Transport:** A range of voluntary sector, non profit-making transport services designed to meet the needs of people who do not have access to private transport and for whom public transport is unsuitable.
- **Comparison Goods:** Goods for which the purchase involves comparison by the customer and which while not being purchased frequently must nevertheless be stocked in a wide range of size, colours and fabrics, jewellery, furniture and goods normally sold at specialist shops and general stores.
- **Compulsory Purchase Order (CPO):** An order which enables a statutory authority to purchase an area of land compulsory for an approved project.

- **Conservation Area:** Area designated by the Council under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 as possessing special architectural or historic interest. The Council will seek to preserve and enhance the character and appearance of these areas.
- **Contaminated Land:** Land which contains potentially harmful substances as a result of human activity or from natural causes may be regarded as contaminated land. Because substances in or on the land may be hazardous and likely to affect its proposed development, a quantitative risk based assessment is required to determine whether the proposed development should proceed and whether some form of remedial action is required.
- **Context:** In urban design terms the character and setting of the immediate local area within which a building or site is situated or to be sited. The context will take into account any local distinctiveness of an area i.e. the particular positive features of a locality that contribute to its special character and sense of place and distinguishes one local area from another.
- **Convenience Goods:** Good purchased on a regular basis which meet the day to day needs of local residents. They require minimum effort in selection and buying e.g. food, newspapers and other goods of a standardised type of which there is a wide sale.
- **Conversions:** The sub-division of residential properties into self-contained flats or maisonettes.
- **Core Strategy:** The Core Strategy was the former title of the Local Plan: Strategic Policies document.
- **Culture:** A way of life including, but not limited to language, arts and science, thought, spiritual activity, social activity and interaction (the Roshan Cultural Heritage Institute).
- **Cultural Quarter:** Area where a critical mass of cultural activities and related uses are emerging, usually in historic or interesting environment.
- **Decent Homes Standard:** A Government standard for housing which requires both Councils and Registered Social Landlords (RSLs) to bring up their property standards to a defined minimum by 2010.
- **Density:** The number of habitable rooms per hectare.
- **Development Management (formerly Development Control):** These are the policies which are required to ensure that all development in the borough meets the spatial vision and objectives set out in the Local Plan.
- **Development Plan Documents (DPD):** Statutory planning documents that form part of the Local Plan including the Local Plan: Strategic Policies, Development Management Policies and Site Allocations Document.
- **District Centre:** District centres have traditionally provided convenience goods and services for more local communities and accessible by public transport, walking and cycling.
- **Ecological Corridor:** Ecological Corridors are relative areas of green space running through built up areas that allow the movement of plants and animals to other areas and habitats.
- **Emergency Services:** Includes Fire, Police and Ambulance services.
- **Environmental Assessment:** A method or procedure for predicting the effects on the environment of a proposal, either for an individual project or a higher-level 'strategy' (a policy, plan or programme), with the aim of taking account of these effects in decision-making.
- **Fluvial:** Water in the Thames and other rivers.
- **Form:** The layout (structure and urban grain), density, scale (height and massing), appearance (materials and details) and landscaping of development.
- **General Development Order (GDO):** Identifies the certain types of usually minor development for which planning permission is not required and which therefore do not require a planning application to be submitted to the Council.

- **Greater London Authority (GLA):** The GLA is a strategic citywide government for London. It is made up of a directly elected Mayor and a separately elected Assembly.
- **Green Belt:** Green Belt is an area of land which has been given special status to restrict inappropriate development.
- **Green Chain/Link:** Linked green spaces composed of such elements as open land, footpaths, canals and rivers which provide public access, play valuable recreational, conservation, ecological and general amenity role. Green chains can also be Ecological Corridors.
- **Green Industries:** This business sector that produced goods or services, which compared to other more commonly used goods and services, are less harmful to the environment.
- **Green Infrastructure:** A network of connected, high quality, multi-functional open spaces, corridors and the links in between that provide multiple benefits for people and wildlife.
- **Green Roofs:** Planting on roofs to provide climate change, amenity and recreational benefits.
- **Growth Area:** Specific areas for new residential development to accommodate future population growth. In Haringey, there are two including Tottenham Hale, Opportunity Area, and Haringey Heartlands, Area of Intensification.
- **Gyratory:** A road junction at which traffic enters a one-way system around a central island.
- **Health Impact Assessment (HIA):** A process for ensuring that land use and planning decision making at all levels consider the potential impacts of decisions on health and health inequalities. It identifies actions that can enhance positive effects and reduce or eliminate negative effects.
- **Heritage Land:** Heritage Land is open land of strategic importance to London of significance for its landscape, historical and nature conservation interest. The only Heritage land at the present time is Highgate Golf Course which forms part of the wider area of Hampstead Heath.
- **Highway Authority:** An authority responsible for a highway, whether or not maintainable at public expenses.
- **Historic Parks and Gardens:** Parks and gardens containing historic features dating from 1939 or earlier registered by English Heritage. These parks and gardens are graded I, II or II\* in the same way as Listed Buildings. Only Alexandra Park and Finsbury Park are registered in Haringey.
- **Homes and Community Agency (HCA):** HCA is the national housing and regeneration agency for England.
- **House in Multiple Occupation (HMO):** Housing occupied by members of more than one household, such as student accommodation or bedsits.
- **Housing Association:** see Registered Provider.
- **Housing Trajectory:** Graph illustrating the supply of projected completion housing completions up to 2026.
- **Industrial Business Park (IBP):** Strategic industrial locations that are particularly suitable for activities that need better quality surroundings including research and development, light industrial and higher value general industrial, some waste management, utility and transport functions, wholesale markets and some small scale distribution. They can be accommodated next to environmentally sensitive areas.
- **Intermediate Housing:** Housing available at prices and rents above those of social rent but below market prices or rents.
- **Landscape:** The character and appearance of land, including its shape, form, ecology, natural features, colours and elements and the way these elements combine.
- **Lifetime Home:** Ordinary homes designed to provide accessible and convenient homes for a large segment of the population.

- **Listed Building:** Locally listed buildings are those which satisfy one or more of the following criteria: historic interest, architectural interest or environmental significance. Statutory listed buildings are buildings of special architectural or historic interest, they are graded as I, II\* or with grade I being the highest. English Heritage is responsible for designating buildings for statutory listing in England.
- **Local Development Documents (LDD):** The collective term for Development Plan Documents, Supplementary Planning Documents (does not form part of the statutory development plan) and other documents including the Statement of Community Involvement.
- **Local Plan:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Local Plans or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan.
- **Local Development Scheme (LDS):** The LDS sets out the programme/timetable for preparing the LDD.
- **Local Implementation Plan (LIP):** Statutory transport plans produced by London boroughs bringing together transport proposals to implement the Mayor's Transport Strategy at the local level.
- **Local Nature Reserve (LNR):** Sites which offer special opportunities for people to see and learn about wildlife in natural surroundings. LNRs are a statutory designation made under the National Parks and Access to the Countryside Act 1949.
- **Local Plans:** The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current Local Plans or other planning policies, which under the regulations would be considered to be development plan documents, form part of the Local Plan. The term includes old policies.
- **Local Plan: Strategic Policies:** The Local Plan: Strategic Policies is a Development Plan Document setting out the vision and key policies for the future development of the borough up to 2026.
- **Local Shopping Centre:** The level of shopping centre below District Centre level, providing services for local communities.
- **Local Strategic Partnership (LSP):** A partnership of people that bring together organisations from the public, private, community and voluntary sector within a local authority area.
- **London Development Agency (LDA):** Organisation acting on behalf of the Mayor, whose aim is to further the economic development and regeneration of London.
- **London Plan (The Spatial Development Strategy):** The London Plan is the name given to the Mayor's spatial development strategy for London.
- **Market Housing:** Private housing for rent or for sale, where the price is set in the open market.
- **Metropolitan Open Land (MOL):** Strategic open land within the urban area that contributes to the structure of London.
- **Metropolitan Town Centre:** Metropolitan centres serve wide catchments areas and can cover several boroughs. Typically they contain at least 100,000sq.m of retail floorspace with a significant proportion of high-order comparison goods relative to convenience goods. These centres generally have very good accessibility and significant employment, leisure, service and civic functions.
- **Mixed tenure:** A mix of affordable and market housing.
- **Mixed Use Development:** Provision of a mix of complementary uses, such as residential, community and leisure uses on a site, within the same building or within a particular area.
- **National Planning Policy Framework (NPPF):** Sets out the Government's planning policies for England and how they are expected to be applied. The NPPF replaces 44 planning documents, primarily Planning Policy Statements (PPS) and Planning Policy Guidance (PPGs), which previously formed Government policy towards planning.

- **Neighbourhood and more local centres:** Typically serve a localised catchment often most accessible by walking and cycling. They include local parades and small cluster of shops, mostly for convenience goods and other services.
- **Open Space:** All land in London that is predominantly undeveloped other than by buildings or structures that are ancillary to the open space use. The definition covers the broad range of types of open space within London, whether in public or private ownership and whether public access is unrestricted, limited or restricted.
- **Primary Care Trust (PCT):** PCTs decide what health services a local community needs, and they are responsible for providing them.
- **Public Realm:** This is the space between and within buildings that is publicly accessible, including streets, squares, forecourts, parks and open spaces.
- **Public Transport Accessibility Level (PTAL):** Public Transport Accessibility Levels are a measure of the extent and ease of access to the public transport network.
- **Regeneration:** The economic, social and environmental renewal and improvement of a rural or urban area.
- **Registered Provider:** non-profit making organisations that provide low-cost housing for people in need of a home.
- **Section 106 Agreements (S106)/Planning Obligations:** These agreements confer planning obligations on persons with an interest in land in order to achieve the implementation of relevant planning policies as authorised by Section 106 of the Town and Country Planning Act 1990.
- **Secured by Design:** The planning and design of street layouts, open space, and buildings so as to reduce the likelihood or fear of crime.
- **Site Allocations Development Plan Document:** This will form part of Haringey's Local Plan and will guide land use and future development in the borough until 2026.
- **Sites of Importance for Nature Conservation (SINC):** SINC are areas protected through the planning process having been designated for their high biodiversity value.
- **Small and Medium Enterprises (SMEs):** Small and Medium Enterprises (SMEs) comprise businesses with more than 11 but less than 250 staff.
- **Social Infrastructure:** Facilities and services including health provision , early years provision , schools, colleges and universities, community, cultural, recreation and sports facilities, places of worship, policing and other criminal justice or community safety facilities, children and young people's play and informal recreation facilities. This list is not intended to be exhaustive and other facilities can be included as social infrastructure.
- **Social Rented Housing:** Rented housing owned and managed by local authorities or private registered providers. A key function of social housing is to provide accommodation that is affordable to people on low incomes. Guideline target rents are determined through the national rent regime.
- **Spatial Vision:** A statement of long term shared goals for the spatial structure of an area.
- **Statement of Community Involvement (SCI):** The Council's policy for involving the community in the preparation, review and alteration of LDDs and planning applications. It includes who should be involved and the methods to be used.
- **Strategic Environmental Assessment (SEA):** Expression used by the European Union to describe environmental assessment as applied to policies, plans and programmes.
- **Strategic Housing Land Availability Assessment (SHLAA):** An assessment of land availability for housing which informs the London Plan and borough local development documents, as set out in section 48 of the NPPF

- **Strategic Housing Market Assessment (SHMA):** An assessment of housing need and demand which informs the London Plan and borough local development documents.
- **Strategic Industrial Location (SIL):** These comprise Preferred Industrial Locations (PILs) and Industrial Business Parks and exist to ensure that London provides sufficient quality sites, in appropriate locations, to meet the needs of industrial and related sectors including logistics, waste management, utilities, wholesale markets and some transport functions.
- **Supplementary Planning Document (SPD):** Provides supplementary information about the policies in DPDs. They do not form part of the development plan and are not subject to independent examination.
- **Supplementary Planning Guidance (SPG):** Additional advice, provided by the Council on particular topic or policy areas and related to and expanding upon statutory policies.
- **Sustainability Appraisal (SA):** This is a systematic and continuous assessment of the social, environmental and economic effects of strategies and policies contained in the DPDs, which complies with the EU Directive for Strategic Environmental Assessment.
- **Sustainable Urban Drainage Systems (SUDS):** An alternative approach from the traditional ways of managing runoff from buildings and hardstanding. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through stormwater systems.
- **Tall Buildings:** The Council has adopted the definition of Tall and Large Buildings as those which are substantially taller than their neighbours, have a significant impact on the skyline, are of 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London.
- **Tree Preservation Order (TPO):** Made under the Town and Country Planning Act 1990 by the local planning authority to protect trees of importance for amenity, landscape and nature conservation.
- **Use Classes Order:** The Town and Country Planning (Use Classes) Order 1987, as amended, lists 15 classes of use. A change of use within the same Class does not constitute development and thus does not require planning permission.
- **Unitary Development Plan (UDP):** A UDP is a land use plan that seeks to make the most efficient and effective use of land in the public interest. The Local Plan will eventually replace Haringey's UDP 2006.
- **View Corridor:** Strategic important views designated in the London Views Management Framework.

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Shqip

Politikat Strategjike të Planifikimit lokal do t'i japin formë vendndodhjes dhe shkallës së zhvillimit në Haringey nga tani deri në vitin 2026. Për më shumë informata dhe për të marrë një përkthim të këtij dokumenti, ju lutem plotësoni dhe na e postoni apo dërgoni me email formularin e mëposhtëm.

Polski

Dokument 'Lokalny plan - strategie działania' będzie podstawą do podejmowania decyzji dotyczących lokalizacji oraz skali inwestycji rozwojowych w Haringey do roku 2026. Aby uzyskać więcej informacji lub tekst dokumentu w języku polskim należy wypełnić formularz poniżej i wysłać go emailem lub pocztą.

Français

Les Politiques stratégiques de planification locale définiront les lieux ainsi que l'étendue du développement de Haringey jusqu'en 2026. Pour des informations supplémentaires et pour obtenir des traductions de ce document, veuillez remplir et renvoyer par e-mail ou poster le formulaire ci-dessous.

Soomaali

Siyaasadaha istraatiijiyadda qorshaha mandaqadda (Local Plan Strategic Policies) ayaa qaabayn doonta oo qiyaasi doona horumarka Haringey marka imminka laga bilaabo ill 2026. Wixii macluumaad dheeraad iyo si aad tarjamad warqaddan ah u hesho, fadlan buuxi oo email ku soo dir ama boosta ku soo dir foomka hoose.

Kurdî Kurmancî

Polîtîkayên Stratejîk ên Plana Herêmê wê cîh û mezinbûna avadanîya li Haringey a ji nuha û heta 2026an pêk bîne. Ji bo bêtir agahîyê û bidestxistina wergera vê dokumentê, ji kerema xwe forma jêrîn tije bikin û bi email an postê bişînin.

Türkçe

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