NOTICE OF MEETING

REGULATORY COMMITTEE

Tuesday, 17th January, 2017, 7.00 pm - Civic Centre, High Road, Wood Green, London N22 8LE

Members: Councillors Natan Doron (Chair), Vincent Carroll (Vice-Chair), Dhiren Basu, David Beacham, John Bevan, Zena Brabazon, Clive Carter, Toni Mallett, Jennifer Mann, Liz McShane, Peter Mitchell, James Patterson and Ann Waters

Quorum: 3

1. FILMING AT MEETINGS

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Although we ask members of the public recording, filming or reporting on the meeting not to include the public seating areas, members of the public attending the meeting should be aware that we cannot guarantee that they will not be filmed or recorded by others attending the meeting. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

2. APOLOGIES FOR ABSENCE

3. URGENT BUSINESS

The Chair will consider the admission of any late items of urgent business. Late items will be dealt with under the agenda item where they appear. New items will be dealt with at item 15 below.

4. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

(i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and

(ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

5. MINUTES (PAGES 1 - 6)
To approve the minutes of the meeting held on 4 October 2016.

6. REVISED REGULATORY AND LICENSING COMMITTEES MEMBERSHIP (PAGES 7 - 10)
To agree a revision to the membership of Licensing Sub A Committee for the remainder of the municipal year

7. REVIEW OF FEES AND CHARGES 2017-18 - LICENCES (PAGES 11 - 26)
To consider the annual review of licensing fees and charges with effect from 1st April 2017.

8. REVIEW OF FEES PAYABLE UNDER THE GAMBLING ACT 2005 (PAGES 27 - 36)
To consider the annual review of gambling fees and charges.

9. REVIEW OF STREET TRADING FEES AND CHARGES UNDER LONDON LOCAL AUTHORITIES ACT 1990 (PAGES 37 - 46)
To consider the annual review of street trading fees and charges.

10. ANIMAL BOARDING ESTABLISHMENTS ACT 1963 - NEW STANDARD CONDITIONS FOR CAT AND DOG BOARDING ESTABLISHMENTS (PAGES 47 - 178)
To consider the adoption of new model conditions and guidance for boarding establishments.

11. HOUSING VIABILITY ASSESSMENTS- RESPONSE TO SCRUTINY REVIEW (PAGES 179 - 210)
To review and comment on the Planning Service response to the Scrutiny Panel report on Housing Viability Assessments.

12. COMMUNITY INFRASTRUCTURE LEVY (CIL) UPDATE (PAGES 211 - 228)
To review and comment on the proposed update of the CIL rate and governance procedure for its spend.

13. WOOD GREEN AREA ACTION PLAN (PAGES 229 - 518)

To review and comment on the “preferred option” Area Action Plan for Wood Green.

14. PLANNING SERVICES 2016/17 UPDATE (PAGES 519 - 530)

To receive a report on the work of the Planning Service in the financial year 2016/17 to date.

15. NEW ITEMS OF URGENT BUSINESS

To consider any new items of urgent business admitted under agenda item 2 above.

16. DATES OF FUTURE MEETINGS

30 March.

Maria Fletcher, Principal Committee Co-ordinator
Tel – 020 8489 1512
Fax – 020 8881 5218
Email: maria.fletcher@haringey.gov.uk

Bernie Ryan
Assistant Director – Corporate Governance and Monitoring Officer
River Park House, 225 High Road, Wood Green, N22 8HQ

Monday, 09 January 2017

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Agenda Item 5

MINUTES OF THE MEETING OF THE REGULATORY COMMITTEE HELD ON TUESDAY, 4TH OCTOBER, 2016, 7pm

PRESENT:
Councillors: Natan Doron (Chair), Vincent Carroll (Vice-Chair), David Beacham, John Bevan, Clive Carter, Toni Mallett, Jennifer Mann, Peter Mitchell, James Patterson and Ann Waters

219. FILMING AT MEETINGS

RESOLVED

- That the Chair's announcement regarding the filming of the meeting for live or subsequent broadcast be noted.

220. APOLOGIES FOR ABSENCE

Apologies were received from Cllrs Basu and McShane.

221. MINUTES

RESOLVED

- That the minutes of the meeting held on 19 May be approved as an accurate record.

The Committee sought an update on actions contained within the minutes:

- With reference to the impact of a change to the planning policy definition of a traveller, officers updated that this remained an emerging situation in lieu of an appeal lodged against the change to the definition and in consideration that the housing legislation definition remained unchanged. The Council's travellers and gypsies needs assessment was currently being drafted and would be circulated to the Committee once completed **(action: EW).**
- It was updated that a report on gambling fees would be submitted to the December Committee meeting seeking approval to increase the fees to the maximum **(action: DB).**
- Following the request made at the last meeting, further details of planning enforcement prosecutions had been included within the planning service update report later on the agenda.
- A verbal update was provided on recent assets of community value applications determined. Three had been successful including the Prince of Wales public house N22, Muswell Hill library N10 and the Hope and Anchor public house N8. An application for The Green on the corner of Lynton Road and The Grove N8 had been unsuccessful. Further details would be circulated to the Committee **(action: EW).**

The Chair outlined his intention to vary the order of the agenda to take the housing strategy first, followed by the Conservation Area Appraisals and lastly the planning service update.

222. HARINGEY'S HOUSING STRATEGY 2017-2022

The Committee considered a report on the final proposed draft of Haringey's Housing Strategy following completion of the second stage of consultation, comments from which were summarised within the report. The Strategy would progress to Cabinet with a view to recommending adoption to Full Council. A brief outline was provided of amendments made to the draft as a result of the consultation process, although the visions and strategic objectives remained unchanged. Revisions made reflected local policy decisions such as changes to the definition of affordability, and national policy changes such as 'pay to stay', the levy on local authorities to fund the extension of Right to Buy to housing associations etc. It was advised that there would be a suite of underpinning policies and plans to support delivery of the Strategy's key objectives.

The Committee raised the following points in discussion of the Strategy:

- It was requested that a further breakdown be undertaken of table 2, page 517 of the agenda pack summarising consultation responses on priorities for type of tenure, in particular subdividing the responses between Council and housing association tenure to provide continuity with the remainder of the document. Officers agreed to action this subject to the availability of the information **(action: DH).**
- It was proposed that the Strategy should set out a clear position to facilitate the allocation of affordable housing units on development sites in excess of 1000sqm for management by Homes for Haringey. Officers expressed some reservation on the basis that this approach had yet to be trialled and as such there was no evidence it would be successful or that Homes for Haringey would formally accept. Feasibility would also be reliant on service charge levels. The request was however noted **(action: DH).**
- Concerns were expressed over the future approach to be adopted for the development of small infill sites on Council estates within the borough. It was considered that the expertise developed in-house should be utilised to bring these schemes forward in order to retain new units within Council ownership and management instead of delivery through alternate housing providers. Officers advised that the Strategy did not incorporate such a level of detail regarding delivery which would be covered in underpinning policies and plans but noted the comment **(action: DH).**
- The ambitious 19,800 net new homes target by 2026 was identified by the Committee as an area of concern including the associated demand pressure imposed on local public services such as education and health provision. Assurances were sought that this would be fully assessed and managed within underpinning delivery plans and strategies. Officers agreed to double check the start point for this target, which came directly from the London Plan, to clarify whether it aligned with the start date of the Strategy or was already underway **(action: DH)**. Officers advised that the focus on new homes delivery in the key growth development areas of Tottenham and Wood Green inline with the associated Tottenham and Wood Green Area Action Plans would incorporate planned social infrastructure arrangements. This included the safeguarding of sites

for the delivery of new school and medical facilities although it was cautioned that bringing forward delivery would be reliant on the release of associated funding such as from the NHS.

RESOLVED

- To note the feedback from and the response to the second stage consultation conducted on Haringey's Housing Strategy set out in appendix one of the report and to note the revised and final version of the Equalities Impact Assessment attached as appendix three to the report.

- That the Committee's comments on the revised and final version of Haringey's Housing Strategy attached as appendix two to the report be forwarded onto Cabinet for consideration.

223. DRAFT CONSERVATION AREA APPRAISALS AND MANAGEMENT PLANS FOR NORTH TOTTENHAM, SCOTLAND GREEN, BRUCE GROVE, TOTTENHAM GREEN, SEVEN SISTERS/PAGE GREEN AND SOUTH TOTTENHAM

The Committee considered a report setting out proposals to release the six draft Conservation Area Appraisals and Management Plans which made up the Tottenham High Road historic corridor for a six week consultation process. The Council had a review programme in place for the borough's conservation areas inline with statutory requirements, with those in key growth areas to be undertaken first. The Tottenham High Road area had undergone significant change since the last reviews had been undertaken in 2008 and as part of the Tottenham Area Action Plan would be subject to considerable development pressure going forward whereby comprehensive Management Plans would serve as a valuable tool for shaping change. The Committee were advised that a number of revisions were proposed to the boundaries of the conservation areas in order to accurately reflect the area's special interest.

It was anticipated that the revised documents would be referred to Cabinet for adoption following the completion of the consultation period in early 2017.

The Chair identified at this point that a training session on conservation areas had been scheduled on 15 December for all Councillors which he encouraged Committee members to attend.

The Committee made the following comments in discussion of the reports:

- Clarification was sought on the link between the review of conservation areas and a review of locally listed buildings which local Conservation Area Advisory Committees had recently been asked to take part in. In response, officers advised that the two processes were separate as locally listed buildings were not required to be located in a conservation area. An update report on the locally listed buildings review would come to a future Committee meeting prior to releasing the proposed changes for consultation.
- Concerns were expressed over the phrasing of some of the narrative within the report, particularly related to criticisms on the impact of a number of recent developments on the conservation areas. It was felt this gave a conflicting and inconsistent viewpoint whereby these applications had been approved by Planning

Committee based on balanced determinations of the overall planning benefits of schemes and not solely on the conservation impact. Officers advised that the review had been undertaken by consultants based on a visual survey focussed solely on conservation issues but agreed that the wording could be improved. A number of the schemes singled out did however serve as examples of poor developments and emphasised the importance of having comprehensive Conservation Area Management Plans and design guides in place to encourage high quality development, a particular focus going forward. The Committee proposed that the Cabinet Member introduction be redrafted to provide a clear narrative on the conflict and balance to be achieved between conservation and other planning benefits when determining planning schemes **(action: LM).**

- The Committee commented that some of the breaches identified within the review document as detracting from the conservation area appeared to be fairly minor such as unsightly advertising hoardings and questioned whether these could be actioned as enforcement 'quick wins'. In response, officers advised that in these instances value judgements were required on the case for enforcement within the available resource envelope. Enforcement in relation to advertising hoardings was proving to be particularly problematic, with the Council losing at appeal a number of recent enforcement cases brought including the conversion of fixed hoardings to rolling/electronic boards and which had resulted in costs being awarded against the Council. Officers agreed to seek an update for the Committee on the local position regarding the enforcement of advertising hoardings **(action: EW).**
- Clarification was sought as to whether the converted factory terraced building to the south side of Isobel Place behind Tottenham Town Hall was within the Tottenham Green conservation area. Officers advised that the consultants undertaking the review had determined that the building did not warrant conservation area designation as the historic character had been lost when it had been redeveloped with only the façade retained.
- Assurances were sought from officers that the Conservation Area Appraisals and Management Plan documents had a sufficiently robust position with regards to the installation of satellite dishes and shop front metal security grills. Officers confirmed in response that sufficient reference was included.
- It was requested that reference be included within the Management Plan documents posing restrictions on the installation of security grills to residential properties on the grounds of being unsightly and a fire safety hazard. Officers identified that no specific reference had been included to these within the documents and agreed to amend this **(action: LM).**
- Advice was sought on whether the Council had any control over the design and installation of telecommunications cabinets on pavements, with unsightly proliferation in some locations and a lack of uniformity over colour. Officers advised that the majority of cabinets would have deemed consent and thereby did not require planning permission. It was proposed that officers investigate whether the adoption of a consistent colour for these cabinets could be progressed through the London Councils route **(action: EW).**

RESOLVED

- To note the six draft conservation area appraisals and management plan documents set out in appendices 2-7 of the report and for comments to be forwarded on to Cabinet.

- To recommend to Cabinet that it approve the documents for a six week public consultation.

224. PLANNING SERVICES 2016/17 UPDATE

The Committee received an update report setting out performance of the Planning Service in the financial year 2016/17 to date. A verbal update was also provided on progress with the examination in public process for the Local Plan documents, the Wood Green Area Action Plan and the review of CIL and s106 Legal Agreement SPD.

The Committee raised the following points in discussion of the report:

- The relatively low number of planning enforcement notices served to date in 2016/17 was questioned when assessed against the level of complaints received over the same period. Officers responded that on a London basis, Haringey was one of the highest performing authorities for the issuing of planning notices at around 100 annually and which was on track for the current year. It was also emphasised that not all complaints received upon investigation were classified as planning breaches and that the service of a notice was the culmination of a considerable amount of work.
- Clarification was sought on delays to the Statement of Community Involvement report coming before the Committee. Officers advised that progress had been delayed owing to an unsuccessful judicial review and that subsequent changes were being made to the document to make it clearer and to reduce the potential for further challenge. Submission for Cabinet approval was planned for December.
- It was questioned whether any monitoring was undertaken on planning appeal trends as figures to date appeared to be relatively high. Officers advised that although a specific analysis had not been undertaken recently, an increase had been seen in appeals lost for advertising hoardings and dormers and extensions refused in conservation areas but hadn't resulted in any significant appeal costs against the Council. In response to lessons learnt, a new approach was however being taken for applications on private roads in Highgate to tighten up the protection of authentic Quenelle properties in response to a number of appeals against refusals for complete demolition and rebuilding. Appeal trends and lessons learnt would be monitored on an ongoing basis.
- Clarification was sought on whether an update was planned of the parking stress map. Officers agreed to double check if this would occur as part of the Parking Policy sitting under the Transport Strategy **(action: EW).**
- An update was sought on the service's position on the acceptance of cheques following concerns this was contributing to delays with the validation of planning applications. Officers advised that cheques remained an acceptable form of payment as they were particularly of benefit for larger applications and the service wanted to maintain an equality of approach across the board.
- Concerns were raised about the potential impact of a recent personnel change on the performance of the Building Control team. In response, it was advised that the team was currently undergoing a restructure to introduce a more resilient, tiered structure with better opportunities for the development of existing staff. The recruitment of surveyors to local authority practice remained challenging nationally but a recruitment exercise to frill the vacant post would be undertaken.

- Details were sought on the compliance monitoring arrangements in place for s106 Legal Agreement obligations. Officers advised that CIL and s106 Legal Agreement payments were monitored by a dedicated officer but that currently there was limited proactive compliance monitoring arrangements for non-monetary s106 clauses due to resourcing pressures. Consideration would be given to strengthening this going forward including potential introduction of a compliance officer post, funded potentially through charging monitoring fees for certain elements such as air quality obligations etc. For additional assurance, it was also advised that for large developments, banks providing the funding often required the developer to provide written confirmation of the discharge of s106 obligations from the Council.

The Committee asked officers to investigate whether improvements could be made to the coordination of site visits and agenda publication for Planning Committees to allow Members the opportunity to read the reports prior to going on the site visit **(action: EW)**. The Chair requested that any further comments from Committee members related to Planning Committee procedures be emailed directly through to himself and the Assistant Director Planning for consideration.

RESOLVED

- That the update report be noted.

225. DATES OF FUTURE MEETINGS

5 December.

CHAIR: Councillor Natan Doron

Signed by Chair ……..

Date ……

Agenda Item 6

Report for: Regulatory Committee

Item number:

Title: Revised Regulatory and Licensing Committees Membership

Report authorised by : Bernie Ryan, Assistant Director – Corporate Governance and Monitoring Officer

Lead Officer: Michael Kay, Democratic Services Manager, 020 8489 2920 michael.kay@haringey.gov.uk

Ward(s) affected: N/A

Report for Key/ Non Key Decision: N/A

1. Describe the issue under consideration

1.1 At the Regulatory Committee meeting on 19 May 2016, the Committee agreed the establishment of two Licensing Sub-Committees and the membership of these bodies for the 2016/17 municipal year.

1.2 This report seeks a change to the membership of the Licensing Sub A Committee for the remainder of the 2016/17 municipal year.

2. Cabinet Member Introduction

N/A

3. Recommendations

The Regulatory Committee is asked to:
a) Note the change made to the Regulatory Committee membership at Full Council on 19 November 2016 for Cllr Brabazon to take the position vacated by former Cllr Ryan
b) Agree a revision to the membership of Licensing Sub A Committee for the remainder of the municipal year to replace Cllr Basu with Cllr Brabazon.

4. Reasons for decision

4.1 To support the discharge of planning and licensing functions as set out within Part Three, Section B of the Council's constitution.

5. Alternative options considered

N/A

Haringey LONDON

6. Background information

6.1 Regulatory Committee
The Full Council appoints the membership of the Regulatory Committee including its Chair and Vice-Chair. The membership of the Committee for the 2016/17 municipal year was agreed at Annual Council on 16 May 2016 as set out in appendix 1.

6.2 A vacancy was created to the Committee membership as a result of the resignation of Cllr Ryan on 16 June 2016. This vacancy was subsequently filled by Full Council on 21 November by appointing Cllr Brabazon to the Committee.

6.3 Licensing Committees
The Regulatory Committee has the power to establish Licensing Sub-Committees to conduct hearings as well as setting their membership and confirming their terms of reference. Regulatory Committee on 19 May 2016 agreed the establishment of two Licensing Sub-Committees, A and B, with memberships as set out in appendix 1 and as reported to Annual Council. In line with Part 3 Section B, 4.1 of the Constitution, the membership of both Licensing Sub Committees shall be drawn from the Regulatory Committee.

6.4 Subsequent to the change to the Regulatory Committee membership at Full Council on 21 November and following a request from the Labour Chief Whip, it is proposed to amend the membership of Licensing Sub Committee A for the remainder of the municipal year by replacing Cllr Basu with Cllr Brabazon.

6.5 The terms of reference, quorum and substitution arrangements for Licensing Sub A Committee remain unchanged to those agreed by Regulatory Committee on 19 May and as detailed within the Constitution.

7. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

N/A.

Comments of Assistant Director of Corporate Governance

N/A.

8. Use of Appendices

Appendix 1 – revised membership of Regulatory Committee and its sub bodies.

9. Local Government (Access to Information) Act 1985

10.1 **Background information**

The terms of reference for the Licensing Committees as agreed by the Regulatory Committee on 19 May can be found here:

http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=721&MId=7796&Ver=4

ANNUAL COUNCIL MEETING

16 May 2016

APPOINTMENT OF COMMITTEES, SUB COMMITTEES, PANELS, ETC. FOR 2016/17

Regulatory Committee Cllr Doron (Chair) Cllr Carroll (Vice Chair) Cllr Basu Cllr Bevan Cllr Brabazon (added 21 November) Cllr Mallett Cllr J Mann Cllr McShane Cllr Mitchell Cllr Patterson ~~Cllr Ryan~~ (resigned June 2016) Cllr Waters Cllr Beacham Cllr Carter	**13 Members** Proportional split: 11 Lab 2 Lib Dem *N.B. The Membership of the Licensing Sub-Committees and Planning Sub-Committee will be appointed by the Regulatory Committee at its first meeting after Annual Council. The named members shown are the indicative members of both bodies and are shown here for information only.*	**Licensing Sub Committee – A** Cllr Doron (Chair) ~~**Cllr Basu**~~ **Cllr Brabazon (proposed amendment)** Cllr Carter	3 Members of the Sub-Committee Proportional split: 2 Lab 1 Lib Dem
		Licensing Sub Committee – B Cllr Carroll (Chair) Cllr Mallett Cllr Beacham	3 Members of the Sub-Committee Proportional split: 2 Lab 1 Lib Dem
		Planning Sub-Committee Cllr Doron (Chair) Cllr Carroll (Vice Chair) Cllr Bevan Cllr J Mann Cllr Mitchell Cllr Mallett Cllr Patterson Cllr Ryan Cllr Waters Cllr Beacham Cllr Carter	11 Members of the Sub-Committee Proportional split: 9 Lab 2 Lib Dem

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Report for: **Regulatory Committee 17th January 2017**

Item number:

Title: **Review of Fees and Charges 2017-18 - Licences**

Report authorised by: Tracie Evans – Chief Operating Officer

Lead Officer: Hannah Le Vay, Budget & MTFS Senior Programme Manager

Ward(s) affected: ALL

Report for Key/ Non Key Decision: Key.

1. Describe the issue under consideration

1.1. The Council's income policy requires an annual review of the level of the fees and charges levied upon service users with a view to ensuring that income is set at the correct level to ensure full cost recovery.

1.2. Cabinet will consider changes to the full range of fees and charges at their meeting on 14th February 2017, however a small number of items (relating to certain approvals, consents, permits and licenses) cannot be made by the Executive and are, therefore, reserved for consideration and decision by the Council's Regulatory Committee.

1.3. A separate report is being presented to the Regulatory Committee on the results of reviews of fees and charges under the Gambling Act 2005 and of street trading activities. This report is concerned with the remainder of the licensing fees and charges that need to be considered by the Regulatory Committee.

2. Cabinet Member Introduction

2.1. It is important that, as part of our on-going financial planning, we comply with the Council's policy to review annually our fees and charges taking account of issues such as the general economic climate and the Council's overall financial position.

2.2. Taking all relevant factors into account I believe that the increases in fees and charges proposed in this report are appropriate.

3. Recommendations

3.1. To approve the increases to the Council's licensing fees and charges, as set out in the attached Appendix A, with effect from 1st April 2017.

4. Reason for Decision

4.1. It is a requirement of the Council's income policy to review fees and charges annually so as to ensure that levels of fees and charges should be maximised and are commensurate with the full recovery of costs. This should take into account all

relevant factors including the effect on service users and any consequent demand for services. Fees and charges need to be set correctly so as to comply with the requirements of the Provision of Services Regulations 2009, based on the EU Services Directive. Under these regulations any charges which applicants incur under a licensing scheme must be reasonable and proportionate to the cost of the procedures and formalities under the scheme, and must not exceed the cost of those procedures and formalities. Failure to do this could result in the Authority levying a fee that is subsequently considered to have been set unlawfully.

5. Alternative options considered

5.1. This report summarises the conclusions after consideration of a range of alternative approaches dependent on the particular legislation, services and relevant factors. As such a range of alternative options ranging from no increase to differentiated rates of increases have been considered and reflected in this report.

6. Background information

6.1. The Regulatory Committee have responsibility for the determination of certain specified fees and charges, including:

- Fees for applications for Special Treatment Licensing under the London Local Authorities Act 1991
- Fees for applications for Pet Shops, Animal Boarding/Breeding, Performing Animals and Horse Riding Establishments
- Fees for applications for Hypnotism, Sex Shops, Sexual Entertainment Venues, Poisons and Scrap Metal & Motor Salvage Operators licences.
- Gambling Act 2005 and Licensing Act 2003.

6.2. The requirement or ability to levy a fee or charge for these matters are provided for in statute, either being set down as a fixed amount (statutory prescribed) that the Council cannot vary/set, or by providing the authority with the power to set a fee/charge in accordance with the requirement of the legislation (eg. up to a maximum amount, or cost recovery only, or reasonable cost etc) (statutory/discretionary).

6.3. This report meets the requirements of the Council's income policy for the 2017-18 financial year and as such contains details of the current and proposed levels of fees and charges to take effect from 1st April 2017. Increases have been calculated in order to reflect increases in the costs of providing the services. Appendix A contains the full details of current licensing fees and charges, the proposed charge and corresponding increases.

6.4. Officers have noted the comments made at this committee in February 2016 about applying suitable rounding to proposed changes in fees and charges, and the figures presented in this report reflect that principle.

7. Contribution to strategic outcomes

7.1. The Council also has a set of strategic and policy objectives, and fees and charges should be set in accordance with such objectives.

7.2. The principles underpinning the Council's external income policy are that all fees and charges are reviewed annually and income is maximised within current service and policy objectives. The competitiveness of the market in which the service operates and the effect of price on demand and overall income yield should be considered. Some services are restricted to cost recovery.

7.3. As a minimum, fees and charges should be increased by a minimum of RPI (annual average as at October 2016 is 1.5%). However, some charges remain unchanged from 2016-17 as these charges are already set to the statutory maximum.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Chief Finance Officer

8.1. The estimated financial effect arising from the implementation of the 2017-18 fees and charges rates as set out in this report (assuming no impact on volumes) is an increase in income of approximately £2k.

Assistant Director of Corporate Governance

8.2. The Assistant Director of Corporate Governance has been consulted in the preparation of this report and comments as follows.

8.3. The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 provides that decisions on fees for certain approvals, consents permits and licenses (for example premises licences) may not be made by the Executive (Cabinet). These fees will be set by the Regulatory Committee and are the subject of this report.

8.4. Certain fees for services provided by local authorities are prescribed in the parent legislation or in regulations made under the parent legislation. In such instances the Council has no discretion as to the level of the charge. Where this is the case it is set out in Appendix A.

8.5. There is a further range of services where specific legislative provisions allow authorities to decide whether to charge and how much.

8.6. In addition, section 93 Local Government Act 2003 permits local authorities to charge for discretionary services, provided that there is no alternative power allowing the local authority to charge and provided that there is nothing in the parent legislation preventing the local authority from charging for these discretionary services. Where the Council charges for such discretionary services, it has a duty to secure that, taking one financial year with another, the income from charges does not exceed the costs of provision. Section 93 permits the Council to charge only some persons for providing the discretionary service and also permits the Council to charge different persons different amounts for providing a service.

8.7. In instances where the section 93 Local Government Act 2003 charging powers for discretionary services do not apply, the Council may be able to rely upon charging powers under section 1 of the Localism Act 2011 (general power of competence).

Similarly, under this provision, the Council may not recover more than the cost of providing that service. Recovery is assessed taking one year with another.

8.8. In the 2015 case of Hemmings v Westminster the Supreme Court confirmed that fees could include (i) authorisation procedure costs AND (ii) enforcement costs, but these must be reasonable and proportionate, and be charged separately. It was confirmed by the European Court of Justice in 2016 that the two elements cannot both be charged upfront and the second part should be charged upon grant of a Licence.

8.9. The Council must ensure that all fees are justified in how they are calculated, and these must be reviewed and updated each year.

8.10. In reviewing fees and charges, the Council needs to demonstrate that regard has been had to overarching Public Sector Equality Duty under section 149 of the Equality Act 2010.

Equalities

8.11. The Council has a public sector equality duty under the Equalities Act (2010) to have due regard to:

- tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;

- advance equality of opportunity between people who share those protected characteristics and people who do not;

- foster good relations between people who share those characteristics and people who do not.

8.12. The proposals within this report are to increase fees and charges by relatively small amounts. These changes will have a low impact overall and are not expected to have a disproportionate impact on any protected groups.

9. Use of Appendices

Appendix A	Schedule of Licensing Fees 2017-18
Appendix B	Equalities Impact Assessment

Appendix A

Licensing Services Fees.	2016-17	2017-18	Changes	Comments
Scrap Metal Dealers				
Site License	350.00	356.00	1.7%	
Collectors License	250.00	254.00	1.6%	
1. REGISTRATION OF PREMISES FOR COMPETITIVE BIDDING (Locally set – no present holders) (GREATER LONDON COUNCIL GENERAL POWERS ACT 1984)				
Fee for Registration	320.00	324.80	1.5%	
2. REGISTRATION OF PREMISES FOR THE STORAGE OF EXPLOSIVES (Set by Government) (Manufacture & Storage of Explosives Regulations 2005)				
New Registration fee: (1 year)	105.00	105.00	0%	Set at statutory fee
Annual Renewal fee	52.00	52.00	0%	Set at statutory fee
New Registration fee: (2 year)	136.00	136.00	0%	Set at statutory fee
Annual Renewal fee	83.00	83.00	0%	Set at statutory fee
New Registration fee: (3 year)	166.00	166.00	0%	Set at statutory fee
Annual Renewal fee	115.00	115.00	0%	Set at statutory fee
New Registration fee: (4 year)	198.00	198.00	0%	Set at statutory fee
Annual Renewal fee	146.00	146.00	0%	Set at statutory fee
New Registration fee: (5 year)	229.00	229.00	0%	Set at statutory fee
Annual Renewal fee	178.00	178.00	0%	Set at statutory fee
3 LICENCE TO SELL FIREWORKS ALL YEAR ROUND (Set by Government)				
Application / Renewal Fee	500.00	500.00	0%	Set at statutory fee
Transfer	35.00	35.00	0%	Set at statutory fee
Duplicate Licence	35.00	35.00	0%	Set at statutory fee
5. Pet Shops per Selling Point				
1 to 19 selling points (+ £25 for each category of animal sold)	219.00	223.00	1.8%	
20 to 29 selling points ((+ £25 for each category of animal sold)	176.00	179.00	1.7%	
30 or more selling points (+ £25 for each category of animal sold)	346.00	352.00	1.7%	
Animal Boarding Establishments	320.00	325.00	1.6%	
Riding Establishments	393.00	399.00	1.5%	
Guard Dog Kennels	205.00	208.00	1.5%	
Dog Breeding Establishments	205.00	208.00	1.5%	
Dangerous/Wild Animals	578.00	587.00	1.6%	
Zoo License	773.00	785.00	1.6%	
Performing Animals	103.00	105.00	1.9%	
6. Sex Entertainment Venue				
New Registration fee:	3,000.00	3045.00	1.5%	
Annual Renewal fee	1,935.00	1964.00	1.5%	
Hypnosis	500.00	508.00	1.6%	
7. Special Treatment Premises(See Regulations for Class Classification)				
Class 1:				
Applicants fee	530.00	538.00	1.5%	
Per additional person authorised to give treatment	380.00	386.00	1.6%	
Class 2:				
Applicants fee	530.00	538.00	1.5%	
Per additional person authorised to give treatment	100.00	102.00	2.0%	
Class 3:				
Applicants fee	200.00	220.00	10.0%	
Per additional person authorised to give treatment	95.00	97.00	2.1%	
Class 4:				
Applicants fee	150.00	153.00	2.0%	
Per additional person authorised to give treatment	85.00	87.00	2.4%	

Regulatory Services contd. Exhibition Licenses	Current Charge	Proposed Charge	Changes
	£	£	%
(Licensing Fees set locally)			
(Only one Licence at the present time – Alexandra Palace)			
FEES PAYABLE ARE ON THE FOLLOWING SCALES Capacity (Maximum permitted number of persons)			
Up to100	976	976.00	0%
101-200	1,941	1,941.00	0%
201-300	2,851	2,851.00	0%
301-400	3,850	3,850.00	0%
401-500	4,827	4,827.00	0%
501-1000	6,590	6,591.00	0%
1001-1500	8,965	8,965.00	0%
1501-2000	12,557	12,558.00	0%
2001-2500	15,532	15,533.00	0%
2501-5000	32,815	32,815.00	0%
5001 plus	53,383	53,384.00	0%
For new applicants an introductory discount of 50% for the Licenses up to 100 persons non-refundable			
Additional charge for each extension of hours beyond 11.00 p.m. per day	191.3	192.00	0%
Additional charge for each extension of hours beyond 2.00 a.m. per day	768.3	769.00	0%
Transfer Fee	655.75	656.00	0%
Duplicate Licence	77.75	78.00	0%
Exhibition Licenses			
Booking Office Licence	874.7	875.00	0%
Transfer of above	641.45	642.00	0%
Variation of Annual Licence	655.75	656.00	0.0%

Licensing Act 2003- SET BY SECRETARY OF STATE.

The non-domestic rateable value of the applicant premises determines which of the five fee bands is applicable. Premises that do not have a non-domestic rateable value, for example parks and open spaces, fall into Band A. Premises that form part of larger premises should use the non-domestic rateable value of the larger premises to determine the fee band. Premises that consist of two more areas with different non-domestic rateable values pay the fee for the band of the premises with the greatest non-domestic rateable value only.

BASE FEE

Rateable value of applicant premises	Band	Base fee	Additional fee for premises used primarily for the sale of alcohol
Nil to £4,300	A	£100	Nil
£4,300 to £33,000	B	£190	Nil
£33,001 to £87,000	C	£315	Nil
£87,001 to £125,000	D	£450	Base Fee x 2
£125,001 and above	E	£635	Base Fee x 3

Supplementary fee

Capacity of Premises	Supplementary Fee	Capacity of Premises	Supplementary Fee	Capacity of Premises	Supplementary Fee
5,000 to 9,999	£1,000	30,000 to 39,999	£16,000	70,000 to 79,999	£48,000
10,000 to 14,999	£2,000	40,000 to 49,999	£24,000	80,000 to 89,999	£56,000
15,000 to 19,999	£4,000	50,000 to 59,999	£32,000	90,000 and over	£64,000
20,000 to 29,999	£8,000	60,000 to 69,999	£40,000		

Applications made in respect of a school, college, church, church hall or community hall that are used solely for the purposes of providing **regulated entertainment** are exempt from the fee if the following conditions are met:

i) The holder of the premises licence or club premises certificate is:

(a) the proprietor of an educational institution which is a school or college; and

(b) the licence or certificate has effect in respect of premises that are or form part of the educational institution; and

(c) the provision of regulated entertainment on the premises is carried on by the educational institution for and on behalf of the purposes of the educational institution; or

ii) That the premises licence or club premises certificate has effect in respect of premises that are or form part of a church hall, chapel hall or other similar building or a village hall, parish hall or community hall or other similar building.

There are no other fee reductions available, not even for charitable or non-profit making events.

Annual continuation fee

Band	Base fee	Additional fee for premises used primarily for the sale of
A	£70	Nil
B	£180	Nil
C	£295	Nil
D	£320	Base Fee x 2
E	£350	Base Fee x 3

mentary Fee for premises that have capacity for more than 5000 p

Capacity of Premises	Supplementary Fee	Capacity of Premises	Supplementary Fee
5,000 to 9,999	£500	40,000 to 49,999	£12,000
10,000 to 14,999	£1,000	50,000 to 59,999	£16,000
15,000 to 19,999	£2,000	60,000 to 69,999	£20,000
20,000 to 29,999	£4,000	70,000 to 79,999	£24,000
30,000 to 39,999	£8,000	80,000 to 89,999	£28,000
		90,000 and over	£32,000

Other fees payable

Application/notice type	Fee	
Application for a minor variation of a Premises Licence/of Club Premises Certificate	£89.00	Statutory
Application for copy/summary of a Premises Licence (on theft, loss etc)	£10.50	Statutory
Notification of change of name, address of Premises Licence holder or designated premises supervisor	£10.50	Statutory
Application to vary the person designated as the premises supervisor	£23.00	Statutory
Application to transfer Premises Licence	£23.00	Statutory
Interim Authority Notices	£23.00	Statutory
Application for making a Provisional Statement	£315.00	Statutory
Application for copy/summary of Club Premises Certificate (on theft, loss etc)	£10.50	Statutory
Notification of change of name by a Club or alteration of Club rules	£10.50	Statutory
Notification of a change of relevant registered address of a Club	£10.50	Statutory
Notification of a Temporary Event	£21.00	Statutory
Application for a copy of a Temporary Event Notice (on theft, loss etc)	£10.50	Statutory
Notification of an interest in any premises	£21.00	Statutory
Application for grant/renewal of a Personal Licence	£37.00	Statutory
Application for a copy of Personal Licence (on theft, loss etc)	£10.50	Statutory
Notification of change of name and address of Personal Licence holder	£10.50	Statutory

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Haringey Council

Equality Impact Assessment

Name of Project	Fees and charges	**Cabinet meeting date** ***If applicable***	
Service area responsible	Regulatory Services		
Name of completing officer	Daliah Barrett	**Date EqIA created**	08/12/2016
Approved by Director / Assistant Director	Stephen McDonnell	**Date of approval**	

The Equality Act 2010 places a '**General Duty'** on all public bodies to have '**due regard'** to:

- **Eliminating discrimination, harassment and victimisation and any other conduct prohibited under the Act**
- **Advancing equality of opportunity between those with 'protected characteristics' and those without them**
- **Fostering good relations between those with 'protected characteristics' and those without them.**

In addition the Council complies with the Marriage (same sex couples) Act 2013.

Haringey Council also has a '**Specific Duty'** to publish information about people affected by our policies and practices.

All assessments must be published on the Haringey equalities web pages. All Cabinet papers MUST include a link to the web page where this assessment will be published.

This Equality Impact Assessment provides evidence for meeting the Council's commitment to equality and the responsibilities outlined above, for more information about the Councils commitment to equality; please visit the Council's website.

Stage 1 – Names of those involved in preparing the EqIA	
1. Project Lead Daliah Barrett	5.
2. Equalities / HR Zakir Choudhury	6.
3. Legal Advisor (where necessary)	7.
4. Trade union	8.

Stage 2 - Description of proposal including the relevance of the proposal to the general equality duties and protected groups. Also carry out your preliminary screening (Use the questions in the Step by Step Guide (The screening process) and document your reasoning for deciding whether or not a full EqIA is required. If a full EqIA is required move on to Stage 3.
An initial Equalities Impact Assessment screening has been undertaken, whilst we are recommending an increase in fees in this instance we are satisfied that an EQIA is not required after screening, as the impact will be on business, not on individuals with protected characteristics.

Stage 3 – Scoping Exercise - Employee data used in this Equality Impact Assessment **Identify the main sources of the evidence, both quantitative and qualitative, that supports your analysis. This could include for example, data on the Council's workforce, equalities profile of service users, recent surveys, research, results of recent relevant consultations, Haringey Borough Profile, Haringey Joint Strategic Needs Assessment and any other sources of relevant information, local, regional or national.**	
Data Source (include link where published)	**What does this data include?**
EqIA Profile on Harinet	Age, gender, ethnicity, disability information – for the Council and the Borough

Stage 4 – Scoping Exercise - Service data used in this Equality Impact Assessment **This section to be completed where there is a change to the service provided**	
Data Source (include link where published)	**What does this data include?**

Stage 5a – Considering the above information, what impact will this proposal have on the following groups in terms of impact on residents and service delivery: Positive and negative impacts identified will need to form part of your action plan.				
	Positive	**Negative**	**Details**	**None – why?**
Sex				None- see comments in stage 2
Gender Reassignment				None- see comments in stage 2
Age				None- see comments in stage 2
Disability				None- see comments in stage 2
Race & Ethnicity				None- see comments in stage 2
Sexual Orientation				None- see comments in stage 2
Religion or Belief (or No Belief)				None- see comments in stage 2
Pregnancy & Maternity				None- see comments in stage 2
Marriage and Civil Partnership (note this only applies in relation to eliminating unlawful discrimination (limb 1))				None- see comments in stage 2

Stage 5b – For your employees and considering the above information, what impact will this proposal have on the following groups: Positive and negative impacts identified will need to form part of your action plan.				
	Positive	**Negative**	**Details**	**None – why?**
Sex				None- see comments in stage 2
Gender Reassignment				None- see comments in stage 2
Age				None- see comments in stage 2
Disability				None- see comments in stage 2
Race & Ethnicity				None- see comments in stage 2
Sexual Orientation				None- see comments in stage 2
Religion or Belief (or No Belief)				None- see comments in stage 2
Pregnancy & Maternity				None- see comments in stage 2
Marriage and Civil Partnership (note this only applies in relation to eliminating unlawful discrimination (limb 1))				None- see comments in stage 2

Stage 6 - Initial Impact analysis	Actions to mitigate, advance equality or fill gaps in information

Stage 7 - Consultation and follow up data from actions set above	
Data Source (include link where published)	**What does this data include?**

Stage 8 - Final impact analysis
Overall the impacts are onsidered universal and no impact to the protected characteristics.

Stage 9 - Equality Impact Assessment Review Log

Review approved by Director / Assistant Director		Date of review	
Review approved by Director / Assistant Director		Date of review	

Stage 10 – Publication

Ensure the completed EqIA is published in accordance with the Council's policy.

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Agenda Item 8

Report for Decision - Regulatory Committee 17th January 2017

Item number: n/a

Title: Review of Fees Payable under the Gambling Act 2005.

Report authorised by: Stephen McDonnell -AD Commercial & Operations

Signed Date..21st Nov 2016

Lead Officer: Daliah Barrett – 8489 8232, daliah.barrett@haringey.gov.uk

Ward(s) affected: All

Report for Key/ Non Key Decision: Key

1. Describe the issue under consideration

1.1 The Council's income policy requires an annual review of the level of the Fees and Charges levied upon service users with a view to ensuring that income is maximised commensurate with the full recovery of costs.

1.2 The Regulatory Committee has the ability to set fees for licences and Permits under the Gambling Act 2005 ('The Act').The Gambling (Premises Licence Fees) (England and Wales) Regulations 2007 lays out functions that the Council can charge for and specifies a range within which it must set those fees.

1.3 This report seeks approval for the increased licence fees to take effect from 1st January 2017.

2 Cabinet Member Introduction

2.1 The Act brought in major reforms to the structure of the law on gambling in this country. It brought in considerable responsibilities for local authorities in their role as the appropriate 'Licensing Authorities '. Every Licensing Authority must set its own fees following guidance and maximum amounts set by The Department of Culture Media and Sports. This report seeks consent to the proposed fees required under the Act and approval to start consultation which will then be undertaken with the Gambling trade/Industry as required.

3 Recommendations

3.1 The Committee is asked to

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(1) Approve the recommended increases to the application and annual fees to the statutory maximum as set out in Appendix 1 attached to the report, with effect from 1st January 2017.

4 Reasons for decision

4.1 It is a requirement that fees are reviewed to ensure that fees are set to cover the full cost recovery to the Licensing Authority. A review of the current cost involved show that full costs are not being recovered. There has been no increase in fees since the introduction of the Act in 2007.

5. Alternative Options Considered

5.1 The fees remaining at the current levels which is less than the statutory maximum was considered. However this option was not considered appropriate as rather than being cost neutral, the administration of this statutory function would create a cost to the Council and would not be in line with the Council income policy.

6 Background information

6.1 The Gambling Act 2005 put in place the reform of gambling control and created a new regulatory system that governs the provision of gambling in England and Wales. Local Authorities share the responsibility with the Gambling Commission in regulating commercial gaming. Local authorities have specific roles, which include the licensing of gambling premises and regulating lower stakes gambling machines in clubs.

6.2 The Act provides the licensing authority with the ability to charge fees for gambling premises licences and permits as well as other miscellaneous fees. Members should note that fees for permits are set centrally by Government. Licensing Authorities have no discretion in regard to fees for permits.

6.3 The Act devolves to licensing authorities the freedom to set fees for premises licence applications subject to the fee maximums given by central Government. The fees are in the form of a one off application fee followed by an annual fee and licensing authorities must set the fees subject to the following principles:

- To ensure that fees are set at a level that enables full cost recovery by the licensing authorities:
- To ensure fairness and value for money for the gaming industry.

6.4 Regulations set by the European Union Services Directive, Provision of Services Regulations 2009, made under Directive 2006/123/EC of the European Parliament came into effect on 27 December 2009. Under these regulations any charges which applicants incur under a licensing scheme must be reasonable and proportionate to the cost of the procedures and formalities

under the scheme, and must not exceed the cost of those procedures and formalities.

The Secretary of State has applied maximum fees for a number of different activities relating to the premises and for payments to the licensing authority in relation to each of the following activities:

- Application for a licence
- Notification to the licensing authority that a licensee address has changed
- Application to vary an activity authorised by a licence, a condition attached to a licence, or another detail of a licence.
- Application to transfer a premises licence from one licensee to another.
- Application for reinstatement of a licence which has lapsed
- Application for a provisional statement (a type of provisional authorisation on the basis of which the holder may make a later application for a premises licence proper)

7. It is proposed that fees will increase to a statutory maximum to ensure a full cost recovery. The current fees and proposed increase can be found in Appendix 1

8. **Analysis of possible income & expenditure**

8.1 In arriving at these proposed fees, the authority has carried out a costing expenditure exercise and likely income from the proposed annual licence fees. Expenditure takes into account time spent advising applicants, determining applications, hearings and appeals through to enforcement and compliance and review.

8.2 The administrative costs include officer salaries, on-costs, support costs that include inspection. legal, finance, IT software and the proportionate costs of undertaking a 3 yearly consultation of the Statement of Gambling Policy required to facilitate the delivery of this function. The total outlay costs have been equally divided between the costs of each annual licence fee as the most appropriate of proportioning expenditure. The costing exercise is set out at Appendix 2.

9 **Contribution to strategic outcomes**

9.1 Priority 3 - A Clean and safe borough where people are proud to live and work.

10. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

10.1 Comments from Finance

The proposed fees enable cost recovery, without profit, which is clearly demonstrated in Appendix 2 below. The increase in fees is in line with the Council's income policy.

The overall expected increase to income, as a result of the revised fees, is expected to be in the region of £2500 per annum, based on current volumes, therefore there is no significant financial impact.

11 Comments from Legal

The Assistant Director of Corporate Governance has been consulted in the preparation of this report and comments as follows.

Section 212 of The Gambling Act 2005, gives the Secretary of State powers to make Regulations prescribing the license fees payable to the licensing authority.

The Gambling (Premises Licence Fees) (England and Wales) Regulations 2007 give the Licensing Authority the freedom to set fees for gambling premises license applications, subject to prescribed maximum fees for each category of license. In setting its fees the Licensing Authority must aim to ensure that the income from fees as nearly as possible equates to the costs of providing the service to which the fee relates.

In addition, The Provision of Services Regulations 2009, require any charges to be reasonable and proportionate to the cost of the procedures and formalities under the licensing scheme and not to exceed the cost of those procedures and formalities.

The Council may therefore charge the maximum prescribed fees, so long as those fees enable full cost recovery to be made without any profit. Members will need to be satisfied that the fees being approved have been calculated on a cost recovery basis only.

12 Equalities Implications

12.1 It is clearly seen by Government that gambling can impact on the lives of all in society and particularly the young and those people who may be vulnerable to gambling activities. It is a primary objective of both the Act and the local policy statement that such persons are protected. An EQiA was carried out for the revised policy earlier this year.

12.2 In deciding whether or not a full EqIA is needed the screening tool was used

to consider the potential impact on protected groups:

Does the policy/procedure/project etc affect service users, employees or the wider community, and potentially have an affect in terms of equality? No

Is it a major policy/change significantly affecting how functions are delivered? - No.

Does it relate to functions that previous involvement or activities have identified as being important to protected groups? - No

Does it relate to an area where there are known inequalities e.g. disabled peoples access to a service, racist/homophobic bullying - No

Does it relate to a policy/process/project where there is significant potential for reducing inequalities or improving outcomes e.g. increasing take up of services by a protected group. -No

10.1 Equality Impact Assessment (EIA) is not relevant to this decision.

13 Use of Appendices

Appendix 1- Proposed fees (showing existing fees in brackets)

Appendix 2 – Costing exercise

Appendix 1

For ease of reference the maximum fees identified by The Department of Culture Media and Sports (DCMS) that we are now intending to charge are shown below, the existing fees are shown in brackets. The Copy Licence and Notification of Change fees were already set at the maximum level, so no change is proposed.

	New Application £	Annual Fee £	Application to Vary £	Application to Transfer £	Application for Re-Instatement £	Application for Provisional Statement £	Licence Application (provisional Statement holders £	Copy Licence £	Notification of Change £
Bingo Club	3500 (3150)	1000 (900)	1750 (1575)	1200 (1080)	1200 (1080)	3500 (3150)	1200 (1080)	25 (25)	50 (50)
Betting Premises (excluding Tracks)	3000 (2700)	600 (580)	1500 (1350)	1200 (1080)	1200 (1200)	3000 (2700)	1200 (1080)	25 (25)	50 (50)
Tracks	2500 (2250)	1000 (900)	1250 (1125)	950 (855)	950 (855)	2500 (2250)	950 (855)	25 (25)	50 (50)
Family Entertainment Centres	2000 (1800)	750 (675)	1000 (900)	950 (855)	950 (855)	2000 (1800)	950 (855)	25 (25)	50 (50)
Adult Gaming Centre	2000 (1800)	1000 (900)	1000 (900)	1200 (1080)	1200 (1080)	2000 (1800)	1200 (1080)	25 (25)	50 (50)

Appendix 2 – Costing exercise

2 Expected Income and Expenditure

Gambling Premises

Expected Income from annual licences

Type of Licence	Number of licences in place	Annual Fee	Estimated income (Annual Fee)
Betting (Premises Licence)	63	£600	£37,800
Adult Gaming Centre Permit	4	£1,000	£4,000
Bingo Premise Licence	1	£1,000	£1,000
Betting (Track)	2	£1,000	£2,000
Applications to Vary	Estimated 3% of total licences available	n/a	£3,082
Applications to Transfer	Estimated 3% of total licences available	n/a	£2,505
Total Income			**£50,388 Max**

Expected Expenditure

Type of Expenditure	Annual Expenditure
Licensing team costs including site visits and inspections	£23,629
Management support costs	£3,742
Suppliers and Services	£4,210
Committee Services costs	£2,580
Corporate Overhead costs including legal costs	£16,376
Total Expenditure	**£50,537**

The total expenditure is expected to be £149 more than income. Fees are set at the Statutory Maximum

Agenda Item 9

Report for Decision - Regulatory Committee 17th January 2017

Item number: n/a

Title: Review of Street Trading Fees and Charges under London Local Authorities Act 1990.

Report authorised by: Stephen McDonnell -AD Commercial and Operations

Signed.....Date.....2/12/16.....

Lead Officer: Daliah Barrett – 8489 8232, daliah.barrett@haringey.gov.uk

Ward(s) affected: All

Report for Key/ Non Key Decision: Key

1. Describe the issue under consideration

1.1 The Council's income policy requires an annual review of the level of the Fees and Charges levied upon service users with a view to ensuring that income is maximised commensurate with the full recovery of costs.

1.2 The Regulatory Committee has the ability to set fees for licences under the London Local Authorities Act 1990 ('The Act') lays out functions that the Council can charge for.

1.3 This report seeks agreement from the Committee to engage in consultation on he new street trading fees and charges.

1.4 The outcome of the consultation will be brought back to a later Committee.

2. Cabinet Member Introduction

2.1 It is widely recognised that street trading can benefit an areas not only in terms of regeneration, economic development, culture and tourism, but also in relation to food and health, community cohesion and the environment as a whole. Haringey has a wide variety of producers based in the borough and it is important that we are able to offer them the means in which to get recognition and promote their business.

3. Recommendations

3.1 Approve the draft street trading fees for consultation as shown in Appendix 1.

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4. Reasons for decision

4.1 It is a requirement that fees are reviewed to ensure that fees are set to cover the full cost recovery to the Local Authority. A review of the current cost involved show that full costs are not being recovered for street trading licensing activities. The Supreme Court case of of (R (Hemming and Others) v Westminster City Council) concluded that the amount of the fee is required to be determined every year and further that a Local Authority was precluded from making a profit from the licensing regime. A full account of the fee income and expenditure would therefore need to be considered to ensure a surplus is not being made.

5. Alternative Options Considered

5.1 The fees could remain at the current levels which would mean we would not be observing full cost recovery. If this were the case then rather than being cost neutral, the administration of this function would create a cost to the Council and would not be in line with the Council income policy.

6. Background information

6.1 Section 32 of the London Local Authorities Act 1990 allows fees to be set for the grant, renewal and variation of a licence. The Council may only recover from licence holders the reasonable costs incurred to administer the regime. Administration of street trading will be carried out by the Licensing team, together with support from Legal Services and from Governance Services, when arranging and co-ordinating arrangements for hearings in relation to Permanent/Traditional Pitches.

6.2 Calculation of Fees for 2015/16

6.3 In order to ensure compliance with the legislation, the licensing service has carried out an examination of the processes that are undertaken in order to administer licence applications/renewals, the costs of investigating compliance with the legislation.

6.4 It should also be noted that the Hemmings case has been referred to the European Court of Justice to decide whether on making the application, the costs of the authorisation procedures and formalities is one charge, and on the application being successful, a further fee should be levied to to cover the costs of the running and enforcement of the licensing scheme.

6.5 The application process is in two stages:

1. An initial application fee in order to process and determine the application.
2. On going costs for successful applicants which include enforcement costs for monitoring compliance, this allows us to be compliant with the requirements in Hemming.

There is no requirement to refund the fee if the application is not successful as we have only charged the cost of determining the application.

6.6 Income on street trading for 2015/16 was £179,000, the cost of the service was £198k, there was a deficit of £18k which is approximately 10% of the income of (£179K) therefore we are proposing a general increase of 10% in order to make the street trading licensing activities break even.

6.7 The proposed fees for street trading will result in the Licensing service Service to recover their costs. The resources required to administer the current level of street trading within London Borough of Haringey will be managed within current resources.

7. Analysis of expenditure

7.1 In arriving at these proposed fees, the authority has carried out a costing expenditure exercise. Expenditure takes into account time spent advising applicants, determining applications, hearings and appeals. The administrative and compliance costs include officer salaries, on-costs, support costs that include inspection. legal, finance, IT software and the proportionate costs of street cleansing and policy considerations. The total expenditure cost in administering street trading is £198320. This is made up of the following costs:

Expenditure Type	Costs
Staff costs (direct and indirect) -	£104554
Supplies and Services -	£33206
Corporate overheads -	£50560
Debt recovery	£10000
	£198320

8. Consultation

8.1 The proposed fees are required to be submitted for consultation with all relevant stakeholders. The legislation states that the authority must publish a notice in the local paper specifying a period in which written representations may be made in relation to the proposed charges.

9. Contribution to strategic outcomes

9.1 Priority 4 - Drive growth and employment from which everyone can benefit.

Street trading can contribute to the economic, cultural, environmental and social well being of the borough. It is also a positive tool for enterprise to be promoted in the borough.

10. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

10.1 Finance has reviewed the financial information in the report and its methodology on gathering the expenditure data and the Service has not included any costs which are irrelevant to the street trading licensing activities.

Additionally, the recommended fee increase of 10% on the current licensing activities and number of licences and the current cost and staffing structure should not generate any surplus.

11. Legal Comments

11.1 The Assistant Director of Corporate Governance has been consulted in the preparation of this report and comments as follows.

Section 32(1) of the London Local Authorties Act 1990 (the Act) enables the Council to charge such fees for the grant and renewal of street trading licenses or for variation, as the Council may determine. The fee may cover in whole or in part the reasonable administrative and other costs in connection with street trading not otherwise recovered.

11.2 The Council may also recover such charges as may be sufficient, taking one year with another, to cover the reasonable costs not otherwise recovered of the collection, removal and disposal of refuse or other services to license holders, the cleansing of the street in which street trading occurs that are attributable to such trading, any reasonable administrative costs and some enforcement costs.

11.3 The Provision of Services Regulations 2009 give effect to EC Directive 2006/123/EC on services in the in the domestic market.

11.4 Article 13(2) of Directive 2006/123/EC requires any charges which the applicants may incur from their application to be reasonable and proportionate to the cost of the authorisation procedures in question and they shall not exceed the cost of the procedures. In the case of R (on the application of Hemming and others) v Westminster City Council the Advocate General (AG) has recently concluded that it is unlawful for authorities to include in the initial charge, the costs of managing and enforcing the regime, such as investigating and prosecuting parties operating without a license. The Court of Justice of the European Union is considering the matter and if they agree with the AG, the Council will only be able to recover that part of the charge relating to enforcement costs once the license has been granted. The 2 stage charging regime will comply with the AG's decision and any subsequent decision by the European Court of Justice that may agree with his conclusion.

11.5 Section 32(7) of the Act requires that before varying its charges the council must give notice of the proposed charges to license holders or their representative bodies and publish a notice of the proposed charges in a local newspaper. The notice must state how the chares have been computed and and give a reasonable period of not less than 28 days for written representations.

11.6 In reviewing fees and charges the service needs to demonstrate that they have had due regard to the overarching Public Sector Equality Duty as set out in the Equality Act 2010 and undertaken an equalities impact assessment if found to be necessary.

12. Equalities Implications

12.1 An Initial Equalities Impact Assessment screening has been undertaken, whilst we are recommending an increase in fees in this instance we are satisfied that an EQIA is not required after screening, as the impact will be on business, not on individuals with protected characteristics.

13. Use of Appendices

Appendix 1 – proposed Street Trading charges

Appendix 1

Proposed Street Trading charges:

Regulatory Services	Current Charge 16/17	Proposed Charge 16/17	% Increase
	£	£	
1.STREET TRADING			
a) APPLICATION FEES FOR LICENCES			
New apps- Traditional stalls Wood Green High Road (inc electricity)	118.00	129.80	10%
New apps-Traditional Stalls, Tottenham Hotspur Match day	118.00	129.80	10.00%
New apps- Trading and Displays Outside Shop Premises	118.00	129.80	10.00%
Renewal for 3 Years	118.00	129.80	10.00%
Renewal for 2 years or less	80.00	88.00	10.00%
Application for temporary licence for six months or less-	48.00	52.80	10.00%
Application for temporary licence for six month or less on private land -Spurs Match days.	225.00	247.50	10.00%
Street Festivals/approved events Temporary licence for 1 day	22.55	24.80	10.00%
Tables and chairs outside catering establishments Application/renewal for 1 year	63.00	69.30	10.00%
Temporary Licence for six months or less	39.00	42.90	10.00%
Variations of Licences			
Application for variation made at time of renewal	no charge	no charge	
Application for variation made during term of Licence	78.00	85.80	10.00%
b) WEEKLY CHARGES PAYABLE IN ADDITION TO ABOVE FEES			
Tottenham Hotspur Match day stalls selling refreshments	47.00	51.70	10.00%
Tottenham Hotspur match day non-food stalls	19.00	20.90	10.00%

Traditional stalls (small) Wood Green High Road (inc electricity)			
Small stalls trading 6 days or more	32.00	35.20	10.00%
Temporary small stalls trading two fixed days	22.52	24.80	10.00%
Refreshment and all other large stalls	62.00	68.20	10.00%
Approved extensions to large stalls (per sq. metre)	15.35	16.90	10.00%
Displays of good outside shops (per Sq. metre)	15.00	16.50	10.00%
Tables and chairs outside catering establishments (per sq. metre)	13.00	14.30	10.00%
Temporary Stall at Street Festival	24.80	24.80	10.00%
community events/promotional events			
Temporary licence for 6 months or less on private land	20.00	22.00	10.00%
Other Additional Charges			
Removal by council of goods, stalls, tables, chairs left in street outside trading hours	228.00	250.80	10.00%
Daily storage of same by Council	130.00	143.00	10.00%
Removal and disposal of refuse by council in default of licence holder	Actual cost incurred + 30% Establishment Charge	Actual cost incurred + 30% Establishment Charge	
Refunds by Council Refusal to renew licence (other than temporary licence)	Whole Fee	Whole Fee	
Enforcement			
Release fee for the removal and one day storage of a vehicle seized in lieu of legal proceedings	259.00	284.90	10.00%
Additional daily charge (excluding Saturdays, Sundays and Public Holidays	29.00	31.90	10.00%

Haringey LONDON

Report for: **Regulatory Committee 17th January 2017**

Item number:

Title: Animal Boarding Establishments Act 1963 – New Standard Conditions for Cat and Dog Boarding Establishments.

Report authorised by : AD-Commercial & Operations

Lead Officer: Daliah Barrett- Licensing Team leader

Ward(s) affected: **All**

Report for Key/ Non Key Decision:

1. **Describe the issue under consideration**
The Animal Boarding Establishments Act 1963 requires anyone who wishes to keep a boarding establishment (i.e. kennels or a cattery) to be licensed by the local authority and to comply with the terms, conditions and restrictions of that licence. If they do not they breach the law.

This report considers the recommendation of new model condition and guidance

2. **Cabinet Member Introduction**
N/A

3. **Recommendations**
That the Regulatory Committee

Approves the adoption of the 'Model Licence Conditions and Guidance for Cat Boarding Establishments 2013' and the Model Licence Conditions and The Guidance for Dog Breeding Establishments 2016 published by the Chartered Institute of Environmental Health (CIEH) and set out in Appendix 1 and 2 to this report, with effect from 4th October 2016.

4. **Reasons for decision**
The authority currently has standard conditions which are applied to animal boarding establishment licences. These are currently only for catteries and are out of date in that they do not address the requirements within the 2006 Welfare Act. The CIEH has revised and updated the model conditions so that they better reflect the legal and animal welfare considerations inspectors

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/officers should consider when looking at animal boarding establishments and making recommendations for licensing and any applicable conditions.

5. **Alternative options considered**
N/A

6. **Background information**

6.1 This authority currently has outdated conditions in relation to catteries (see appendix 3) and none specific to dog boarding establishments. We have seen an increase in applications for 'doggy day care' type operations in the borough.
It is becoming increasingly popular for individuals to carry out small-scale commercial boarding of dogs within their own home. This requires an animal boarding licence and compliance with the Council's model conditions. There have been developments in the understanding of animal welfare and also the introduction of the Animal Welfare Act in 2006 that have lead to the need to revise the conditions as a whole. The revised conditions have been published by the Chartered Institute of Environmental Health (CIEH) and are recommended for adoption. An example of standard conditions for dog boarding establishment can be seen at Appendix 4. An example of revised conditions for cat boarding establishments can be seen at Appendix 5.

6.2 Before granting any animal boarding licence the local authority must consider the ability of the establishment to ensure:

- The accommodation is suitable in regard to its construction, size, number of occupants, exercising facilities , temperature, lighting, ventilation and cleanliness.
- Adequate supply of suitable food, drink and bedding material for the animals and that they are adequately exercised and visited at suitable intervals.
- All reasonable precautions are taken to prevent and control the spread of infectious or contagious diseases, including the provision of isolation facilities.
- Appropriate steps are taken for the protection of animals received into the establishment that is available for inspection at any time.
- Appropriate steps are taken for the protection of animals in the case of fire or other emergency.
- A detailed register is maintained of any animals received into the establishment that is available for inspection at any time.

6.3 The local authority may:

- Attach appropriate conditions to the licence

- Inspect the premises at all reasonable times.
- Refuse a licence if the standards at the premises are unsatisfactory.
- Take formal legal action for running an animal boarding establishment without the relevant licences or operating in contravention of licence conditions.

6.4 The Model Conditions form the recommended basic minimum standards – considered necessary to ensure the health, safety and welfare of cats and dogs in boarding establishments. With this in mind the document is intended not only to support those who are tasked with inspecting , advising and licensing catteries under the Animal Boarding Establishments Act 1963, but also to be useful to owners and managers of catteries and those planning to offer animal boarding facilities who wish to understand the legal requirements under relevant legislation.

7. Contribution to strategic outcomes

Priority 3 - *A clean, well maintained and safe borough where people are proud to live and work*

We are able to achieve this by the adoption of the new model conditions being used to ensure that all companion animals in temporary care are kept in suitable conditions with proper regard to the welfare of the animals concerned.
We are making clear the expectations placed upon prospective licensed operators. Targeting our resources into education and supporting lawful responsible business operators over enforcement. The Council will however take effective actions against illegal or irresponsible operators when the situation demands it.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance and Procurement
There are no specific resource implications contained within this report. Any costs associated with the introduction of the new standard conditions will be absorbed by the current budget for the Licensing Service. The Councils schedule of fees and charges for animal welfare licences is unaffected by this proposal.

9. Legal

The Assistant Director of Corporate Governance has been consulted in the preparation of this report and comments as follows:

Section 1 of The Animal Boarding Establishments Act 1963 (The Act) requires anyone who wishes to keep a boarding establishment for animals to be

licensed by the local authority and to abide by the conditions of their license. Failure to do so is a criminal offence.

In determining whether to grant a licence the local authority must have regard to the need for securing the welfare and protection of the animals as set in section 1(3) of the Act and paragraph 6.2 of this report and shall specify such conditions in the licence as appear to the local authority necessary or expedient for securing all of the objects of section 1(3).

The CIEH Model License conditions for Cat Boarding Establishments 2013 (revised in June 2016) and the Model License Conditions for Dog Breeding Establishments 2016 (May) at appendices 1 and 2 set out the updated model conditions considered appropriate and best practice for such establishments and reflects their duties to meet the welfare needs of the animals in their care under section 9 of the Animal Welfare Act 2006. The duties include taking steps to meet the animals' needs:

- for a suitable environment,
- for a a suitable diet
- to be able to exhibit normal behaviour patters
-to be housed separately if necessary
- to be protected from pain, suffering injury and disease

Under Part 3 Section B paragraph (7) (2)(a) of the Council's Constitution, one of the Regulatory Committee's function is to determine all policy issues and the standard terms and conditions relating to non executive licensing functions of the Council, which includes the functions under section 1 of the Animal Board Establishments Act 1963. Adopting the model conditions is therefore a decision which falls within the remit of the Regulatory Committee.

10. Equality

Under the Equality Act 2010, Section 149, a public authority must, in the exercise of its functions, have due regard to the need to—

- eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

10.1 In deciding whether or not a full EqIA is needed the screening tool was used to consider the potential impact on protected groups:
Does the policy/procedure/project etc affect service users, employees or

the wider community, and potentially have an affect in terms of equality? No

Is it a major policy/change significantly affecting how functions are delivered? - No.

Does it relate to functions that previous involvement or activities have identified as being important to protected groups? - No

Does it relate to an area where there are known inequalities e.g. disabled peoples access to a service, racist/homophobic bullying - No

Does it relate to a policy/process/project where there is significant potential for reducing inequalities or improving outcomes e.g. increasing take up of services by a protected group. -No

10.1 Equality Impact Assessment (EIA) is not relevant to the decision as this legislation is purely for animal welfare.

11. **Use of Appendices**

Appendix 1- Model Conditions for Cat Boarding Establishments
Appendix 2 – Model Conditions for Dog Boarding Establishments
Appendix 3 - Current standard conditions for catteries
Appendix 4 – Example Conditions for Dog Boarding Establishments

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

Appendix 1- Model Conditions for Cat Boarding Establishments

Model Licence Conditions and Guidance for Dog Boarding Establishments 2016

BSAVA British Small Animal Veterinary Association

BVA British Veterinary Association

Chartered Institute of Environmental Health

Corporation of London

Dogs Trust

Epping Forest District Council

international cat care

PIF Pet Industry Federation

RSPCA

The Kennel Club

Borough Council of Wellingborough

May 2016

This document has been prepared in the best interests of animal welfare and to advise those tasked with inspecting, advising and licensing kennels under the Animal Boarding Establishments Act 1963.

It has been reviewed for the first time in 20 years and has therefore been updated to include, and ensure compliance with, the Animal Welfare Act 2006. Equally, the contents reflect changes in training/ handling techniques during that time.

No liability rests with contributing bodies for the circumstances arising out of the application of conditions contained within the document.

The contents of this document will be kept under regular review to ensure that it remains relevant and accurate.

The groups consulted included:

Borough Council of Wellingborough

British Small Animal Veterinary Association

British Veterinary Association

Chartered Institute of Environmental Health

Corporation of London

Dogs Trust

Epping Forest District Council

International Cat Care

Pet Industry Federation (formerly Pet Care Trust)

Royal Society for the Prevention of Cruelty to Animals

The Kennel Club

Contents

Introduction

The Chartered Institute of Environmental Health (CIEH) model licence conditions and guidance for dog boarding establishments was published in 1995.

Since then there have been developments in the understanding of animal welfare and also the introduction of the Animal Welfare Act in 2006. It was, therefore, felt timely to revise and update this document so that it better reflects the legal and animal welfare considerations inspectors should consider when looking at boarding kennels and making recommendations for licensing and any conditions applicable.

This document is aimed at all those who are tasked with inspecting, advising and licensing kennels under the Animal Boarding Establishments Act 1963 ('the 1963 Act'). It may also be useful to owners and managers of kennels and those planning to build boarding kennels who wish to better understand what their legal requirements are under both the 1963 Act and the Animal Welfare Act 2006 ('the 2006 Act') as well as other related legislation.

The main legal requirements

There are two main pieces of legislation that attention should be drawn to, namely: the Animal Boarding Establishments Act 1963 and the Animal Welfare Act 2006.

1 Animal Boarding Establishments Act 1963

The 1963 Act requires anyone who wishes to keep a boarding establishment (ie, in this context a kennel) to be licensed by the local authority and abide by the conditions of the licence. If they do not they are in breach of the law. In particular the local authority will consider the ability of the establishment to ensure:

- Accommodation is suitable as respects construction, size, number of occupants, exercising facilities, temperature, lighting, ventilation and cleanliness.
- Ensure adequate supply of suitable food, drink and bedding material for the animals and that they are adequately exercised and visited at suitable intervals.
- All reasonable precautions are taken to prevent and control the spread of infectious or contagious diseases, including the provision of isolation facilities.
- Appropriate steps are taken for the protection of animals in the case of fire or other emergency.
- A detailed register is maintained of any animals received into the establishment that is available for inspection at all time.

Those responsible for kennels must ensure that a copy of the licence and its conditions (maximum number of dogs and number of holding units) is displayed prominently in the boarding establishment.

No animals other than dogs are to be boarded within the licensed facilities without the written approval of the local authority.

2 Animal Welfare Act 2006

Sections 1 and 2 of the 2006 Act set out which animals are protected. This includes any animal (vertebrate) other than man (Section 1) which is commonly domesticated in the British Isles, or under the control of man whether on a permanent or temporary basis, or is not living in a wild state (Section 2). Thus dogs are protected by this piece of legislation.

Section 3 of the 2006 Act sets out who can be found to be responsible for an animal and this includes on a permanent or temporary basis as well as being in charge of it or owning it. Therefore, in the context of this document, the boarding establishment owner as well as their employees can be found liable under this piece of legislation. No one under the age of 16 years can be deemed to be responsible for an animal.

Section 4 of the 2006 Act sets out offences concerned with unnecessary suffering. An offence is committed here if someone's act or failure to act causes an animal to suffer, whether the person knew (or ought to have reasonably known) that the act (or failure to act) was likely to cause such suffering – it is still an offence as the suffering was unnecessary. An offence can also be committed whereby someone

Introduction

permits this to happen. Again, this can apply to not just employees of an establishment but also an owner. In particular, the conduct that caused the suffering may be deemed unnecessary if it could reasonably have been avoided or reduced, if it was not in compliance with relevant legislation, licence, or codes of good practice, if it was not for a legitimate purpose, if it was not proportionate, if it was not the conduct of a reasonably competent and humane person.

Under Section 9 of the 2006 Act those responsible for animals (in England and Wales) and in the context of this document, this means the boarding establishment owner as well as their employees, have a duty to ensure reasonable steps are taken to ensure the welfare needs of the animals is met to the extent required by good practice. This includes:

- Its need for a suitable environment
- Its need for a suitable diet
- Its need to be able to exhibit normal behaviour patterns
- Any need it has to be housed with, or apart from, other animals, and
- Its need to be protected from pain, suffering, injury and disease.

This guidance also notes that additionally there are Codes of Practice concerning dogs that the Welsh Government and DEFRA have produced and they provide further information on these points. To access copies of these Codes, please see:

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69390/pb13333-cop-dogs-091204.pdf

http://gov.wales/docs/drah/publications/081219-code-of-practice-welfare-of-dogs-part-1-en.pdf

http://gov.wales/docs/drah/publications/081219-code-of-practice-welfare-of-dogs-part-2-en.pdf

Other relevant regulations and legislation:

- Antisocial Behaviour, Crime and Policing Act 2014
- The Control of Dogs Order 1992
- Control of Substances Hazardous to Health (COSHH) Regulations 2002
- Controlled Waste Regulations 1992
- Dangerous Dogs Act 1991
- The Dangerous Dogs (Amendment) Act 1997
- Dog Fouling - Clean Neighbourhoods and Environment Act 2005
- Electricity at Work Regulations 1989
- Environmental Protection Act 1990
- Health and Safety at Work Act 1974
- Health and Safety (First Aid) Regulations 1981
- Management of Health and Safety at Work Regulations 1999
- The Microchipping of Dogs (England) Regulations 2015
- Personal Protective Equipment at Work Regulations 1992
- Regulation on the Protection of Animals During Transport (EC) 1/2005
- The Regulatory Reform (Fire Safety) Order 2005
- Town and Country Planning Act 1990
- Workplace (Health, Safety and Welfare) Regulations 1992

Further information on the above is available from Business Link – www.businesslink.gov.uk

This document is intended to apply in England; it may be useful in Wales and Northern Ireland where separate legislation applies.

Insurance

It is strongly recommended that all proprietors of licensed boarding establishments have appropriate insurances in place.

Introduction

Policies and Procedures

This guidance document recommends that written policies and procedures setting out how the kennels will ensure all aspects of the welfare of dogs in their care as well as their staff should be provided.

Supervision

It is strongly recommended that the kennel proprietor or a responsible person over 18 years of age lives on site or a key-holder must live within a reasonable travelling time from the kennels. An emergency contact number must be clearly displayed at the entrance to the kennels.

All staff who handle and care for dogs must be adequately trained and competent in ensuring the dogs' welfare (as per the Animal Welfare Act) as well as their safe handling.

Staff must also be trained in emergency procedures to follow, and all other aspects of the licence conditions which are pertinent to their work.

Licensing

NOTE: Further to this document, Local Authorities are able to add their own licence conditions according to individual premises and in accordance with the Act. When considering this, it is important for the Licensing Officer to bear in mind that the licence conditions are based around and need to pay particular regard to providing suitable:

- Accommodation
- Food
- Exercise
- Protection from injury and disease

In addition, a register of animals should be kept with their dates of arrival and departure and their owners' name and addresses.

A licence will contain conditions to these ends and the council may add other conditions: see Animal Boarding Establishments Act 1963 s. 1(3). See (a) – (e). The council shall specify such additional conditions in the licence as appear to the local authority necessary or expedient in the particular case for securing all of these 5 objects (a) – (e).

For further information, please contact CIEH and/or your own legal department.

Training

All staff should be adequately trained in the work they are expected to carry out and be competent in day to day boarding kennel management. Where staff are employed, whether permanent or temporary, a written training policy should be provided. The licensee must be able to demonstrate relevant training is carried out (via appropriate training records) on all aspects of the care of all ages of dogs and updated regularly.

The following are regarded as essential topics to be covered in the training programme relating to the care of dogs: Animal Health and Welfare; Behaviour; Cleanliness and Hygiene; Feeding and Food Preparation; Disease Prevention and Control; Recognition of Sick Animals; Dog Handling; Health and Safety; Emergency Procedures; Relevant Legislation.

There are a variety of animal care courses available and staff should be encouraged to attend. It is recommended that all staff have gained or be working towards relevant qualifications at minimum Level 2, and should be encouraged to attain Level 3 (within the Regulated Qualification Framework, e.g. NVQ) or an industry recognised award equivalent. At least one staff member should hold, or at least be studying towards a relevant Level 3 qualification.

How to use this document

Each of the sections relates to a Requirement, elaborating why it is important to meet this from the perspective of the dog and/or legal requirements where applicable. Good care is based on some simple principles and these are shown where relevant as bullet points (•) in the document.

In order to align the licence guidelines with the check lists for use by Licensing Officers and those involved with the licensing process, each factor which enables the associated legal requirement to be met

Introduction

has been given an individual code linking it to the appropriate section. These must be followed in order to achieve the licence. It should be noted that the order in which the requirements are listed under each section is arbitrary and does not indicate any order or importance. All requirements listed under the sections are equally important.

The document is divided into sections based on the Animal Welfare Act. Inevitably there is some duplication and cross referencing as it is most likely that sometimes Licensing Officers will refer to a specific section rather than reading through the whole document. It also ensures that an important or very relevant issue is reinforced and that a particular condition is not missed and is complied with.

The Identification code is made up of a 'letter. number' combination, the letter indicating the section (relating to each of the five welfare needs as stipulated under the Animal Welfare Act 2006), and the number relating to the requirement's numerical order within that section:

SECTION	IDENTIFICATION CODE
Environment	A
Diet	B
Behaviour	C
Company	D
Health and welfare	E

Attached at **Annex A** is a Model Licence Conditions Inspection Sheet for Dog Boarding Establishments.

Section A – ENVIRONMENT Providing the dog(s) with a suitable place to live/stay

Poor housing has a substantially negative impact on both the health and wellbeing of dogs. Housing systems must be suitable for the needs of the sizes of dogs in question. The kennels must be designed, built and managed to provide a safe, disease free, comfortable, clean, draught free environment, which provides for dogs' welfare needs. The kennels should be constructed and managed to be minimally stressful and offer environmental choice and control for the dog. It can be beneficial for dogs to spend time away from the kennel unit, such as in an exercise area.

During kennel construction it is necessary to use an appropriate design and correct materials to overcome problems of noise emission. This is in order to minimise discomfort to the dog and to minimise the risk of nuisance to persons in the vicinity of the site. See section C2 and Annex E: Guidance for New Builds.

The interior and exterior of the buildings should be kept in good decorative order and repair. Outer paths, gardens, exercise areas and general surroundings should be kept in a good, clean, presentable condition.

The following requirements list what must be present in a dog's environment, and details further measures that can be taken. Please note that the requirements are not presented in any order of importance but all hold equal standing with respect to the environmental needs of dogs.

A1: Kennel construction and principles of design

- The correct design and construction of kennels is vital to prevent escape, minimise disease spread and stress to the dogs, and to make maintenance and hygiene management straightforward, and achievable by kennel proprietors. It should also provide a comfortable, dry, draught free, clean and quiet place to rest.

- Contact with urine / faeces from other animals should be avoided.

- The design and layout of kennels should allow dogs to be able to control their visual access to surroundings and dogs in other kennels. It should also minimise the number of dogs that staff disturb when removing any individual dog and should also ensure the safety of staff when passing other dogs.

- Dogs should have somewhere to go to avoid things that frighten them

- Kennels should provide a comfortable, dry, draught free, clean and quiet place to rest.

- For advice on kennel improvement, see Annex E: Guidance for new Build.

- Dog unit design usually falls into two categories:

  Outdoor – dog units with indoor sleeping accommodation and individual, at least partially covered, outdoor runs directly adjoined to, and exclusive to, that dog unit.

  Indoor – kennel units with indoor sleeping accommodation and indoor runs directly adjoined to, and exclusive to, that dog unit.

  NOTE: On occasion the run may be separate to the sleeping accommodation. In such instances, the run is designated to, and for the exclusive use of the occupant/s of a particular sleeping accommodation

- A safe and secure reception area for handing over dogs should be available.

Covered runs

Section A

A1.1
For disease control there must be no possibility of dogs within the kennel establishment (other than those from the same household), or other animals outside the kennels, coming into direct contact with each other (for further information see Section E – Health and Welfare).

A1.2
New builds and extensions must comply with the recommendations for new builds in Annex E.

A2: Physical Construction and Integrity: General

- The kennels should be safe, secure and free from hazards, and minimise the risk of injury to a dog, or escape of a dog.

A2.1
The kennels must be structurally sound, and maintenance and repair of the whole establishment must be carried out regularly.

A2.2
The kennels must be constructed of materials that are robust, safe and durable, and be well maintained in good order and repair.

A2.3
Materials and paints/substances used in construction or maintenance must not expose dogs to any harmful chemicals.

A2.4
The kennels must be built in compliance with good building practice, on a concrete base with a damp proof membrane. Where Building Regulations apply these must be adhered to.

A2.5
There must not be any sharp edges, projections, rough edges or other hazards which present risk of injury to a dog.

A2.6
Windows must be escape-proof at all times.

A2.7
Doors must have secure latches or other closing devices.

See A3.16 re door apertures

A2.8
All wire mesh/fencing must be strong and rigid and kept in good repair to provide an escape and dig proof structure.

See A3.15 re mesh sizes

A2.9
Timber, if used in existing buildings, must be of good quality, well-kept and any damaged areas sealed or over-clad. Wood must be smooth and treated and properly maintained to render it impervious. It is recommended that wood should not be used in exposed construction of walls, floors, partitions, door frames or doors in the dog kennelling area.

A2.10
All exterior wood must be properly treated and of good quality.

A2.11
Any storage areas must be dry and free from vermin.

A2.12
Fixed electrical installations and all portable electrical appliances must be installed and maintained in accordance with current legislation.

Drainage and building materials

Drainage

- Drainage needs to be effective to ensure there is no standing water in the kennel, as this can be a reservoir for infectious agents.

Section A

A2.13
The establishment must be connected to mains drainage or an approved, localised sewage disposal system.

A2.14
Waste water must not run off into adjacent pens.

A2.15
Adequate drainage must prevent pooling of liquids. A minimum gradient of 1:80 is advised to allow water to run off.

A2.16
Any drain covers in areas where dogs have access must be designed and located to prevent toes/claws from being caught

A2.17
Drainage channels must be provided so that urine is not allowed to pass over walk areas in corridors and communal access areas. There must be no access to the drainage channels by the dogs housed in the dog units.

Secure Area

- An enclosed secure area, for example a safety corridor, is essential to ensure that if a dog manages to slip out from its individual dog unit, it is still kept safely inside the kennels.

A2.18
There must be an escape-proof area beyond the kennel unit to ensure that dogs are unable to escape from the premises.

A2.19
For kennels where there are facing units accessed by an indoor corridor, the corridor must be at least 1.2 m wide. There must be facility for a dog to be able to hide to avoid visual contact with other dogs. Compliance can be achieved in various ways such as the use of indoor kennels or partitions.

(See Section D)

A2.20
There must be a securable door from which the secure area of the kennels can be viewed from the outside and this must be kept closed when not in use.

A2.21
The door from the dog unit to the secure area must be escape-proof, securable, strong enough to resist impact and scratching, and to prevent injury. It must not be propped open.

A2.22
The floor must be finished to produce a smooth, non-slip, impervious surface which is easy to clean and disinfect. Holes or gaps between tiles or paving slabs are not acceptable.

Internal cleanable flooring

A2.23
External doors/gates must be lockable and staff must have easy access to keys in case of emergency.

A2.24
Sufficient lighting must be provided in the secure area to illuminate it all year round. Where practicable this should be natural light during the day.

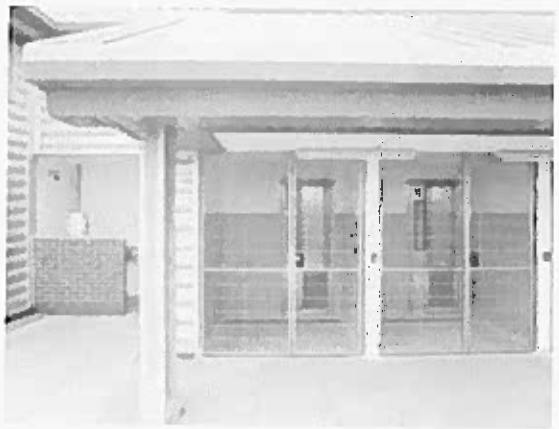
A2.25
The secure area must not be used as an exercise area.

Roofing

A2.26
There must be a safe, secure, waterproof roof which should cover all of the sleeping accommodation and at least 50% of the attached individual run. For the run, roof materials used must be capable of filtering UV light and providing adequate shade.

Section A

A3: Dog Units



Kennels (new build)

A boarded dog is accommodated in a 'unit' comprising enclosed sleeping accommodation and an adjoining or designated individual run exclusive to that dog unit.

A3.1
Dogs from different households must not share dog units.

Lighting

- Lighting enables observation of the dogs and illumination for cleaning and working in the kennels.

A3.2
There must be sufficient light in the kennel unit during the day to work and observe the dogs. Where practicable this must be natural light, but artificial light must be available.

A3.3
Lights must be turned off to provide a period of darkness overnight.

Ventilation and Humidity

- Fresh air is essential for the maintenance of good health and well-being as well as limiting the spread of infectious disease. Proper ventilation removes heat, dampness, odour, airborne microbes and pollutant gases such as ammonia. High humidity should be avoided as it prolongs the survival of infectious agents.

A3.4
Ventilation must be appropriate all year round (both cool in hot weather and avoiding cold draughts in winter). Localised draughts in the sleeping accommodation must be avoided.

Interior Surfaces

- For disease prevention dog units need to be easy to clean and disinfect.

A3.5
All interior surfaces to which dogs have access must be durable, smooth and impervious, capable of being cleaned and disinfected, and be kept in good decorative order and repair.

A3.6
Where concrete or other building blocks or bricks are used, they must be sealed to be smooth and impervious.

A3.7
Surfaces which are peeling, scratched, chipped or in disrepair must be repaired or resealed to an acceptable standard, or replaced.

A3.8
Ceilings must be capable of being easily cleaned and disinfected.

A3.9
Junctions between sections must be coved or sealed.

A3.10
Floors must be finished to produce a smooth, non-slip, solid surface and all surfaces must be capable of being easily cleaned and disinfected. (There must be no open gaps if using concrete slabs or tiling).

In new constructions, floors must be laid to a minimum fall of 1 in 80, leading to a shallow drainage channel, or effectively covered deep drainage channel – See Annex E: guidance for new build.

Accessing the Dog Units

- Each unit needs to be easily accessible and provide a means of identification for each dog.

A3.11
Each unit must be designed to allow staff to access and clean all parts of the dog unit safely. (For further information on cleaning see Section E – Health and Welfare).

A3.12
Each unit must be clearly marked (e.g. numbered) and a system in place which ensures that relevant information about the dog in that unit is readily available e.g. feeding or information on medicinal treatments.

A3.13
Each unit must have a securable, full height door for access.

A3.14
Kennel doors must be strong enough to resist impact, scratching and chewing. They must be fitted to ensure they can be effectively secured.

A3.15
Where metal bars and/or mesh and/or frames are used, they must be of suitable gauge (approximately British Standard 14 gauge) with spacing adequate to prevent dogs escaping or becoming entrapped. Where metal edging is used, this must not present a risk of injury to the dog.

A3.16
Gaps or apertures must be small enough to prevent a dog's head passing through, or entrapment of any limb or body parts. To protect against this any such gaps must prevent the passage of a 50mm sphere, or smaller if appropriate. Galvanised Weld Mesh must be a minimum of 2 mm (British Standard 14 gauge) in thickness.

A3.17
Large apertures in order to unlock a door must be avoided. See Annex E for further guidance

A3.18
Door openings must be constructed such that the passage of water/waste is not impeded, or allowed to gather due to inaccessibility.

A3.19
Doors must open inwards in order to protect the health and safety of attending staff.

A4: Sleeping Accommodation

- Dogs need sleeping accommodation which must be separate from the run and provide somewhere for the dog to hide. Most designs fall within the guidelines detailed here. The floor should be insulated to prevent extremes of temperature.

See Annex D for guidance on kennel sizes.

- A sleeping platform can improve barrenness, improve comfort and give a vantage point to small dogs

A4.1
The following principles must be achieved in order to give dogs a suitable and appropriate comfortable space, and for ease of cleaning and management. A dog must be able to sit and stand at full height, stretch and wag its tail without touching the sides. The floor area must be a minimum of twice that required for a dog to lay out flat i.e. at least twice the area taken up by the dog and also be a minimum of at least 1.9sqm/20sq feet. For two or more dogs sharing, the total area must be at least the sum of that required for each dog.

Full height separation kennels

A4.2
Kennels must have a minimum head room height of 1.8m (6 ft.) to facilitate adequate space for kennel staff to clean and handle the dogs.

Section A

A4.3
Partition walls between the sleeping accommodation of adjacent dog units must be of solid construction to a height sufficient to prevent direct nose to nose contact.

See Annex E: guidance for new build.

Kennel (sleeping accommodation)

Temperature in Sleeping Accommodation

- In kennels, dogs need an adequate ambient temperature and additional heating/cooling facilities if this cannot be guaranteed in times of excessively cold/hot weather. Breed, body condition, medical condition, coat and age can affect an individual's ability to maintain its body temperature.

A4.4
There must be a means of measuring, monitoring and recording temperature (maximum and minimum temperatures) representative of the temperature in the dog sleeping accommodation.

A4.5
Insulation and temperature regulation in the kennels must aim to keep the ambient temperature in the dog sleeping accommodation above an absolute minimum of 10°C and below a maximum of 26°C.

A4.6
There must be a documented policy in place for dealing with extremes of temperature and weather conditions (both hot and cold). There must be documented evidence that this is being implemented i.e. any deviations from the temperature cited in A4.5.

A4.7
Dogs must be monitored to check if they are too hot or too cold. If an individual dog is showing signs of heat or cold intolerance then steps must be taken to ensure the welfare of the dog.

A4.8
The dog must be able to remove itself from a direct source of heat e.g. lamp.

A4.9
Heaters must not be sited in a manner or location where they present a risk of burning or electrocution to dogs or humans, or a risk of fire. Open flame appliances must not be used. All heating equipment must be installed and maintained in a safe condition.

A4.10
Any electrical sockets in the sleeping accommodation must be waterproof and protected against damage e.g. out of reach or the use of safety cages.

Bedding

- Bedding is important to help animals regulate their body temperature, to give traction and to keep animals comfortable. Old or infirm dogs can have difficulty rising if surfaces are slippery, and old, very young or infirm animals may have difficulty regulating their body temperature.

A4.11
There must be a clean resting place to provide comfort and warmth which is situated out of draughts. A raised bed may aid in the avoidance of draughts.

A4.12
A dog must not be left without bedding, unless instructed otherwise by the dog's owner. Soft bedding materials must be provided and adapted if necessary for old, young or infirm dogs to help regulate their body temperature. If a dog chews or destroys its bedding, it must be replaced with an alternative.

Section A

A4.13
Bedding must be made of a material that is easy to wash/disinfect, or is disposable.

A4.14
Bedding must be changed between dogs. Dog units and bedding must be cleaned and disinfected on being vacated.

A4.15
All beds and bedding areas must be kept clean and dry.

A5: Designated run (in addition to and not including sleeping accommodation)

Protected external runs (showing drainage)

- The attached run is an integral part of the individual dog unit.
- A dog should have free access, at least during working hours, between the sleeping accommodation and attached run so that it can easily and safely access all parts of its unit.
- Size of attached/designated run: This should be at least 2.42 sq m (26 sq feet) for dogs up to 60cm at the shoulder or 3.34 (36 sq feet) for larger dogs

See Annex E: guidance on new build.

Access to different areas

A5.1
Any part of the run to which the dog has access must be easily cleanable and maintained in good repair. Any replacement wood must be clad with a smooth impervious material.

A5.2
The floor must be finished to produce a smooth, impervious, slip-resistant surface and all surfaces must be capable of being easily cleaned and disinfected. There must not be any open gaps if using concrete slabs or tiling.

A5.3
Where dogs have access to mesh, the diameter of the wire must not be less than 2.0 mm (BS 14 gauge welded mesh). Mesh size must not exceed 50 mm in any direction.

A5.4
The run must not be used as the primary sleeping / bedding area.

A5.5
The attached run must be roofed to a minimum of half the area, sufficient to give the dog protection against the weather. The roofing material must be translucent material capable of filtering UV light and providing shade.

A5.6
The solid partition between individual attached runs must be sufficiently high to prevent direct nose to nose contact.

A5.7
Where a dog poses a health and welfare risk to other dogs, he or she should be kept in a dog unit with full height solid partition walls (these can be temporary).

Section A

A6: Outdoor exercise and exercise areas (separate from dog units)

Safe area outside kennels and hard surfacing

- Outdoor areas can provide opportunities for dogs to exercise, explore, investigate and interact with staff. Enrichment equipment and toys should be used as they can encourage activity and exploration of the area. Outdoor areas cannot have strict temperature regulation but need to protect dogs from extremes of weather.

- Outdoor exercise areas for common use can be beneficial in terms of exercise/change of environment but increase the risk of disease spread, in particular worms, and the potential for injury.

- There is a potential for injury if dogs from different households are allowed to exercise in the exercise area at the same time. In principle this should be avoided. However, if on occasion dogs which normally mix well socially are boarded at the same time and owners wish them to be able to exercise together in this area, then it is essential that informed consent for named dogs is sought.

- All areas should be provided with an impervious, cleanable surface at least at the entrances (concrete, laid to a suitable fall to prevent ponding and promote drainage).

A6.1
Dogs must be monitored whilst in outdoor exercise areas.

A6.2
Exercise areas must not be used by more than one dog at any one time unless they are from the same household or prior written consent has been obtained from owners, in accordance with the documented Standard Operating Procedure (SOP). The owner must stipulate what mixing is to take place i.e. whether it is mixing with dogs selected by the proprietor or with named dogs only.

A6.3
Exercise areas must be cleared of all potential hazards between dogs. Faeces must be picked up between dogs/occupancy and at least daily to prevent the roundworm *Toxocara canis* and other parasites from being established.

A6.4
Dogs must not be restricted to such an area when climatic conditions may cause them distress. They must have constant access to fresh, clean water and shade and shelter so that they can seek protection from the weather.

A6.5
Informed written consent from owners must be obtained to enable a dog to be walked outside the kennel facility.

A6.6
An outdoor exercise area must be safe. For example dogs should not be exercised on grass which has been treated with a chemical dangerous to dogs. Where artificial turf is used, it must be maintained in good repair to avoid ingestion hazards.

A6.7
Exercise areas for common use, if used, must be suitably drained. Surface ponding of water must not occur and land drainage should be provided where necessary if normal site drainage proves inadequate.

A6.8
Equipment such as tunnels, platforms and toys must be safe and maintained in a safe and clean condition.

A6.9

For Exercise: see Section C.

Section A

A7: Fire and other emergencies

Appropriate steps need to be taken to prevent fire and to protect dogs and staff in case of fire and other emergencies.

A7.1
A Fire Safety Risk Assessment and implementation of all necessary control measures must be in place.

A7.2
There must be a written emergency plan (acceptable to the local authority) which must be on display and known to staff, including a contingency plan should the premises be uninhabitable. This must include an evacuation plan for the dogs. An emergency telephone list must include fire, police and vets.

A7.3
Firefighting equipment must be provided and maintained in good working order. Records of maintenance and inspection must be kept and made available for inspection.

A7.4
Fire exits must be clearly marked and access left unrestricted.

A7.5
The premises must comply with current legislation with regards to electricity, gas and other services (if connected).

A7.6
There must be a residual current circuit breaker system installed on the electrical supply to each block of kennels.

A7.7
There must be adequate means of raising an alarm in the event of a fire or other emergency.

A model Emergency and Evacuation Plan is attached at Annex C.

Section B: DIET
Providing the dog(s) with an appropriate diet

Fresh clean water and a suitable diet are basic nutritional requirements for physical health.

B1: Drinking

- Water is essential for all dogs. It is especially important for those fed on dry food.

B1.1
Fresh water suitable for human consumption must be available at all times. Clean water must be provided daily in a clean container and changed or refreshed as often as necessary.

B1.2
Water bowls must be non-porous and easy to clean/disinfect or disposable. They must be cleaned at least once daily.

B2: Eating

- All dogs require a well-balanced diet to stay fit and healthy
- Dogs have dietary needs that can vary, dependent on a number of factors (i.e., breed, age, health status, activity, weight). Dogs should be fed a balanced diet that meets their nutritional requirements.
- Diet and frequency of feeding should be discussed and agreed with a dog's owner. Puppies, or dogs with specific needs, may need more frequent feeding.
- Steps should be taken to minimise the risk of cross-contamination such as when handling raw foods, the use of sealed containers and washing hands after handling food stuffs.

B2.1
There must be exclusive facilities (animal kitchens), hygienically constructed and maintained, for the storage and preparation of food for the dogs.

B2.2
Refrigeration facilities must be provided.

B2.3
A sink with an adequate supply of hot and cold water (suitable for human consumption) must be provided for the washing of food equipment and eating and drinking vessels. The sink must be connected to a suitable drainage system.

B2.4
A separate hand wash basin with an adequate supply of hot and cold water, soap and hygienic hand drying facilities, and connected to a suitable drainage system must be provided for staff to wash their hands.

B2.5
Clean, safe containers must be provided for the storage of foods and must be insect and rodent proof.

B2.6
Dogs must be fed a balanced diet of a quantity and frequency suitable for their age, health status, reproductive status and lifestyle. This should be at least once per day. The type of food, specific diet or prescription diet is usually by agreement with the owner.

B2.7
Food must be unspoilt, palatable, and free from contamination.

B2.8
Food must not be left for excessive periods to prevent it being spoiled and attracting flies. Unconsumed wet or fresh food must be removed from the dog unit before it deteriorates, and before the next feed time. Dry food can be fed as indicated by the manufacturer.

B2.9
One feeding bowl must be provided per dog.

B2.10
Food bowls must be non-porous and easy to clean and disinfect, or disposable.

Section B

B2.11
Food intake must be monitored daily and any problems recorded.

B2.12
Dogs must not remain inappetent (not eating) for longer than 24 hours without seeking veterinary advice. If there are specific concerns veterinary advice must be sought earlier.

B2.13
Dietary requirements, agreed with the owner, must be followed. If there are concerns about an individual dog's diet, veterinary advice must be sought.

B2.14
Dogs displaying significant weight loss/gain during their stay must be evaluated by a vet and treated as necessary.

See Annex B for body condition score sheet.

Section C: BEHAVIOUR
Ensuring dogs can exhibit normal behaviour

Good welfare depends on meeting both the psychological and physical needs of dogs. How a dog behaves can indicate how successfully an individual is coping in its environment.

C1: General points on dog behaviour

- Changes in behaviour are often the first signs of illness or injury, so staff need to be familiar with and able to recognise common behaviours associated with stress, fear, pain and anxiety, and behaviour changes, including a decrease in overall activity **(see Annex F)**. Any change should be noted and followed up.

- Exercise is important, not just for physical fitness but to alleviate boredom and allows dogs to exhibit normal behaviours. **See section A5**

- Time away from the kennel can also provide opportunities for toileting, particularly for those dogs which only urinate or defecate on particular substrates, or away from their home enclosure.

- Encouraging dogs to play can be a good way of keeping them active and is to be actively encouraged. The provision of suitable toys and feeding enrichment can provide an outlet for natural behaviours including chewing, playing, investigating and exploring. Changing toys regularly can reduce boredom.

- Owners should be encouraged to provide toys for their dog. Toys provided by the owner should be the correct size and type for the individual dog and its behaviour. Toys should be kept within that dog's unit and used solely for that dog and returned to the owner and the end of the dog's stay.

C1.1
The behaviour of individual dogs must be monitored on a daily basis and changes in behaviour and/or behaviours indicative of stress, fear, pain and anxiety must be recorded and acted upon. Those struggling to cope must be given extra consideration as per long stay dogs. **See section C3**.

C1.2
Any equipment used to walk dogs must protect the dog's welfare and must be correctly fitted and used. Items must be removed when the dog is returned to the kennel and kept in an easily accessible location. Items specific to a particular dog must be identified as such.

C1.3
All dogs must receive toys and / or feeding enrichment unless veterinary advice suggests otherwise. The kennel must obtain the owner's written consent and discuss the provision of toys with the owner. Toys must be checked daily to ensure they remain safe.

See **Annex F** regarding enrichment, including multi-dog units

C1.4
Dogs need to be exercised on a daily basis away from the kennel unit. This can be on lead or off lead in a secure exercise area. Dogs which cannot be exercised must be provided with alternative forms of mental stimulation. This can include positive interaction with people and additional forms of toy and food enrichment.

Extenal runs protected (not full height)

Section C

C2: Noise

- Dog hearing is more sensitive than human hearing and thus noise levels uncomfortable for humans are likely to be very uncomfortable for dogs. Excessive noise contributes to adverse behavioural and physiological response. Dogs may be adversely affected by the sound of other barking dogs.

- The kennel environment should be as calm and quiet as possible with noise producing equipment located as far away from animals as possible.

- Soothing background music can be beneficial and may be provided but loud music may be stressful and should be avoided.

C2.1
Procedures, management and the kennel construction must contribute towards avoiding exposure to excessive / continuous noise.

C2.2
Dogs likely to be or showing signs of being nervous or stressed must be located in a suitable part of the kennels, bearing in mind their individual disposition.

This could include:

- Elderly dogs

- Nervous dogs

- Dogs on some medications

Where a dog is showing signs of being nervous or stressed, steps must be taken to address this.

C2.3
Dogs may be adversely affected by the sound of other barking dogs. This is particularly the case for puppies below the age of seven months, which can be susceptible to developing undesirable behaviour if stressed, frightened or anxious.

Puppies under 7 months of age, must be located in the quietest part of the kennel establishment.

C3: Long stay dogs

- Occasionally dogs stay in a boarding kennels for extended periods (e.g. over 3 weeks). These dogs require special consideration such as additional environmental enrichment, regular health checks and extra attention from staff. For guidance on environmental enrichment, see **Annex F**.

C3.1
A written Standard Operating Procedure (SOP) must be in place explaining how to ensure the health and welfare of long stay dogs.

Section D: COMPANY
Providing a dog with the company he/she needs

It is important from a welfare perspective to ensure that any need a dog has to be housed, with or apart from, other animals, is met. Dogs are sociable animals and most need and enjoy company. For many dogs, one of the greatest stressors upon arrival into a kennel environment is the separation from their familiar social group.

D1: Canine company and interactions

- It is the responsibility of the establishment to ensure that all dogs remain safe from physical injury, the stress of inappropriate interactions and disease. It is often difficult to practically and safely introduce unfamiliar dogs to one another within a boarding environment. Equally, not all dogs may benefit/tolerate interaction with other dogs. Therefore, in a boarding environment interaction with dogs from different households should be avoided.

- It is advised that a documented procedure to deal with in-season bitches is in place.

D1.1
Only dogs from the same household may share a dog unit.

D1.2
Dogs which share a dog unit must have sufficient space and adequate resources. **See A4.1 and D3**

D1.3
Dogs from different units must not share exercise runs or an exercise area at the same time unless prior consent is given. **See A6.2**

D1.4
Where possible dogs must be able to avoid seeing other dogs if they choose to. This facility should be included in the design for any new builds.

D1.5
Where a dog may pose a risk to other dogs he/she must be kept in a dog unit with solid partitions.

D2: Human company and interactions

- Most dogs enjoy and benefit from human company. Dogs socialised to humans can find human company and positive contact such as grooming, exercise, playing and petting (as appropriate for the individual animal and as advised by the owner) rewarding. They may show signs of stress when this interaction is decreased or absent. Other dogs will prefer minimal contact.

- Kennel staff should find out from the owner how the dog normally reacts to human contact and other animals and endeavour to provide an appropriate level of contact. Each dog should be monitored. Those dogs that do not want human contact need particular attention to environmental enrichment.

- A dog should not be forced to interact with a person/people unless necessary. A hiding place should be provided for a dog to avoid people should it wish.

- The layout of kennels should minimise the number of dogs that staff disturb when removing any one individual, and should also ensure the safety of staff when passing other dogs or with a dog on a leash. For example, in existing builds, staff can minimise disturbance by choosing a route that passes the fewest dogs or placing reactive dogs where few dogs need to go past.

- Suitable dog handling equipment (e.g. muzzles, grasper, gauntlets) should be available for use if necessary. Staff need to be adequately trained for its appropriate and safe use.

Section D

D2.1
All staff must have the competence to handle dogs correctly and be able to identify dogs that are anxious or fearful about contact. Dogs must be always be handled humanely and appropriately to suit the requirements of the individual dog.

D2.2
All dog handling equipment must be suitably maintained.

D2.3
A protocol must be in place for dealing with difficult dogs, to include members of staff appropriately trained in the use of dog handling equipment.

D2.4
Dogs must receive daily beneficial human interactions appropriate to the individual dog.

D3: Multi-dog units

- Dogs from the same family which normally live together may prefer to share a dog unit. Proprietors have a responsibility to monitor units where more than one dog is housed. Even though these dogs originate from the same household, dogs sharing a home may not necessarily get on, especially when confined. Therefore proprietors must monitor dogs to ensure that they are not experiencing fear/stress/distress/aggression from another dog. Only dogs from the same household can share a unit.

D3.1
For any multi-dog unit (only appropriate for dogs from the same household) written authorisation must be obtained and dogs must be monitored. Consent from the owner must also include authority for separating dogs, should problems arise (e.g. dogs fighting or appearing 'stressed'). Agreeing to a kennel's Terms and Conditions will satisfy this.

D3.2
There must be multiples of all resources (food and water bowls and sleeping areas), equal or greater than the number of dogs in the unit, to ensure that some dogs cannot monopolise resources and prevent the others from accessing them. Dogs must be carefully monitored, especially at feeding time.

D3.3
There must be sufficient space for multiple dogs in the dog unit. **See A4.1.**

D3.4
A separate bed must be provided for each dog.

D4: Handling dogs

D4.1
All handling must be safe and minimise fear, stress, pain and distress and dogs must never be punished so that they are frightened or exhibit aversive behaviour.

D4.2
All staff must have the competence to handle dogs correctly. **See training, page 6.**

D4.3
Harsh, potentially painful or frightening equipment must not be used by kennel staff e.g. electric shock collars, spray collars, pinch/prong collars, choke/check chains. If such equipment is present when the dog arrives, these must be removed once the dog is in its kennel unit. Alternative handling equipment must be used throughout the kennel stay.

D4.4
When removing individual dogs from dog units, staff must try to minimise disturbance to dogs in neighbouring dog units, e.g. staff must choose the exit that passes the fewest dogs.

Section E: HEALTH AND WELFARE Protecting the dog(s) from pain, suffering, injury and disease

Many points covered under the previous four sections (A – D) can be considered to relate to Section E and assist in protecting dogs from pain, suffering, injury and disease.

E1: Keeping records

- In order to keep dogs healthy the proprietor needs to have an organised system for registering all dogs at the kennels.
- It is useful to know if dogs are insured, should problems occur.
- The Control of Dogs Order 1992 requires that all dogs, whilst in a public area, must wear a collar and tag stating the name and address of the owner. It is recommended that all dogs boarded at the establishment should wear a collar and tag identifying the name and telephone number of the owner, or have the collar and tag secured immediately outside the kennel unit.
- Under The Microchipping of Dogs (England) Regulations 2015 all dogs over the age of 8 weeks in England must be fitted with a microchip, unless a veterinary surgeon has certified (on an approved form) that a dog should not be microchipped for reasons of the animals health.

E1.1
A register must be kept of all dogs boarded and available to key members of staff and to local authority inspectors if requested. Information must include:

- Date of arrival and departure.
- Name, age, sex, description of dog/breed and microchip number.
- Number of dogs sharing from same household.
- Name, address, phone number and email of owner (including emergency contact details).
- Name, address, email and phone number of emergency local contact (who may be able to take the dog if necessary).
- Dog's veterinary surgeon and details of dog's insurance.
- Neuter status.
- Dog's diet and relevant requirements.
- Dog's relevant medical/behavioural history, including treatment for parasites and restrictions on exercise.
- Dog's body condition score / weight.
- Consent forms eg veterinary treatment, consent to share or separate dogs if needed, consent regarding toys / interaction preferences, record of baskets left at the kennels (Check vet consent forms i.e. own vet or designated vet if not in area).
- Record of date of most recent vaccination.
- Record of any international travel the dog has had.
- Any medical treatment the dog is receiving must be recorded and made visible to prevent mis-dosing.

E1.2
If records are kept electronically they must be backed up. All records are to be kept for a minimum of 24 months in a manner that allows an authorised officer easy access.

E1.3
If a dog on the Index of Exempted Breeds to be boarded the owners must produce a copy of the dog's licence and insurance certificate in order to

admit the dog. The exemption certificate must be produced and be complied with throughout the dogs' stay in kennels. Dogs must not participate in any communal activities. Inspectors have authority to demand paperwork relating to boarders. The paperwork must be produced on demand and be appropriate and correct.

E1.4
Dog units must be numbered and referenced with the records kept.

E2: Monitoring dogs

- In order to keep dogs healthy and to avoid suffering the proprietor needs to have an organised system for monitoring all dogs at the kennels.

- It is recommended that in addition to regular daytime checks an evening round be carried out to check on all dogs, heating etc. An evening visit may be appropriate but needs to be balanced against the possibility of disturbing the dogs and causing noise nuisance.

- It is recommended that dogs that are boarded for longer than 2 weeks are assessed at least every 2 weeks e.g. by body condition score and / or weight and the information recorded. This should be more frequent if there is cause for concern. **See Annex B: Body condition score sheet**

E2.1
All dogs must be observed regularly throughout the day. Dogs must be checked daily for signs of illness, injury, stress, fear, anxiety and pain, and/or abnormal behaviour for that dog and to ensure that their needs are being met. Any signs of ill health or unusual behaviour must be recorded and advice sought without delay.

E2.2
The kennel proprietor or responsible person must visit the dogs at regular intervals (of no more than 4 hours apart during the working day e.g. starting at 8.00 am, until 6.00pm), or as necessary for the individual health, safety and welfare of each dog.

E2.3
Presence or absence of faeces and urine must be monitored daily. Any abnormalities in excreta must be recorded or acted upon as appropriate.

E3: Disease control

- Dogs are vulnerable to a range of serious infectious diseases, therefore disease control and rapid response to any signs of illness is critical. Infectious agents are spread in various ways such as direct contact, contact with infected surfaces/objects and aerosol spread.

- The potential for infectious disease problems escalates where many dogs are kept together and a dog's immune system can also be affected by stress.

- Disease spread can be minimised by:

  - Using materials and design which are easy to clean and keeping them well maintained (Section A).

  - Preventing contact between unfamiliar dogs.

  - Ensuring excellent hygiene protocols within the kennels.

  - Proper construction and hygiene management of the outdoor exercise areas (if used).

  - Ensuring management protocols to minimise stress.

  - Minimising and supervising movement of non-kennel staff through the kennels.

  - Preventive treatments such as worming and vaccination.

- Injury can be minimised by:

  - Ensuring correct construction.

  - Managing dog handling.

  - Observing interactions between dogs from the same household sharing a unit.

  - Ensuring dogs from different households do not share an outdoor exercise area at the same time.

  - Managing risks during dog walking if it occurs.

Section E

E3.1
Documented Standard Operating Procedures (SOPs) must be in place and followed to prevent spread of disease, and staff trained in these procedures.

E3.2
Dogs must not share a dog unit with another dog unless it is from the same household.

E3.3
Dogs must not be allowed to roam in the secure area (safety corridor).

E3.4
All dog units, corridors, common areas, kitchens etc. must be kept clean and free from accumulations of dirt and dust and must be kept in such a manner as to be conducive to maintenance of disease control and dog comfort.

Kennel runs (corridor and screens)

E3.5
Generally, dogs must remain in their assigned unit and must not be moved to other units (rotation) or to a holding unit, except for moving to an isolation facility or in the interest of the dog's welfare.

E3.6
Facilities must be provided for the proper reception, containment and disposal of all waste in compliance with relevant waste legislation. Particular care should be taken to segregate waste arising from the treatment and handling of dogs with infectious diseases.

E3.7
Isolation facilities must be available. **See E6**

E3.8
When there is any cause for concern regarding the health status of a particular dog, the dog must be isolated and the disease control SOP activated.

E3.9
Any other activity undertaken by the proprietor, such as work with rescue dogs, stray dogs, or the breeding of dogs must be kept completely separate, and extra precautions taken to prevent the spread of disease, including separate facilities away from boarded dogs.

E4: Cleaning regimes

Cleaning equipment for kennels

- Cleaning regimes need to be implemented and checked. Proper cleaning and disinfection helps to reduce the spread of infectious disease to both animals and people. Cleaning regimes may include daily, weekly and monthly activities as appropriate.

Cleaning and Disinfectant Products:

E4.1
Products must be suitable to use and effective against the pathogens, (especially canine parvovirus) for which the dogs are at risk and under the conditions present in the environment in which they are used.

E4.2
Cleaning agents and disinfectants must be non-toxic to dogs if and when used appropriately.

E4.3
The compatibility of different bactericides, fungicides and virucides (if used together and/or with a detergent) must also be taken into account.

Section E

E4.4
Manufacturers' recommended guidelines for use, correct dilutions and contact time for use in cleaning and disinfection procedures must be followed. Standing water must not be allowed to accumulate in areas around the dog units due to the possibility of pathogens residing in these moist environments.

Cleaning and disinfecting routines for units when dogs are resident:

- Dogs need clean, comfortable dry bedding. Bedding should not be a source of infection.
- Dogs can ingest infective agents from dirty dishes. Clean and disinfected dishes reduce the risk of disease. It cannot be guaranteed that the same dog will get the same dish each time, hence the importance of disinfection (or disposal after single use).
- On a daily basis (and more often if necessary) the unit needs to be spot cleaned, any obvious food or waste removed, and all excreta and soiled material removed from all areas used by dogs.

E4.5
There must be cleaning and disinfection routines in place for day-to-day management of the dogs and for ensuring a dog unit and all equipment is cleaned and disinfected effectively before a new dog comes in.

E4.6
Beds and bedding material must be checked daily and be maintained in a clean, dry and parasite-free condition.

E4.7
Drinking and feeding vessels must be changed/cleaned and disinfected at least once a day, or disposed of.

E4.8
Food and water dishes need to be cleaned and disinfected. This must not be at the same time, and preferably not in the same place, as other soiled items e.g. toys.

E4.9
Grooming equipment must be kept clean and in a good state of repair and serviced according to manufacturer's guidelines. If provided by the owner, it must only be used on that dog and must be sent home with the dog.

E4.10
Any equipment that has been used on an infectious or suspected infectious animal must be cleaned and disinfected after use.

E4.11
Toys must be cleaned and disinfected between use for different dogs, disposed of, or returned to the dog's owner (if they came in with the dog).

E4.12
Each kennel must be thoroughly cleansed, disinfected and dried between dogs. All fittings and bedding must also be thoroughly cleansed and disinfected at that time.

E4.13
Kennels of long stay dogs will require periodical thorough cleaning, disinfection and drying.

Handling Dogs

- Hand washing facilities should be readily available in appropriate locations and easily accessible.
- Frequent hand washing should take place.

E4.14
A suitable range of muzzles of varying sizes and a suitable dog catching device must be kept on site. Staff must be trained and competent in the safe and effective use of such items. **See D2**

E.5: Vaccination, Fleas, Worms and other Parasites

- Vaccination is a vital part of disease control and kennels should understand the potential consequences of dogs that have not been adequately vaccinated in terms of the risk to those particular dogs, other dogs and their own insurance.
- If owners have treated their dogs for worms and fleas before entry to the kennel, the proprietor must note when this occurred and what products were used.
- Vaccination against kennel cough (infectious tracheobronchitis) should be recommended.

Section E

E5.1
There must be a documented policy for dogs coming to the kennels having protection against appropriate diseases (Occasionally there will be veterinary advice on a specific dog regarding vaccination and its health status and this should be taken into account).

E5.2
An up-to-date veterinary vaccination record must be seen to ensure that dogs boarded have current vaccinations against canine parvovirus, canine distemper, infectious canine hepatitis (adenovirus) and, leptospirosis. The date of the most recent vaccination must be recorded preferably with a valid until date.

Certification from a veterinary surgeon of a recent protective titre test may be accepted in individual cases as evidence of protection against adenovirus, distemper and parvovirus. The certificate must state that it is valid for the period of stay at the kennels. It is the decision of the kennel proprietor whether to accept such a certificate.

E5.3
Primary vaccination courses must be completed at least 2 weeks before boarding.

E5.4
Homoeopathic vaccination is not acceptable as it will not protect against infectious diseases.

E5.5
If there is evidence of external parasites (fleas, ticks, lice) the dog must be treated with an appropriate and licensed insecticide. Treatment must be discussed with a veterinary surgeon before administering. Consent from the owner will be required.

E6: Isolation Arrangements

- All establishments need to have a means of providing appropriate isolation that will allow for the care of sick dogs which develop signs of infectious diseases, to minimise the risk to other dogs. How this is physically provided (ranging from being able to shut off an end unit of the kennels and using a separate door, to having a separate building) may vary. In many kennels the dog is taken straight to the vet.

E6.1
All establishments must provide appropriate isolation to allow for the care of sick dogs that develop signs of infectious diseases.

E6.2
If the isolation facilities are provided by the attending veterinary practice, a letter must be provided by the practice stating that they are prepared to provide such facilities. If not, the stated isolation protocols must be followed.

E6.3
The isolation area must provide separate, self-contained facilities for the isolation of suspected infected dogs and must have a separate entrance to the rest of the dog units.

E6.4
Protective clothing and footwear must be worn when handling dogs in the isolation facility, and sanitation protocols adhered to, to avoid the transmission of disease. Whilst in use, the clothing should be kept in the isolation unit and not be removed other than for cleaning and disinfection.

E6.5
Protective garments must be changed and laundered with an appropriate disinfectant or disposed of immediately after handling a dog with a suspected infectious disease.

E6.6
Hands must be washed and disinfected between handling dogs.

E6.7
Separate feeding and water bowls, bedding and cleaning utensils must be stored in the isolation unit ready for immediate use. The use of different coloured cleaning utensils to the rest of the kennels may help with this.

E6.8
Any dogs in the isolation facility must be checked regularly and unless a separate person is caring for them, they should be visited after the other dogs.

E6.9
A documented Standard Operating Procedure (SOP) is required for barrier nursing.

Section E

E6.10
Should a dog need to be removed from its unit it must wear a collar and tag.

E6.11
In emergency cases, such as admission of unvaccinated dogs because of owner hospitalisation, there must be provision to be able to place these animals in isolation.

E7: Veterinary Treatment and Healthcare

- Access to veterinary care is vital for any dog, and is a legal requirement.

E7.1
If medication is necessary, it must **only** be used for the dog for which it is intended and written instructions for use must be followed.

E7.2
A veterinary practice must be appointed for the establishment. The name, address and telephone contact number, including out of hours provision, of the veterinary surgeon used by the establishment must be displayed in a prominent place, close to the telephone and accessible to all members of staff.

E7.3
Where dogs require wiping of eyes, grooming or other cleaning regimes, these must be carried out frequently enough to keep the dog clean and comfortable providing it is safe to do so.

E7.4
When a dog is suspected of being ill or injured (staff should be trained to recognise when a dog requires veterinary care), a veterinary surgeon (and where possible, this should be the dog's own vet) must be contacted for advice immediately. Any instructions for treatment given by a veterinary surgeon must be recorded and strictly followed with further advice sought if there is ongoing concern.

E7.5
Medicines must be stored safely and securely in a locked cupboard, at the correct temperature and used in accordance with the veterinary surgeon's instructions. Any unused medications must be returned to the owner or prescribing vet.

E7.6
Procedures must be in place in case of death or escape and all staff must be made fully aware of these procedures. Arrangements for the storage of cadavers must be in place until the owner can be contacted e.g. prior written agreement with the attending vet. Contact with the owner must be made as soon as possible.

E8: Holding Kennels

- Routine use of holding units is not recommended as they are an additional source of cross infection to dogs.

E8.1
Holding kennels may be provided for temporarily kennelling a dog for not more than 12 hours. Holding kennels, if provided, must comply with conditions as required for main kennels. Holding kennels must be a minimum area to allow the dog to exhibit normal traits i.e. dog must be able to sit and stand at full height, stretch, lie flat and wag its tail without touching the sides.

E8.2
Dogs must be provided with a bed, food and water.

E9: Transportation of Animals

- Transportation can increase risk for dogs, both of disease (from unclean vehicles or carriers) or of escape. A vehicle should be viewed as an extension of the premises and therefore the same principles of hygiene, care and disease control apply. If the journey is long, appropriate resources must be provided.

E9.1
Any relevant transport legislation must be complied with to protect welfare, prevent injury or unnecessary suffering.

E9.2
Dogs must be comfortable and suitably restrained whilst in transit.

E9.3
All vehicles and equipment must be kept clean and disinfected after each collection or delivery.

E9.4
Dogs must not be left unattended in vehicles.

E9.5
External temperature can pose a risk to a dog's welfare; therefore vehicles must have adequate ventilation and temperature control.

List of Annexes

Annex A: Licence Conditions Inspection Sheet for Dog Boarding Establishments

LICENCE CONDITIONS INSPECTION SHEET FOR DOG BOARDING ESTABLISHMENTS											Tick boxes √/x
Name of Kennels		Date of Inspection		• Home Boarding		• Breeding		• Rescue		• Cattery	
Address of Establishment		Person seen		Signature		Full inspection		Part inspection		Result	
		Inspectors name(s)	1 2 3			Comments					
Licence on Display		Insurance		Pest Control policy/contract		Boarding Vet details displayed		Accident Book (H&S)		Emergency Contact displayed	
Has copy of Licence Conditions and Legislation		Register and Back up									

Outdoor units		Indoor units		Semi Indoor/Outdoor units					Number of Units	
Metal		Brick		Timber		uPVC		Other		
								Number of Staff		

Index

Identification code	Section	
A	Environment	Kennel: Unit design: Drainage: Exercise Area and Run: walls, floors, ceilings, doors, occupant nos., security, bedding, cleanliness. Interior Surfaces: Lighting: Roofing: Safety Corridors: Sites: Temperature: Ventilation and Humidity: Fire/Emergency/Evacuation Plan
B	Diet	Drinking: Eating: Refrigeration: Storage of foods: Washing equipment: Kitchen facilities
C	Behaviour	Monitoring of Behaviour: Health and Welfare Plan: Environmental Enrichment: Toys. Noise: Long Stay Dogs
D	Company	Social Interactions: Multi-Dog Units: Handling Dogs
E	Health and Welfare	Keeping Records: Boarding Register: Monitoring of Dogs (general): Disease Control: Vaccinations: Isolation Facilities: Holding Kennels: Standard Operating Procedures: Cleaning Regimes. Transportation of Dogs

Notes	1. 2. 3.	Comments

Area	Identification Code	Description	√	x		Actions or Comments	Done √
Records	E1.1 – E1.4	Register and Back up					
Records	E2.1 – E2.3	Monitoring of Dogs					
Records	C3.1	Long Stay Dogs SOPs					
Records	A6.7, A5.5, B2.6, B2.11 – E3.1	SOPs incl. Feeding, Exercise Regime / Consents					
Records	Additional SOP's	Standard Operating Procedures (SOP's)					
Records	D1.3, D1.1	Multi – Dog Consent					
Records	E5.1	Vaccination Policy					
Records	E5.2	Vaccinations and Health records					
Records	E6.2, E6.10, E6.11	Barrier nursing SOPs and Isolation Cases					
Records	E7	Veterinary details/disposal/health screening					
Records	A7.2	Written Emergency Plan and Risk Assessment					
Records	A7.3	Fire equipment and other emergencies records					
Records	A4.4, A4.6	Temperature records and Policy					
Records	C1, C1.1, C1.3	Behaviour and Environmental Enrichment					
Records	D1, D2.3	Monitoring of Dogs for Human Contact/ Interactions					
Records	E9	Transport (Journey times)					
Records	STR	Staff Training records					
Kitchen/Eating	B2.1	Exclusive facilities					
Kitchen + Units	B2.1, E3.4 – E3.6	Cleanliness					
Kitchen/Eating	B2.2	Refrigerator					
Kitchen/Eating	B2.3 – B2.4	Washing equipment					
Kitchen/Eating	A2.11, B2.5	Storage of foods and quantity kept					
Kitchen/Eating	B2.6 – B2.10	Feeding regime and Food Bowls					

Annex A

Area	Identification Code	Description	✓	■		Actions or Comments	Done ✓
Kennel Unit	A1, A2.1	Sound and safe construction					
Kennel Unit	A2.2 – A2.12	Suitable Construction Materials					
Kennel Unit	A4.1 – A4.3	Sleeping accommodation sizes					
Kennel Unit	A2.6, A2.7, A2.8, A2.13, A2.14, A3.18	Secure windows, doors and fencing					
Roofing	A2.16	Safe and Waterproof roofing					
Unit/Drainage	A2.13 – A2.17	Drainage/Drain covers					
Kennel Unit	A2.18, A2.25	Escape-proof area					
Door and corridor	A2.19, A2.20, A2.21, A2.23, E3.3	Secure Corridor and width/secure doors					
Kennel Unit	A2.22, A3.10	Flooring					
Kennel Unit	A2.24, A4.3	Lighting					
Kennel Unit	A2.5, A2.9, A2.10, A4.3	Walls and Fetlocks					
Ventilation	A3.4	Ventilation/Draughts					
Kennel unit	E3.4, E4.1 – E4.12	Cleanliness					
Interior	A2.1, A2.5, A3.6 – A3.10	Good repair, clean and sealed joints					
Temperature	A4.5, A4.7, A4.8	Max Min Thermometer/Temperature					
Unit/Temperature	A4.9, A4.10, A7.3 – A7.7	Safe Appliances/Fire fighting: Waterproof Sockets					
Kennel Unit	A2.5	Sharp edges/Other hazards					
Kennel Unit	A3.11, A3.12, A3.15 – A3.17, A3.19	Accessing the Dog Units					
Bedding	A4.11 – A4.15, E4.6	Sleeping Accommodation					
Exercise Run	A5.1 – A5.7	Designated Run: sizes, Roofing, Flooring					
Outdoor Exercise Areas	A6.2 – A6.4, A6.6 – A5.8	Outdoor Exercise Areas – Clean and Secure					
Dog Behaviour	C1.2, C1.4, C2.1 – C2.3	Behaviour and Noise					
Area	**Identification Code**	**Description**	**✓**	**■**		**Actions or Comments**	**Done ✓**
Dog Behaviour	C1.3, E4.10, E4.11	Toys/Environmental Enrichment					
Long Stay + Handling	D4.1 – D4.4 + E4.14	Handling of Dogs					
Company/Multi Units	D1.1 – D1.5, D3.2 – D3.4, E5.2	Shared Units, Exercise Areas and Interactions					

Area	Identification Code	Description	✓	■		Actions or Comments	Done ✓
New Build Units	NB.01 (Annexe B)						
Disease Control	E4.13, E7.1, E7.6	Handling Dogs and Healthcare					
Vaccinations	E5.1 – E5.5	Vaccination, Fleas, Worms and Other Parasites					
Escape/death	E7.4	Procedures in cases of death / escape of dog					
Isolation	E6.4 – E6.10, E6.12	Hygiene protocols and protective garments					
Isolation	E5.4, E7.4, E7.5	Veterinary instruction					
Isolation	E3.8, E3.9, E6.1 – E6.3	Location of Isolation					
Isolation	E3.6, E4.1 – E4.14	Cleanliness and procedures for use					
Isolation + Handing	E6.13, E8.1, E8.2	Isolation and Holding kennels					
Transport	E9.1 – E9.5	Use of vehicles for transportation					

ADDITIONAL NOTES

Annex B: Body Condition Score Sheets

During periods of longer term kenneling it is essential that dogs are carefully monitored to ensure they are maintaining condition. Kenneling dogs can be stressful and significantly impact dogs' nutritional status.

The World Small Animal Veterinary Association (WSAVA) Global Nutrition Committee have produced guidelines and toolkits[1] to give advice on appropriate nutrition and monitoring of animals.

http://www.wsava.org/guidelines/global-nutrition-guidelines

Body Condition Scoring evaluates body fat of individual dogs and is a validated scoring system using a 9-point scale.

Body condition score chart is part of the Global Nutrition Committee Toolkit and is provided courtesy of the World Small Animal Veterinary Association

1 These Guidelines were first published in JSAP, July 2011;52(7):385-96, published by John Wiley and Sons Ltd and are published with permission

Annex C: Emergency Evacuation Plan

Introduction

The sample emergency evacuation plan detailed in this annex focuses on what to do in the event of a fire. It is important to bear in mind that other emergencies can occur. Therefore, consideration should be given to developing plans for the following situations:

- General evacuation plan
- Flooding
- Lack of heat
- Lack of water

Fire Emergency Evacuation Plan

Prior to formulating an Emergency Evacuation Plan (EEP) carry out a Fire Risk Assessment (FRA) to identify any potential fire risk hazards within your establishment.

Emergency situations and the requirement to evacuate from the establishment can arise from a number of situations like; Fire, Flooding, Damage to building, Power failure and disease.

Being prepared and planning a simple but well understood procedure to be carried out in the event of an emergency is essential to offer maximum protection for you, your staff and the animals in your care. This need not be a lengthy document but should be readily available for viewing by all staff with a plan of the site giving exit points, location of telephone, emergency equipment (fire extinguishers and storage of leads/baskets/cages) RVP (rendezvous point) and designated holding area for animals. The emergency contact details of a supervisor or the proprietor and the establishment's Veterinary Surgeon should also be displayed.

Fire Risk Assessment

1. Identify potential fire risk hazards in the workplace
2. Decide who might be in danger (staff, visitor, animal) in each area
3. Evaluate the risks arising from hazards and what can be done
4. Record your findings
5. Keep assessment under review

In the event of a fire breaking out within your establishment, remember that your safety and those of your staff is of prime importance and no risks should be taken which may compromise any person's safety. No task in tackling the fire or evacuating animals should be undertaken unless it is safe to do so.

Upon Discovery of Fire

- Leave fire area immediately
- Close all doors behind you
- Alert occupants of building by sounding alarm (if present) or yell "Fire"
- Telephone Fire and Rescue Services dialling 999 from a safe location
- Evacuate animals when it is safe to do so to the designated holding area
- Use exit to leave building

Upon Hearing of a Fire Alarm Warning

- If safe, staff can assist with evacuating animals / occupants
- Leave building via nearest safe exist
- Close doors behind you
- Remain Calm
- Proceed to the designated RVP area

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Fire and Evacuation Action Plan

Planning Your Escape	• You only have a short time to get out so prepare a plan of escape in advance rather than waiting until there is a fire or evacuation of the establishment. • Think of another way out in case the normal route is blocked. • Know where door and window keys are kept. • Know where spare leads / baskets/ cages are stored. • Know where the RVP / Holding areas are.
If You Discover a Fire	• Leave fire area immediately. • Close all doors behind you. • Sound the alarm and call 999 from any phone. • Stay calm, speak clearly and listen to the operator. • Where safe to do so, assist others to evacuate and remove animals to the safe holding area. • If there is a fire elsewhere in the establishment, stay where you are and await instructions or if you have to move remember to check doors with the back of your hand before opening. If it feels warm, do not open it and go another way. • If there is a lot of smoke, crawl along floor where the air will be cleaner. • If in doubt – Get out, Stay out and get the Fire & Rescue Services Out.
Contacts in an Emergency	(enter details here) • Proprietors name and Telephone Number(s) • Supervisors Name and Telephone Number(s) • Establishments Veterinary Surgeons Name(s) and Telephone Number(s) • Telephone at (enter location) • Emergency equipment at (enter location) • RVP at (enter location) • Animal Holding area at (enter location) • Fire Extinguishers located at (enter location) • Keys kept at (enter location)

RVP = Rendezvous Point

Annex C

The onus is on the boarding establishment to ensure adequate fire prevention precautions are in place.

It is recommended that plans and details for large boarding establishments are lodged with the police and fire authorities. Fire prevention advice may be sought from the Fire Prevention Officer based at your local fire and rescue service. This officer can give advice on fire drills, fire escapes, equipment and should be consulted when new builds are constructed or existing buildings modified.

Smoke detectors are recommended and you must make sure that fire detection and fighting equipment are easily accessible and regularly tested. Exit routes should be kept clear. Staff should be familiar with the fire evacuation procedure by the use of fire drills and how to use the fire extinguishers. All fire safety requirements are set out in the Regulatory Reform (Fire Safety) Order 2005.

Annex D: Useful Information: Kennel Unit / Run Sizes

The following information describes the different space allowance requirements for dogs kept for the purposes of boarding, seizure, scientific purposes and quarantine. This is for information only; the reader is referred to the figures for new builds in **Annex E**.

Chartered Institute of Environmental Health (1995) Model Licence Conditions and Guidance for Dog Boarding Establishments: Animal Boarding Establishments Act 1963[1]

- 4.2.1 For new kennels each kennel must be provided with a sleeping area of at least 1.9 m^2.
- 4.2.3 For new kennels each kennel must be provided with an exercise area of at least 2.46 m^2 for dogs up to 24 inches high at the shoulder or 36 sq ft for larger dogs.

The welfare of seized dogs - an RSPCA good practice guide[2]

- 1.3c For all new builds, the minimum kennel size must be at least 4m^2 for dogs under 20kg, and 8m^2 for dogs over 20kg. This should be increased in relation to the size and number of dogs, so that both the length and width are sufficient for each and all the dogs to lie outstretched at all angles, with neither their tail nor snout touching the walls or another individual.

Home Office. Code of Practice for the Housing and Care of Animals Bred, Supplied or Used for Scientific Purposes[3]

- Post weaned stock – Until December 2016

Weight of animal (kg)	Minimum pen size (m2)	Minimum floor space per group housed animal (m2)	Minimum height (m)
2-5	4.5	0.5	2.0
5-10	4.5	1.0	2.0
10-15	4.5	1.5	2.0
15-20	4.5	2.0	2.0
>20	4.5	2.25	2.0

1 http://www.cieh.org/uploadedFiles/Core/Policy/Publications_and_information_services/Policy_publications/Publications/Dog_Boarding_Guide.pdf

2 http://politicalanimal.org.uk/wp-content/uploads/2015/04/RSPCA-Guide-The-welfare-of-seized-dogs-in-kennels.compressed.pdf

3 https://www.gov.uk/government/publications/code-of-practice-for-the-housing-and-care-of-animals-bred-supplied-or-used-for-scientific-purposes

Annex D

- Post weaned stock, brood stock and stud dogs - From January 2017

Weight of animal (kg)	Minimum pen size (m2)	Minimum floor space per group housed animal (m2)	Minimum height (m)
<5	4.5	0.5	2.0
5-10	4.5	1.0	2.0
10-15	4.5	1.5	2.0
15-20	4.5	2.0	2.0
>20	4.5	2.25	2.0

- Voluntary Code of Practice on the welfare of dogs and cats in quarantine premises - recommended minimum internal measurements for individual dog units[4]

Size of dog	Weight Range	Sleeping area- Minimum internal measurements	Adjoining exercise area- minimum internal measurements
Small	Less than 12kg (26lbs)	Not less than 1.1m2, width and length not less than 0.9m (3 feet)	Not less than 5.5 m2 (60 sq feet), width not less than 1.2 m (4 feet)
Medium	12kg (26lbs) to 30kg (66lbs)	Not less than 1.4 m2 (16 sq feet), width and length not less than 1.2m (4 feet)	Not less than 5.5 m2 (60 sq feet), width not less than 1.2 m (4 feet)
Large	More than 30kg (66lbs)	Not less than 1.4 m2 (16 sq feet), width and length not less than 1.2 m (4 feet)	Not less than 7.4 m2 (80 sq feet), width not less than 1.2 m (4 feet)

4 https://www.gov.uk/guidance/pet-travel-quarantine#welfare-of-pets-in-quarantine

Annex E: Guidance for New Builds

When planning a new build boarding establishment initial planning needs to consider the number, period of time and types of dogs to be accommodated.

Advice must be sought from the Local Authority, Fire Protection Officer and where possible a recognised animal behaviourist. Building regulations must be followed at all times.

As knowledge and material change, recommendations for better construction and care can change. For anyone undertaking a new build boarding establishment, the following advice and recommendations must be followed. When replacing (or adding to) parts of an existing facility, new build advice must be followed.

Throughout the planning of new establishments all aspects should ensure excellent animal welfare, good staff working conditions and a good customer experience.

Size of kennel unit

- Dog units must have a minimum height of 1.8m and there should be full height solid partitions between kennel units to prevent nose to nose contact.

- The minimum size of dog units below are recommended sizes and it is expected that many new boarding establishments will be significantly larger than this. The recommended sizes are derived from the space allowance requirements for dogs kept for the purposes of boarding, seizure, scientific purposes, rescue and quarantine and ensure that as a minimum they are consistent with the January 2017 Home Office Code of Practice for the Housing and Care of Animals Bred, Supplied or Used for Scientific Purposes.

- For dogs below 20kg, the minimum recommended sleeping area must be at least 2.0m^2 and exercise area, 2.5m^2.

- For dog greater than 20kg, the minimum recommended sleeping area must be at least 2.0m^2 and exercise area, 6.0m^2.

Structure

- All areas of new animal units must be built on a concrete base with insulation and a damp proof membrane. Floors should ensure no pooling of liquids can occur so that cleaning and drying are easily facilitated. A minimum gradient of 1:80 is recommended.

- Particular importance should be taken with the safety of the structure to ensure the used are able to withstand scrubbing, disinfecting, hosing pressure washing and steam cleaning. It must also be non-porous and chew/scratch resistant.

- Wood should be avoided in new build structures. Where concrete/bricks are used these should be smooth, sealed and impervious. Moulded plastic, reinforced plastic coated glass, pre-formed plastic surfaced board are also suitable materials.

- There must be no apertures that can trap dog body parts. This is essential around door handles, locks and windows. Any apertures greater than 50mm should be protected from the interior of the kennel either by metal plates or wire mesh to ensure that dogs are safe within the boarding environment.

Kennel Design

- The design and layout of kennels must allow dogs to control their visual access to their surroundings and dogs in other kennels. This means having the ability to both avoid and enable visual contact with other dogs and their surroundings.

- Planning should ensure ability to remove dogs from kennels with minimal disturbance to other dogs and the safety of staff.

- New kennels must be positioned so that individual units are not exposed to excessive light, sun or darkness during the day.

- Dogs are particularly sensitive to noise. The use of sound minimising material and sound proofing should

Annex E

be considered. Noise control should also consider the maximum number of dogs per block and facility to have different areas for varying age groups.

- From the planning stage the flow of liquids through the buildings as a whole must be considered, including the location of drains and level of fall. Drainage channels should be positioned close to doors so that urine does not pass over walk ways.

- The ventilation system should be designed to minimise draughts and noise disturbances. New build structure should include automatic systems to ensure heating/cooling and ventilation is appropriate.

Outdoor exercise area

Of the dog unit

- The outdoor area must contain sufficient shelter to give the dog protection against the weather whilst still providing security and allowing sufficient ventilation and daylight.

- Some of the roofing material should be translucent and filter UV radiation and provide adequate shade.

- There should be a secure safety area to which all exercise areas open to ensure any escaped dogs are contained and as a safe place for staff to retreat to.

Communal exercise area

- Communal exercise areas must be suitably drained to ensure pooling of water does not occur. Land drainage needs to be provided where necessary if normal site drainage is not sufficient.

- Entrances must be reinforced, concreted or paved to ensure a hazard free, cleanable entry and exit route.

Isolation

- The ability to separate dogs is important. This can be to isolate during a disease outbreak, for behavioural reasons or due to varying age groups requiring alternate environments.

- Each establishment should have isolation facilities that are physically isolated from other dogs.

ANNEX F: Behaviour / Environmental Enrichment

1. Monitoring of behavioural signs

Individual dogs respond in different ways when they are feeling anxious, frightened, stressed or in pain. It isn't therefore possible to provide a definitive list of signs but some of the signs which might be seen include[2]:

- emergence of fearful behaviour e.g. cowering, hiding, aggression
- yawning
- lip-licking
- snout licking
- avoidance of eye contact
- over-grooming or self-mutilation
- performance of repetitive behaviour e.g. pacing, spinning, circling, bouncing
- shivering
- trembling
- paw-lifting
- weight loss
- loose faeces
- consumption of faeces (coprophagy)
- prolonged periods of vocalisation e.g. barking, howling, whining
- kennel chewing

Spending time and becoming familiar with each and every dog is highly recommended as that will make it easier for people to recognise when a dog is finding it difficult to cope in kennels.

2. Environmental enrichment

Environmental enrichment applies to various ways of providing dogs with control and choice over their physical and social environment and increasing species-typical behaviour to improve their well being. However, it is often limited to the provision of toys and feeding devices. Although these are important, there are other methods which can be used. This section provides information about a variety of methods of enrichment which can be used in a kennelled environment.

Providing contact with people

Dogs are sociable animals and most need, enjoy and value company. Many will miss the companionship of their owner(s) whilst being boarded and being away from their family group can be one of the most stressful aspects when kennelled. It is therefore important that, where appropriate for the individual dog, individual circumstances, and it is safe to do so, company with people is provided.

Time with people can be increased through activities such as grooming, exercise, playing and petting. Some owners may also be agreeable to short periods of reward-based training. Dogs which are fearful or anxious may not want to be groomed or played with but can still benefit from having someone close by so spending a period of time sitting outside the kennel talking or feeding treats may help.

Providing contact with other dogs

Dogs have a natural desire for contact with one another and many value and enjoy each other's company. However, providing contact with other dogs in a boarding environment is normally restricted due to health and safety concerns for individual dogs. Where dogs are from the same family keeping them apart from one another may cause distress and so where there are adequate resources e.g. size of kennel, sleeping area, food and water bowls, consent from the owner and the dogs are able to be monitored, it is recommended that they are housed together.

2. Rooney, NJ, Gaines, SA and Hiby, EF. 2009. A practitioner's guide to working dog welfare. Journal of Veterinary Behavior: Clinical Applications and Research. 4: 127-134.

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Providing toys

Toys can help increase play and reduce boredom but interest can often quickly reduce. To maintain novelty and interest, different toys should be offered on a regular basis and, if possible, should involve staff; dogs find toys especially exciting when they are part of, or the focus of, a game. They should also be presented appropriately, be safe, a suitable size and provided as part of a consistent routine, wherever possible.

Most dogs find chewing toys and bones rewarding and relaxing and many seem to prefer chewable toys. Providing a chewable toy is recommended. If little interest is shown, in one particular item, there is a wide range of manufactured chew toys and bones on the market, so trying others may help.

Whenever new devices or toys are provided, it is important to ensure that they don't cause stress to the animal and they should be monitored closely when first introduced.

It is often feared that providing toys or chews to dogs leads to possessive behaviour but research has shown that not to be the case for the majority of dogs. Fear most often causes possessive behaviour due to the dog having been punished previously for not giving up objects. This can be avoided by using distractions such as taking the dog for a walk, or giving it another toy or food treat when removing the chew toy. Dogs can also be trained to leave objects on command in return for treats.

Where dogs are housed in the same unit, it is advised, for safety reasons, not to leave dogs alone with toys.

Providing feeding devices

A variety of feeding devices are available but probably the most widely used are commercially available rubber cone-shaped toys. Research[3] using this specific type of toy has shown that dogs often find them rewarding and relaxing and can prevent or reduce signs of compromised welfare. Research[4] has also shown that when dogs that interact regularly with them have them removed, a significant increase in stress hormones is experienced and many also show an increase in behaviour indicative of poor welfare. It is therefore very important that the provision of these specific types of toy is predictable e.g. that they are provided each and every day and around the same time. The correct size and type of feeding device must also be chosen.

Feeding devices do not have to be bought however and alternative feeding devices are fairly easy to prepare and depending on what is chosen, can also provide opportunities for other behaviour:

- Paper bags rolled down to contain food
- Scrunched up pieces of paper
- Cardboard tubes with the ends flattened or folded down to make it more challenging
- Frozen cubes of diluted broth
- Biscuits frozen in ice cubes
- Rope/chew toys (natural fibres only) soaked in gravy and then frozen
- Fresh, crunchy fruits and vegetables, such as carrots, wedges of cored apples and cucumbers.

(American Society for the Prevention of Cruelty to Animals).

Similar to toys, there are concerns about the provision of feeding devices leading to possessive behaviour and the advice provided about toys is also relevant here.

Where dogs are housed in the same unit, it is advised, for safety reasons, to separate dogs before providing with feeding devices.

Kennel furniture - Platforms

Kennels can be barren environments offering little opportunity for dogs to carry out natural behaviours or provide little choice within their environment. Platforms can help with this by increasing complexity

3 Schipper, LL, Vinke, CM, MBH, Spruijt, BM 2008. The effect of feeding enrichment toys on the welfare of kenneled dogs (Canis familiaris). Applied Animal Behaviour Science, 114, 182-195. Gaines, SA, 2008. Kenneled dog welfare - effects of housing and husbandry, University of Bristol

4 Hiby, EF, 2005. The welfare of kenneled dogs. PhD Thesis, University of Bristol.

Annex F

and available three-dimensional space. This can provide a dog with somewhere to hide or a vantage point from which to carry out lookout behaviours that can be particularly important for smaller dogs, which may not otherwise be able to see out of the kennel without standing on their hind legs. Platforms also offer protection from a cold or wet floor, providing a more comfortable and warmer area to rest.

Although staff may have concerns about the safety issues of platforms e.g. when entering the kennel, the dog could be at their head height, this can be avoided. For example, if the platform is in the sleeping area, staff could remove the dog from the exercise area and vice versa. Alternatively, the dog could be trained to jump off the platform so that situations of potential conflict are avoided. In some cases, a platform may be unsuitable, for example, for an elderly dog or one with reduced mobility and in such situations alternatives ways for the dog to hide, be comfortable etc, should be provided.

Furniture in outdoor exercise areas

Enrichment does not have to be confined to the kennel environment but can also be incorporated into exercise areas or paddocks. Platforms are beneficial in outdoor areas providing opportunities for exploratory as well as vigilance behaviours. Whilst tunnels and pipes offer the same behavioural opportunities, they are also areas in which to seek shade. Paddocks provide sufficient space to include boxes which when filled with sand allow dogs to dig. Natural furniture can also be considered such as the use of safe and non-toxic plants, bushes and shrubs for dogs to push through and explore as well as trees which dogs can investigate and mark.

Putting enrichment into practice

Every dog is an individual and will vary in what they find valuable so it is important that different methods of enrichment are tried to identify what it is that each dog likes and gains from. As well as the different types of enrichment listed above, odours and sounds can also be beneficial to dogs and can be cheap and easy to introduce. For example, diffused odours such as lavender and camomile have been found to be beneficial for kennelled dog welfare[5] as well as classical music played at conversational level[6].

Note

The content of this guidance is largely based on Appendix II: Environmental Enrichment in 'The welfare of seized dogs in kennels - a guide to good practice. An RSPCA guide produced in consultation with Police Dog Legislation Officers, Local Authority Dog Wardens and Animal Welfare Officers'.

For further information on enrichment and kennelled dog welfare:

- Rooney, NJ, Gaines, SA and Hiby, EF. 2009. A practitioner's guide to working dog welfare. Journal of Veterinary Behavior: Clinical Applications and Research. 4: 127-134.
- RSPCA. 2015. The welfare of seized dogs in kennels - a guide to good practice. An RSPCA guide produced in consultation with Police Dog Legislation Officers, Local Authority Dog Wardens and Animal Welfare Officers. https://view.pagetiger.com/RSPCAKennellingGuide2014/issue1/page3.htm
- Care and Respect Includes All Dogs. Enhancing and enriching the experience of dogs. https://cariadcampaign.wordpress.com/guides/

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5 Graham, L., Wells, D.L., Hepper, P.G., 2005. The influence of olfactory stimulation on the behaviour of dogs housed in a rescue shelter. Applied Animal Behaviour Science 91, 143-153

6 Graham, L., Wells, D.L., Hepper, P.G., 2002. The influence of auditory stimulation on the behaviour of dogs housed in a rescue shelter. Animal Welfare 11, 385-393

Kogan, L.R., Schoenfeld-Tacher, R., Simon, A.A., 2012. Behavioural effects of auditory stimulation on kenneled dogs. Journal of Veterinary Behaviour. Clinical Applications and Research, 5, 268-275

Annex G: Disease, Vaccination and Disinfection

Infectious diseases can spread in many ways and adequate precautions should be taken to prevent and control the spread of infectious and contagious diseases and parasites among dogs.

Some infectious diseases are zoonotic i.e. they can be spread from animals to humans and so appropriate cleaning and good hygiene is essential to ensure there is no spread of disease among dogs and visitors. For example, urine should be carefully handled as the human form of leptospirosis is Weil's disease. Infections by zoonotic diseases can affect any age group but immuno-compromised people, the young or elderly are particularly at risk and as such not be in contact with potentially infectious dogs.

It is important that kennel proprietors and their staff are trained to recognise signs of ill-health so that they can seek veterinary attention accordingly. These may include, but is not limited to, vomiting, diarrhoea, coughing, loss of appetite, ocular/nasal discharges, lethargy, excessive drinking. If there is any concern about the health of a particular dog, veterinary advice should be sought.

The diseases listed below are potentially fatal. Vaccination is available in the UK and is a requirement prior to boarding (see Section E).

- **Canine parvovirus:** causes severe vomiting and diarrhoea and is easily spread on hands, clothing, shoes, leads and from the environment. This virus can remain in the environment for a long time and can be very resistant to cleaning. The source is from the faeces of an infected dog.

  (Additionally, other infectious diseases affecting the gastrointestinal tract including Giardia, Coronavirus, Salmonella and Camplyobacter can also be spread via contact with infected faeces).

- **Canine Distemper (morbillivirus):** this causes a wide range of clinical signs including fever, nasal discharge, thickened pads, depression, diarrhoea, and neurological signs. This is spread by sneezing droplets but the virus can persist in the environment in appropriate conditions and this is therefore a source of contamination.

- **Canine Adenovirus (infectious canine hepatitis):** causes gastrointestinal and hepatic disease. The virus is spread by close contact with body fluids from infected dogs, however due to its ability to persist in the environment this is also a source of infection.

- **Leptospirosis:** this is a bacterial infection which causes serious liver and kidney disease in dogs. It is spread by contact with infected urine and vaccination does not always prevent the shedding of the leptospires (infectious agents) from the urine. Foxes can also spread the disease. Careful handling of urine is therefore essential.

  Vaccination against Kennel Cough (infectious tracheobronchitis) is also available and recommended:

- **Kennel Cough:** This is a complex of respiratory pathogens, the most common being Bordetella bronchiseptica, causing harsh, retching coughing. This can be particularly problematic in the kennel environment, as such staff should be aware of clinical signs. Vaccination is aimed at decreasing the shedding of the disease by infected dogs and reducing clinical signs. The disease is spread by contact with infected sneeze and cough droplets.

Biosecurity, Cleaning and Husbandry

Whilst vaccination is available and an important part of disease management, good husbandry is also essential. This includes not only managing the dogs in terms of avoiding contact and minimising stress, but also cleaning routines and recognising how the behaviour of staff can impact the transfer of disease.

Cleaning products should have bactericidal, virucidal and parvocidal activity for removal of infectious organisms, i.e. they must have the ability to kill bacteria, fungi and viruses. Surfactant components are needed to clean the residual dirt from the environment prior to disinfection. It might be a combination of products is needed but it is essential they are compatible for use together.

Bleach is commonly thought of as a disinfectant. It is not as effective at killing bacteria, fungi and viruses as more commonly used commercial disinfectants. It may cause toxic effects to animals and staff as well as

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degrading the structure of the building. If can also be corrosive due to is oxidative effects. Although it can have disinfection properties at certain concentrations generally due to the risks involved it is not a suitable disinfectant for use in animal premises.

All chemicals and substances must be safe and appropriate for the environment they are being used in. It is important that instructions, both in terms of dilution and contact time with the surface they are meant to be affecting, are strictly adhered to.

Cleaning regimes should be in place for daily, weekly and monthly cleaning. For example:

Daily: remove all soiled material and wash contamination away using detergent if necessary. Dry after cleaning. Remove soiled bedding and replace with clean. Hose down and dry exercise areas where impervious material is used. Dispose of faeces according to waste regulations.

Weekly: remove all furniture from kennels, hose down using disinfectant and allow to dry before returning furniture.

Notes

Standing water is a source of infection of certain diseases such as Giardia. Thorough drying of surfaces is essential after cleaning.

Disinfectant will not be effective against solid organic material. It is therefore essential that cleaning takes place *prior* to disinfection.

Useful contacts

Animal and Plant Health Agency
Woodham Lane
Addlestone
Surrey KT15 3NB
Website: https://www.gov.uk/government/organisations/animal-and-plant-health-agency

Animal Welfare Foundation
7 Mansfield Street, London W1G 9NQ
Tel: 020 7908 6375
Email: bva-awf@bva.co.uk

British Veterinary Association
7 Mansfield Street, London W1M 0AT
Tel: 020 7636 6541
Email: bvahq@bva.co.uk

British Small Animal Veterinary Association
Woodrow House, 1 Telford Way
Waterwells Business Park, Quedgeley,
Gloucestershire GL2 2AB
Tel: 01452 726700
Website: www.bsava.com
Email: administration@www.bsava.com

Chartered Institute of Environmental Health
Chadwick Court, 15 Hatfields, London SE1 8DJ
Tel: 020 7928 6006
Web site: www.cieh.org

City of London Corporation
ARC, Beacon Rd. Heathrow Airport. TW6 3JF
Tel +44 (0)208 745 7894 E-mail: veterinary.harc@cityoflondon.gov.uk
Web site: http://www.cityoflondon.gov.uk

Local Government Association
Smith Square, London SW1P 3HZ
Tel: 020 7664 3000
Website: www.local.gov.uk
Email: info@local.gov.uk

Department for Environment, Food and Rural Affairs
Nobel House, 17 Smith Square London SW1P 3JR
Tel: 08459 33 55 77
Website: www.defra.gov.uk
Email: defra.helpline@defra.gsi.gov.uk

The Dogs Trust
17 Wakley Street, London EC1V 7RQ
Tel: 0207 837 0006
Website: www.dogstrust.org.uk
Email: info@dogstrust.org.uk

Health and Safety Executive
Website: www.hse.gov.uk

The Kennel Club
1-5 Clarges Street, Piccadilly London W1J 8AB
Tel: 0844 463 3980
Web site: www.the-kennel-club.org.uk

PIF (Pet Industry Federation)
Unit 1a
Bedford Business Centre
170 Mile Road
Bedford
Mk42 9TW
Tel 01234 273 933
Email Info@petfederation.co.uk
Web site: http://www.petfederation.co.uk

Royal College of Veterinary Surgeons
Belgravia House, 62-64 Horseferry Road
London SW1P 2AF
Tel: 020 7222 2001
Email: info@rcvs.org.uk
Website: http://findavet.rcvs.org.uk

The Royal Society for the Prevention of Cruelty to Animals
Wilberforce Way,
Southwater
Horsham,
West Sussex RH13 9RS
Website: www.rspca.org.uk

Borough Council of Wellingborough
Licensing Section
Swanspool House
Doddington Road
Wellingborough
Northamptonshire
NN8 1BP
Email: licensing@wellingborough.gov.uk
Telephone: (01933) 229777

Chartered
Institute of
Environmental
Health

Chartered Institute of Environmental Health
Chadwick Court, 15 Hatfields, London SE1 8DJ
Telephone 020 7928 6006
Email info@cieh.org Web www.cieh.org
Registered charity no. 290350

ISBN number 978-1-910676-25-7

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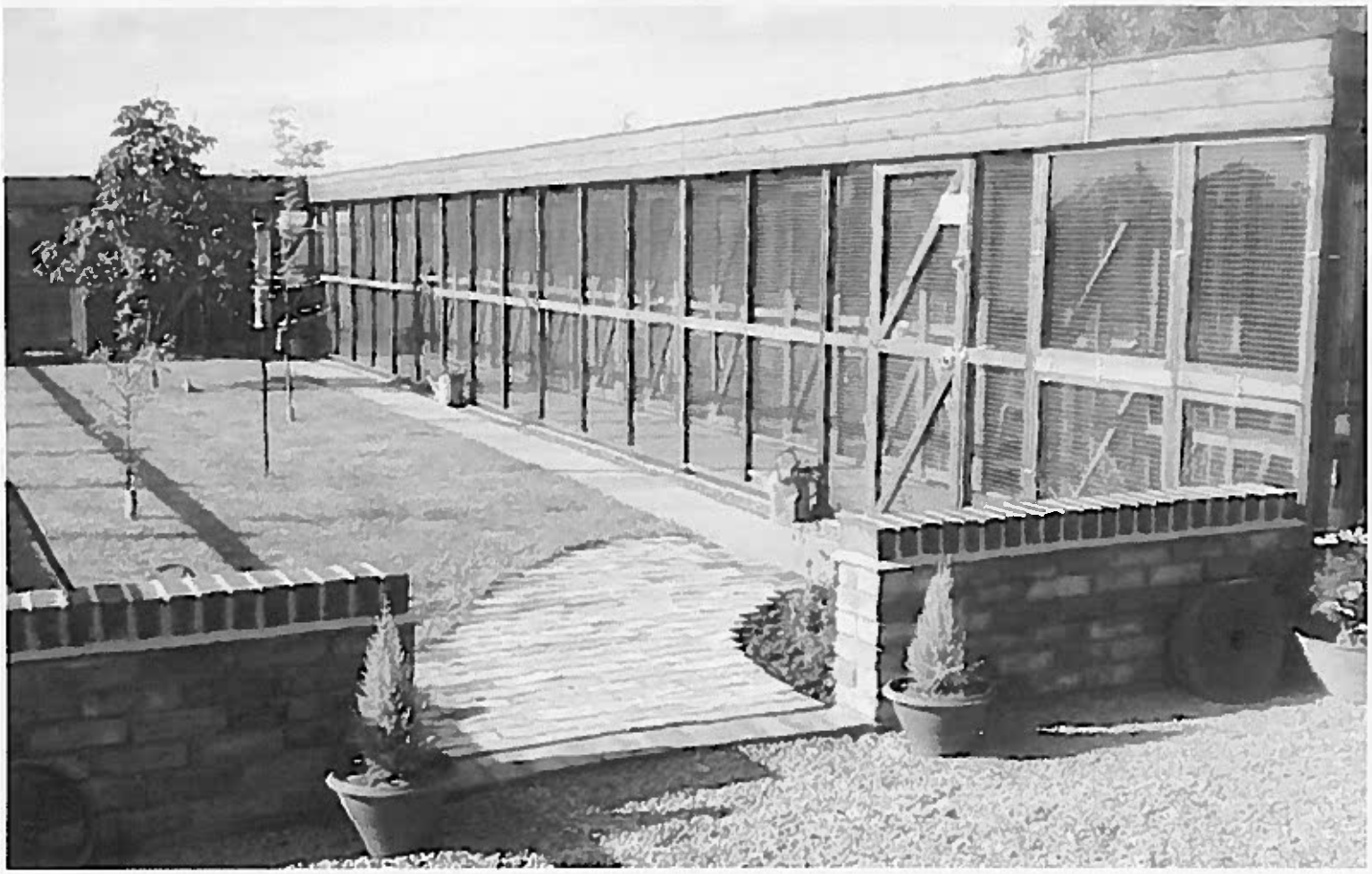
Appendix 2 – Model Conditions for Dog Boarding Establishments



CIEH Model Licence Conditions and Guidance for Cat Boarding Establishments 2013

June 2016 (Revised)

This document has been prepared in the best interests of animal welfare and to advise those tasked with inspecting, advising and licensing catteries under the Animal Boarding Establishments Act 1963. No liability rests with contributing bodies for the circumstances arising out of the application of conditions contained within the document.

Thanks to Rachel and Brian Bland, The Cats Whiskers, Wilstead MK45 3DP for use of the front page photograph

Contents

Introduction

The Chartered Institute of Environmental Health (CIEH) model licence conditions and guidance for cat boarding establishments was first produced in 1995.

Since then there have been developments in understanding of animal welfare and also the introduction of the Animal Welfare Act in 2006. It was, therefore, felt timely to revise and update this document so that it better reflects the legal and animal welfare considerations inspectors should consider when looking at catteries and making recommendations for licensing and any conditions applicable.

This document is aimed at all those who are tasked with inspecting, advising and licensing catteries under the Animal Boarding Establishments Act 1963 ('the 1963 Act'). It may also be useful to owners and managers of catteries and those planning to build boarding catteries who wish to better understand what their legal requirements are under both the 1963 Act and the Animal Welfare Act 2006 ('the 2006 Act') as well as other related legislation.

The main legal requirements

There are two main pieces of legislation that attention should be drawn to, namely; the Animal Boarding Establishments Act 1963, and the Animal Welfare Act 2006.

1. Animal Boarding Establishments Act 1963

The 1963 Act requires anyone who wishes to keep a boarding establishment (i.e. in this context a cattery) to be licensed by the local authority and abide by the conditions of the licence. If they do not they are in breach of the law. In particular the local authority will consider the ability of the establishment to ensure:

- accommodation is suitable as respects construction, size, number of occupants, exercising facilities, temperature, lighting, ventilation and cleanliness,
- adequate supply of suitable food, drink and bedding material for the animals and that they are adequately exercised, and visited at suitable intervals,
- all reasonable precautions are taken to prevent and control the spread of infectious or contagious diseases, including the provision of isolation facilities,
- appropriate steps are taken for the protection of animals in the case of fire or other emergency,
- a detailed register is maintained of any animals received into the establishment that is available for inspection at all times.

Those responsible for a cattery must ensure that a copy of the licence and its conditions (maximum number of cats and number of holding units) is displayed prominently in the boarding establishment.

No animals other than cats are to be boarded within the licensed facilities without the written approval of the local authority.

2. Animal Welfare Act 2006

Sections 1 and 2 of the 2006 Act set out which animals are protected. This includes any animal (vertebrate) other than man (section 1) which is commonly domesticated in the British Isles, or under the control of man whether on a permanent or temporary basis, or is not living in a wild state (section 2). Thus cats and kittens are protected by this piece of legislation.

Section 3 of the 2006 Act sets out who can be found to be responsible for an animal and this includes on a permanent or temporary basis as well as being in charge of it or owning it. Therefore, the establishment owner as well as their employees can be found liable under this piece of legislation. No one under the age of 16 years can be deemed to be responsible for an animal.

Section 4 of the 2006 Act sets out offences concerning unnecessary suffering. An offence is committed here if someone's act or failure to act causes an animal to suffer, whether the person knew (or ought to have reasonably known) that the act (or failure to act) was likely to cause such suffering - it is still an offence as the suffering was unnecessary. An offence can also be committed whereby someone permits this to happen. Again, this can apply

to not just employees of an establishment but also an owner. In particular the suffering may be deemed unnecessary if it could reasonably have been avoided or reduced, if it was not in compliance with relevant legislation, licence, or codes of good practice, if it was not for a legitimate purpose, if it was not proportionate, if it was not the conduct of a reasonably competent and humane person.

Under Section 9 of the 2006 Act those responsible for animals (in England and Wales) have a duty to ensure reasonable steps are taken to ensure the welfare needs of the animals are met to the extent required by good practice. This includes:

- its need for a suitable environment,
- its need for a suitable diet,
- its need to be able to exhibit normal behaviour patterns,
- any need it has to be housed with, or apart from, other animals, and
- its need to be protected from pain, suffering, injury and disease.

This guidance also notes that additionally there are Codes of Practice concerning cats that the Welsh Government and DEFRA have produced and they provide further information on these points. To access copies of these Codes please see –

www.gov.uk/government/uploads/system/uploads/attachment_data/file/69392/pb13332-cop-cats-091204.pdf

www.wales.gov.uk/docs/drah/publications/110817catcodea5en.pdf

Other current relevant regulations and legislation:

Other Legislation which is relevant to the running of a boarding cattery includes, but is not restricted to the following:

- The Regulatory Reform (Fire Safety) Order 2005
- Health and Safety at Work etc Act 1974
- Environmental Protection Act 1990
- Electricity at Work Regulations 1989
- Control of Substances Hazardous to Health Regulations 1988
- Controlled Waste Regulations 1992
- Town & Country Planning Act 1990
- Welfare of Animals (Transport) (England) Order 2006
- Welfare of Animals (Transport) (Wales) Order 2006
- Regulation on the protection of animals during transport (EC) 1/2005

Further information on the above is available from Business Link – www.businesslink.gov.uk

Training

All staff who handle and care for cats must be adequately trained in ensuring the cats' welfare (as per the Animal Welfare Act) as well as their safe handling.

Staff must also be trained in emergency procedures to follow, and all other aspects of the licence conditions which are pertinent to their work. Obtaining relevant qualifications is strongly recommended.

This guidance document recommends that written policies and procedures setting out how the cattery will ensure all aspects of the welfare of cats in their care as well as their staff should be provided. It further recommends that a systematic training programme should be implemented including provision of evidence of its use for permanent, temporary, and part-time employees and regular reviews of training.

Supervision/responsibility

The cattery proprietor or a responsible person over the age of 18 years should always be present to exercise supervision and deal with any emergencies whenever cats are boarded at the premises.

It is strongly recommended that the cattery proprietor or a responsible person lives on site or a key-holder must live within a reasonable distance of the cattery. An emergency contact number must be clearly displayed at the entrance to the cattery.

The groups consulted included:

- British Small Animal Veterinary Association
- British Veterinary Association
- Cats Protection
- Chartered Institute of Environmental Health
- Corporation of London
- Daisy Bank Kennels & Cattery
- Dogs Trust
- Epping Forest DC
- International Cat Care (Formerly Feline Advisory Bureau)
- Kennel Design (David & Kay Key)
- Pet Industry Federation (Formerly Pet Care Trust)
- Royal Society for the Prevention of Cruelty to Animals

How to use this document:

Each of the sections relates to a Requirement, elaborating why it is important to meet this from the perspective of the cat and/or legal requirements where applicable. Good care is based on some simple principles and these are shown where relevant as bullet points (•) in the document.

In order to link the licence guidelines with the check lists for use by Licence inspectors, each factor which enables the associated legal requirement to be met has been given an individual code linking it to the appropriate section. These must be followed in order to achieve the licence. It should be noted that the order in which the requirements are listed under each section is arbitrary and does not indicate any order of importance. All requirements listed under the sections are equally important.

The Identification code is made up of a 'letter. number' combination, the letter indicating the section (relating to each of the 5 welfare needs as stipulated under the Animal Welfare Act 2006), and the number relating to the requirement's numerical order within that section:

SECTION	IDENTIFICATION CODE
Environment	A
Diet	B
Behaviour	C
Company	D
Health and welfare	E

Attached at Annex A is a Model Licence Conditions Inspection Sheet for Cat Boarding Establishments.

Section A – Environment: Providing the cat(s) with a suitable place to live/stay

Good care is based on some simple principles and these are shown where relevant as bullet points (•) in the document.

Poor housing has a substantially negative impact on both the health and wellbeing of cats. Housing systems must be suitable for the needs of the species in question. The cattery must be designed, built and managed to provide safe, disease free, comfortable, clean, draught free, animal friendly conditions, which are minimally stressful and which offer environmental choice for the animal, sensory stimulation, physical and mental exercise.

The following requirements list what must be present in a cat's environment, and details further measures that can be taken. Please note that the requirements are not presented in any order of importance but all hold equal standing with respect to the environmental needs of cats.

Cattery construction and principles of design

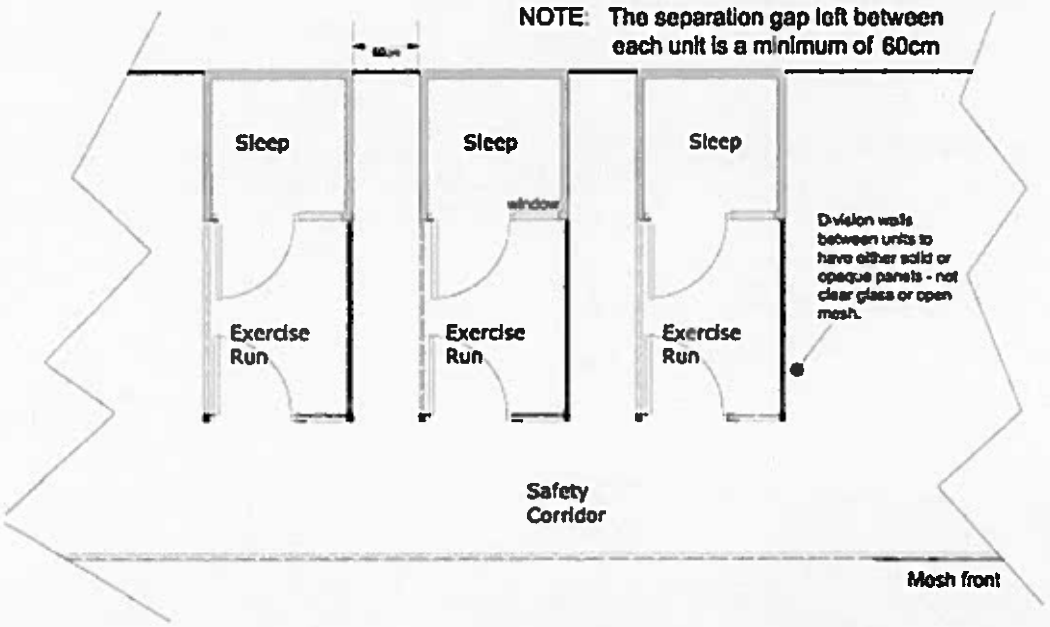
- The correct design and construction of a cattery is vital to prevent escape, minimise disease spread and stress to the cats, and to make maintenance and hygiene management straightforward and achievable by cattery proprietors.

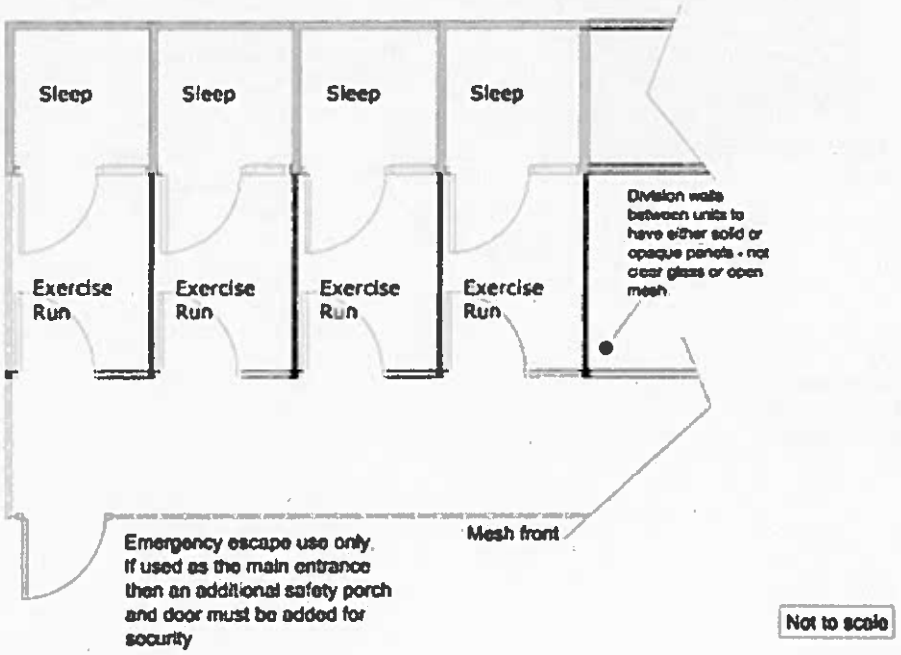
- For disease control there must be no possibility of cats within the cattery (other than those from the same household), or other animals outside the cattery, coming into direct contact with each other or contacting droplets sneezed out by cats (for further information see Section E – Health and Welfare).

- **Designs MUST include:**
  - Cat units with sleeping accommodation (with solid sides) and an individual attached run.
  - Full height, full width, sneeze barriers between units. Alternatively, some catteries have gaps between units (minimum 0.6 m (see page 29/30 – New Build).
  - An enclosed area (corridor or lobby) outside the cat unit to minimise risk of escape.
  - Provision to isolate cats if necessary.
  - Ancillary facilities including a separate kitchen with hot and cold running water and refrigeration for food.
  - A separate hand-washing facility for staff.
  - A litter tray cleaning area.
  - A reception area.

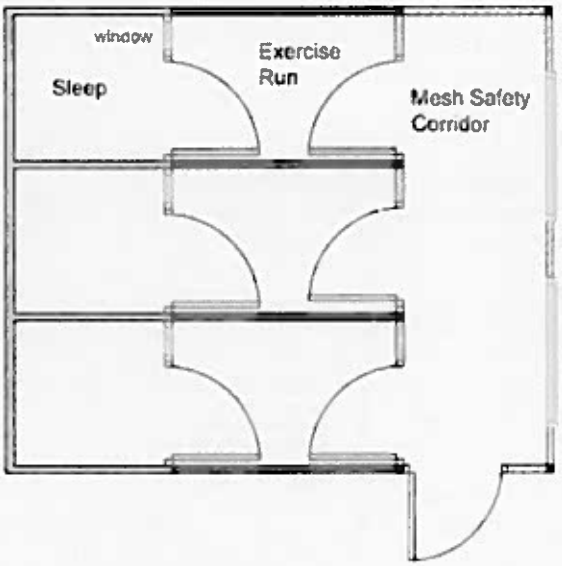
- Cattery design usually falls into three categories with the sleeping accommodation comprising of a full-height walk-in area or a penthouse (see A3):

Outdoor – catteries with indoor sleeping accommodation and individual covered outdoor exercise runs – accessed individually from a covered outdoor safety corridor.



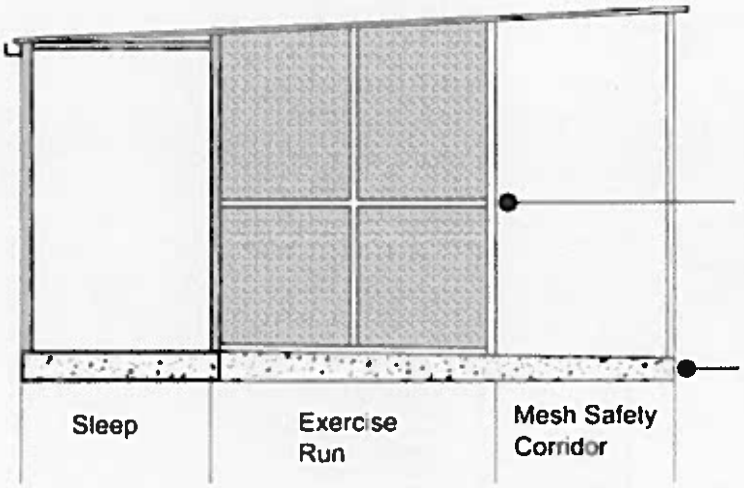


Semi-outdoor/indoor – catteries with indoor sleeping accommodation and individual covered outdoor exercise runs – usually accessed individually from a common indoor safety corridor.



Staff access the sleeping and exercise run via the safety corridor in front of the units

Typically the safety corridor has a solid apperance with large opening windows with mesh safety guards to allow light and fresh air into the units

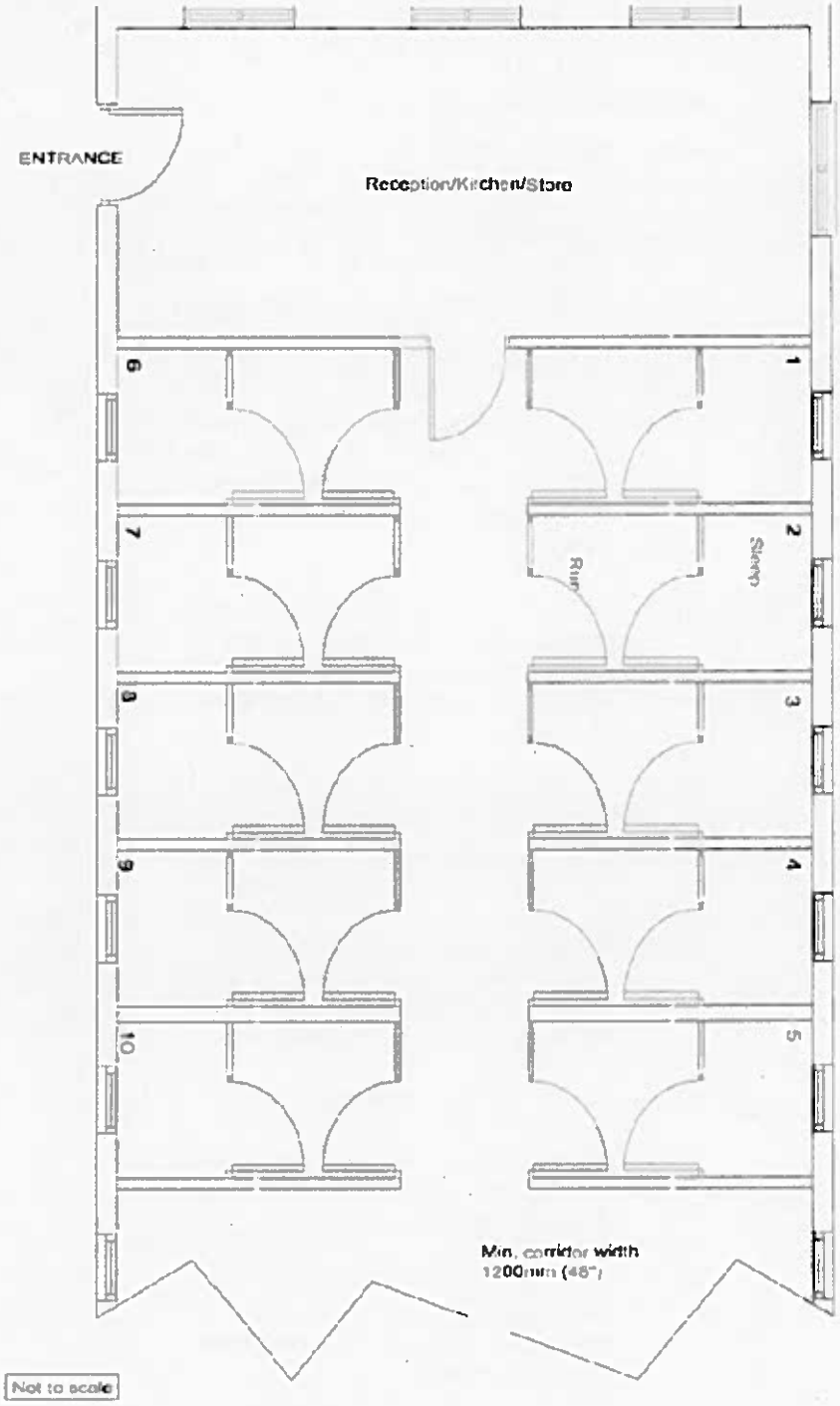


Division walls between units to have either solid or opaque panels – not clear glass or open mesh

Concrete surface laid to fall to allow rain water to drain

2013 minimum size (suitable for up to 2 cats):
Sleep – 1.5m^2 (1.2m x 1.25m)
Run – 2.2m^2 (1.2m x 1.85m)

Totally indoor – catteries with indoor sleeping accommodation and indoor exercise runs – usually accessed individually from a common indoor corridor.



A.1 Physical construction and integrity

General

- The cattery must be safe, secure and free from hazards, to minimise any chance of injury to a cat or escape of a cat.

A.1.1 The cattery must be structurally sound.

A.1.2 The cattery must be constructed of materials that are robust, safe and durable and be well maintained in good decorative order and repair.

A.1.3 Materials used in construction or maintenance must not expose cats to any harmful chemicals.

A.1.4 The cattery must be built in compliance with good building practice (e.g. local authority guidelines), on a concrete base with a damp proof membrane. Where Building Regulations apply these must be adhered to.

A.1.5 There must be no sharp edges, projections, rough edges or other hazards which present risk of injury to a cat.

A.1.6 Windows must be escape-proof at all times.

A.1.7 Doors must have secure latches or other closing devices.

A.1.8 All wire mesh/fencing must be strong and rigid and kept in good repair to provide an escape-proof structure.

A.1.9 Timber, if used, must be of good quality, well maintained and any scratched areas sealed or over-clad.

A.1.10 Any storage areas must be dry and free from vermin.

A.1.11 Electrical equipment must be installed in line with current legislation and maintained in a safe condition.

Drainage

- Drainage must be effective to ensure there is no standing water in the cattery, as this can be a reservoir for infectious agents.

A.1.12 Waste water must not run off into adjacent pens.

A.1.13 Adequate drainage must prevent pooling of liquids.

A.1.14 Any drain covers in areas where cats have access must be designed and located to prevent toes/claws from being caught.

Safety corridor/entrance lobby

- An enclosed area (safety corridor/entrance lobby) is essential to ensure that if cats manage to slip out from their individual cat unit, they are still kept safely inside the cattery.

A.1.15 There must be an escape-proof area (safety corridor/entrance lobby) at the exit of each cat unit.

A.1.16 For catteries where there are facing units accessed by an indoor corridor, the corridor must be at least 1.2 m wide, or the doors of the units must be solid or have sneeze barriers.

A.1.17 At the end of the safety corridor there must be a securable door through which the inside of the cattery can be viewed from the outside and this must be kept closed when not in use.

A.1.18 The door from the cat unit to the safety corridor must be escape-proof, securable, strong enough to resist impact and scratching and kept closed at all times.

A.1.19 The floor must be finished to produce a smooth, impervious surface which is easy to clean and disinfect. Holes or gaps between tiles or paving slabs are not acceptable.

A.1.20 Outdoor safety corridors must be roofed.

A.1.21 External doors/gates must be lockable and staff must have easy access to keys in case of emergency.

A.1.22 Sufficient lighting must be provided in the safety corridor to illuminate all year round. Where practicable this should be natural light during the day.

A.1.23 The safety corridor must not be used as an exercise area.

Roofing

- Roofing provides protection from the weather and prevents escape of cats. In a timber construction it is strongly recommended that the run should also be roofed with wire mesh, as an added precaution against escape. The mesh should extend over the top of the run under the roof and be attached firmly to the framework.

  In catteries where substantial roofing is placed over the whole cattery (including the safety corridor) the need for wire mesh roofing is diminished. However, care must be taken to ensure that no gaps appear to allow escape of a cat.

A.1.24 There must be a safe, secure, waterproof roof over all of the cat units (sleeping accommodation and run) and the safety corridor. For the run, materials used must be capable of filtering UV light and providing adequate shade.

A.2 Cat units

- A boarded cat is accommodated in a 'unit' comprising enclosed sleeping accommodation and an adjoining individual covered exercise run.

A.2.1 Cats from different households must not share cat units.

Lighting

- Lighting enables adequate observation of the animals and for cleaning and working in the cattery.

A.2.2 There must be adequate lighting in the cat unit.

Ventilation and humidity

- Fresh air is essential for the maintenance of good health and well-being as well as limiting the spread of infectious disease. Proper ventilation removes heat, dampness, odour, airborne microbes and pollutant gases such as ammonia.

A.2.3 Ventilation must be appropriate all year round (both cool in hot weather and avoiding cold draughts in winter). Localised draughts in the sleeping accommodation must be avoided.

Interior surfaces

- For disease prevention units must be easy to clean and disinfect.

A.2.4 All interior surfaces to which cats have access must be durable, smooth and impervious, capable of being cleaned and disinfected, and be kept in good decorative order and repair.

A.2.5 Where concrete or other building blocks or bricks are used, they must be sealed to be smooth and impervious.

A.2.6 Surfaces which are peeling, scratched, chipped or in disrepair must be repaired or resealed to an acceptable standard, or replaced.

A.2.7 Ceilings must be capable of being easily cleaned and disinfected.

A.2.8 Junctions between sections must be coved or sealed.

A.2.9 Floors must be finished to produce a smooth, non-slip, solid surface and all surfaces must be capable of being easily cleaned and disinfected. (There must be no open gaps if using concrete slabs or tiling).

Accessing the cat unit

- Each unit needs to be easily accessible and provide a means of identification for each cat.

A.2.10 Each unit must be designed to allow staff to access and clean all parts of the cat unit safely. (For further information on cleaning see Section E – Health and Welfare).

A.2.11 The unit must have a securable, full height door for access.

A.2.12 Each unit must be clearly marked (e.g. numbered) and a system in place which ensures that relevant information about the cat in that unit is readily available.

Litter trays

- Cats are meticulous animals and a dirty litter tray may deter use. Natural behaviour is to scratch in loose material (litter), to dig a hole or cover waste. The tray should be large enough (average size is 30 x 42 cm (12" x 16") to let the cat turn around and the litter deep enough (a minimum of 3 cm is recommended) to allow digging activity. Loose sawdust, shredded or sheet newspaper, or soil, are not considered acceptable as litter material.

A.2.13 Litter trays of a suitable size or type must be provided at all times.

A.2.14 Each unit must have space to allow for at least 60 cm separation between the litter tray, resting place and feeding area. This allows cats to sit, rest and eat away from areas where they urinate and defecate.

A.2.15 Trays must be impermeable, easy to clean and disinfect, or be disposable.

A.2.16 A safe and absorbent litter material must be provided.

A.2.17 In a multiple cat unit the number of trays must be appropriate to the number of cats (see also D3).

A.2.18 Trays must be regularly and appropriately cleaned (See section E – Health and Welfare, for information on cleaning protocols, and waste disposal).

A.3 Sleeping accommodation

- Cats need separate sleeping accommodation which in most cases (except some indoor catteries) must be separate from the run and provide somewhere for the cat to hide away. Most designs fall within the guidelines detailed here:

Full-height unit – cat sleeping accommodation in the form of a full-height 'shed' which opens into the exercise run and is accessed via a full-height door.

Penthouse unit – cat sleeping accommodation in the form of an enclosed raised 'box' which opens into the exercise run and is accessed via a ramp from the cat flap.

It can also be accessed by opening the front door(s)to the box.

The sleeping accommodation must be large enough to allow cats to move and lie comfortably and provide enough space to spread resources.

Timber full height walk-in unit

Timber penthouse style unit

uPVC full height walk-in unit

uPVC penthouse style cattery unit

Size of full height walk-in unit sleeping accommodation:

A.3.1 The following minimum areas and dimensions must be achieved in order to give cats a suitable and appropriate comfortable space and for ease of cleaning and management.

Existing buildings, floor area and dimensions of full height walk-in sleeping accommodation			
	Minimum area	Smallest dimension must be a minimum of:	Minimum height
One cat	0.85 m²	0.9 m (eg 0.90 m x 0.95 m)	1.8 m
Up to two cats	1.5 m²	1.2 m (eg 1.20 m x 1.25 m)	1.8 m
Up to four cats	1.9 m²	1.2 m (eg 1.20 m x 1.60 m)	1.8 m

Shelving or raised area for a full height walk-in unit

- Shelves or raised areas are important to allow cats to rest high up. Shelving must be able to be kept clean, be large enough for cats to lie on (usually between 0.75 and 1.5 m above the ground) and accessible.

A.3.2 All resting areas/shelving must be large enough for each cat to lie on.

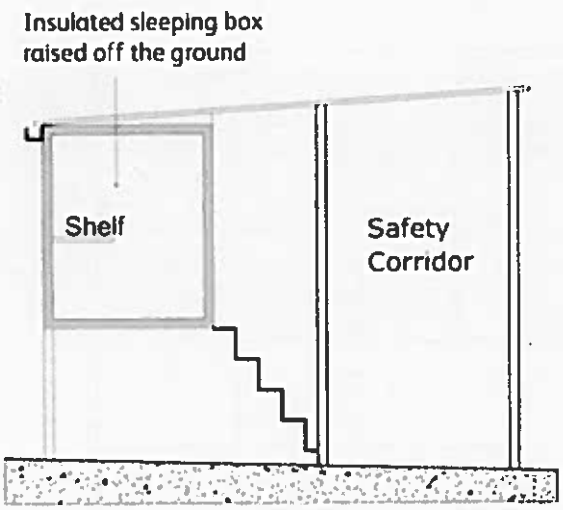
A.3.3 Facilities must be easily accessible and provide safe easy access to the shelf for elderly, ill, very young or disabled cats if required.

A.3.4 Shelving or raised areas must be made of impervious, easily cleanable materials.

Size of penthouse sleeping accommodation (an enclosed boxed sleeping area raised off the ground)

A.3.5 The following minimum areas and dimensions must be achieved in order to give cats a suitable and appropriate comfortable space and for ease of cleaning and management.

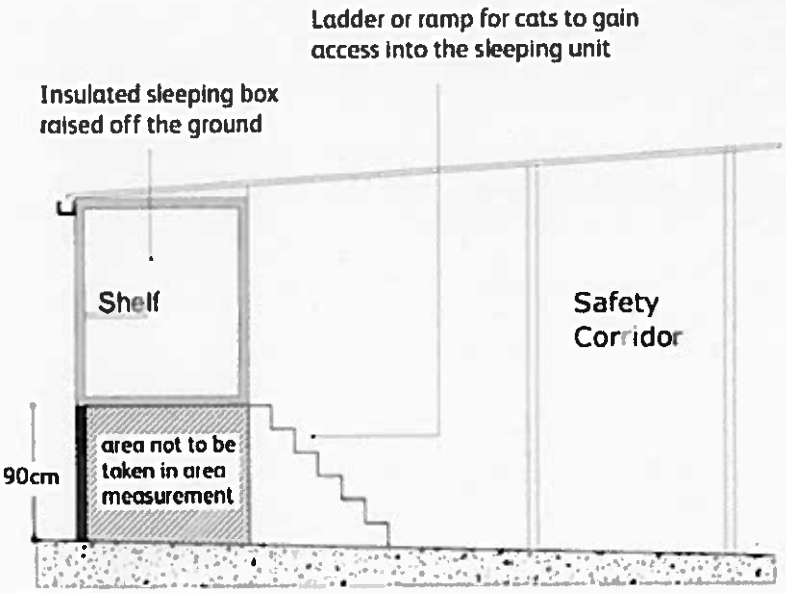
A.3.6 Facilities must be easily accessible and provide safe easy access (ramp/steps) to the penthouse. Extra consideration may be needed for elderly, ill, very young or disabled cats. Existing buildings, floor area and dimensions



Pre-2013 standard with space under the box taken into the overall footprint allowance

Existing buildings, floor area and dimensions of penthouse sleeping accommodation (box)			
	Minimum area	Smallest dimension must be a minimum of:	Minimum height of box
One cat	0.85 m²	0.9 m (eg 0.90 m x 0.95 m)	1m
Up to two cats	1.1 m²	0.9 m (eg 0.9 m x 1.20 m)	1m
Up to four cats	1.7 m²	0.9 m (eg 0.9 m x 1.90 m)	1m

FOR NEW BUILD SEE PAGE 29



The 2013 standard requires that a minimum distance of 1.85m is given from the front of the sleeping unit. The space under the sleeping area is not to be taken into the overall footprint allowance for exercise run space

Temperature in sleeping accommodation

- Cats like warmth and some indoor cats are used to high ambient temperatures. In a cattery the cat needs an adequate ambient temperature and additional heating facilities if this cannot be guaranteed at times of excessively cold weather. Breed, body condition, medical condition, coat and age can affect an individual's ability to maintain its body temperature.

A.3.7 There must be a means of measuring, monitoring and recording temperature (maximum and minimum temperatures) representative of the temperature in the cat sleeping accommodation.

A.3.8 Insulation and temperature regulation in the cattery must aim to keep the ambient temperature in the cat sleeping accommodation above an absolute minimum of 10°C.

A.3.9 There must be part of the cat's sleeping accommodation where the cat is able to enjoy a minimum temperature of 15°C -this additional heat may be in the form of a heated bed/pad etc.

A.3.10 The cat must be able to remove itself from the source of heat.

A.3.11 Heaters must not be sited in a manner or location where they present a risk of burning or electrocution to cats or humans, or a risk of fire.

A.3.12 Open flame appliances must not be used.

A.3.13 All heating equipment must be installed and maintained in a safe condition.

A.3.14 Additional forms of heating can be in the form of heated beds, headed pads or similar but these must not be the main source of heat for the cats. Use should be tailored to the needs of individual cats.

A.3.15 Any sockets in the sleeping accommodation must be waterproof and as far out of reach of cats as possible.

A.3.16 There must be a policy in place for dealing with high temperatures and a means of keeping cats cool.

Bedding

- Bedding is important to help animals regulate their body temperature, to give traction and to keep animals comfortable. Old or infirm cats can have difficulty rising if surfaces are slippery, and old, very young or infirm animals may have difficulty regulating their body temperature.

A.3.17 There must be a clean resting place to provide comfort and warmth which is situated out of draughts.

A.3.18 Soft bedding materials must be provided and adapted if necessary for old, young or infirm cats to help regulate their body temperature.

A.3.19 Bedding must be made of a material that is easy to wash/disinfect, or is disposable.

Access to run

- A cat flap allows free access to the run while maintaining indoor temperature. It can be locked if necessary.

A.3.20 A cat must have access between the sleeping accommodation and run (eg a cat flap) so it can easily and safely access all parts of its unit.

A.4 Exercise run (in addition to and not including sleeping accommodation)

- The exercise run must be large enough to allow cats to play/exercise.

A.4.1 Any part of the run to which the cat has access must be easily cleanable and not damaged by scratching. Any replacement wood must be clad with a smooth impervious material.

A.4.2 The floor must be finished to produce a smooth, impervious surface and all surfaces must be capable of being easily cleaned and disinfected. There must be no open gaps if using concrete slabs or tiling.

A.4.3 Where cats have access to mesh (catteries with gaps rather than sneeze barriers), the diameter of the wire must not be less than 1.6 mm (16 gauge welded mesh). Mesh size must not exceed 25 mm in one direction and should be positioned on the inside of the framework of runs to prevent damage of uprights by cats scratching any woodwork.

A.4.4 All exercise runs must be roofed to provide protection from the elements.

A.4.5 Communal exercise areas must not be used.

Size of exercise run for full height walk-in unit and penthouse style unit

A.4.6 The following minimum areas and dimensions must be achieved in order to give cats a suitable and appropriate comfortable space and for ease of cleaning and management.

Sneeze barriers

- It is important to ensure that cats from different households cannot come into direct contact with one another or sneeze on each other.

A.4.7 Full height, full width solid sneeze barriers must be installed between cat units. Alternatively, where the cattery is built with gaps between outdoor units rather than sneeze barriers, these must be a minimum of 0.6m wide. (see also new build on P 30).

A.4.8 Sneeze barriers must be in place on the end walls of the exercise run at each end of the cattery block to prevent contact with animals from outside.

Shelving or raised areas in exercise run

- Shelves or raised areas are important to allow cats to rest high up where they feel more secure (usually between 0.75 and 1.5 m above the ground).

A.4.9 Shelving must be made of impervious, easily cleanable materials.

A.4.10 There must be a shelf or facility for providing a raised area in the exercise area.

A.4.11 All resting areas/shelving must be large enough for each cat to lie on.

A.4.12 Extra help (eg steps) to provide safe easy access to the shelf for elderly, ill, very young or disabled cats must be available if required.

Existing buildings, floor area and dimensions of full height and penthouse exercise runs			
	Minimum area	Smallest dimension must be a minimum of:	Minimum height
One cat	1.65 m²	0.9 m (eg 0.9 m x 1.85 m)	1.8m
Up to two cats	2.2 m²	1.20 m (eg 1.20m x 1.85 m)	1.8m
Up to four cats	2.8 m²	1.20 m (eg 1.20 m x 2.35 m)	1.8m

FOR NEW BUILD SEE PAGE 29

A.5 Fire and other emergencies

- Appropriate steps will be taken for the protection of the animals in case of fire and other emergencies.
- This should include instructions on where staff and cats are to be evacuated to in the event of emergencies such as fire or flooding. An emergency telephone list should include fire, police and vets.
- Fire and electrical safety certificates should be available for inspection.

A.5.1 There must be a written emergency plan (agreed by the local authority) which must be on display and known to staff and a contingency plan should the premises be destroyed or uninhabitable.

A.5.2 Premises and activities must be risk assessed (including fire). These risk assessments must be recorded and relayed and understood by all staff.

A.5.3 Fire fighting equipment must be provided, maintained in good working order (maintenance must be evident and should show date checked) and easily accessible.

A.5.4 Fire exits must be clearly marked and access left unrestricted.

A.5.5 The premises must comply with current legislation with regards to electricity and gas (if connected).

A model Emergency and Evacuation Plan is attached as Annex B.

Section B – Diet: Providing the cat(s) with an appropriate diet

Fresh clean water and a suitable diet are basic nutritional requirements for physical health.

B.1 Drinking

- Water is essential for all cats. It is especially important for those fed on dry food. Cow's milk should not be fed to cats because many cats have lactose intolerance. Wide water bowls allow cats to drink without bending their whiskers.

B.1.1 Fresh water must be available at all times. Clean water must be provided daily in a clean container or changed sooner if it is visibly soiled.

B.1.2 Food and water must be kept separate (Joint feeding and water bowls must not be used).

B.1.4 Water must be positioned well away from the litter tray, as cats will not drink if it is placed too close to a toilet site (see also D.3).

B.1.4 Adequate water bowls must be provided for multi-cat units (see also D.3).

B.1.5 Water bowls must be non-porous and easy to clean/disinfect.

B.2 Eating

- Cats have very specific dietary needs which can vary, dependent on a number of factors (i.e. age, health status, activity, weight). However, all cats are obligate carnivores and require a well-balanced, meat-based diet to stay fit and healthy. Ideally cats should be fed several small meals per day. Kittens, or cats with additional needs, will need more frequent feeding.
- The feeding of raw food diets is not recommended due to the risk of bacterial and parasite contamination and the public health risk. Cats should not remain inappetent (not eating) for longer than 2 days without seeking veterinary advice.

B.2.1 There must be exclusive facilities, hygienically constructed and maintained, for the storage and preparation of food for the cats.

B.2.2 Refrigeration facilities must be provided.

B.2.3 A sink with hot and cold water must be provided for the washing of food equipment and eating and drinking vessels.

B.2.4 Clean, safe containers must be provided for the storage of foods and must be insect and rodent proof

B.2.5 Cats must be fed a balanced diet suitable for their age, health status, reproductive status and lifestyle. The type of food, specific diet or prescription diet is usually by agreement with the owner.

B.2.6 Food must be unspoilt, palatable, and free from contamination.

B.2.7 For healthy adult cats at least two meals a day must be offered at a minimum of 8 hours apart, as appropriate to the individual's requirements.

B.2.8 Unconsumed wet or fresh food must be removed before it deteriorates, and before the next feed time. Dry food can be fed as indicated by the manufacturer.

B.2.9 Food must not be left for excessive periods to prevent it being spoiled and attracting flies. This will vary with temperature conditions and type of food.

B.2.10 All food must be positioned well away from the litter tray, (minimum 60cm), as cats will not eat if it is placed too close to their toilet site.

B.2.11 One feeding bowl must be provided per cat.

B.2.12 Food bowls must be non-porous and easy to clean and disinfect, or disposable.

B.2.13 Food intake must be monitored daily and any problems recorded.

B.2.14 Veterinary advice must be followed if feeding debilitated, underweight or ill cats, or those with specific dietary requirements.

B.2.15 Cats displaying marked weight loss/gain must be evaluated by a vet and treated as necessary.

Section C – BEHAVIOUR: Allowing the cat(s) to express normal behaviour patterns

Good welfare depends on meeting both the mental and behavioural needs of cats, as well as their physical needs. How a cat behaves can indicate how successfully an individual is coping in its environment.

C.1 General points on cat behaviour

- Physical and mental health can affect cat behaviour. Cats are intelligent active creatures but changes can upset them, as can being off their own territory. Some cats can become stressed or bored in a boarding situation. This can lead to poor appetite, shedding viruses or greater susceptibility to disease. Staff should be appropriately trained to recognise common behaviours and behaviour changes. A cat should never be punished as this is likely to make it more nervous or scared. A regular routine will help cats to predict what is going to happen.

- Ideally cats should be able to view the outdoors and have an interesting outlook.

C.1.1 The behaviour of individual cats must be monitored on a daily basis and abnormalities or changes noted and acted upon if necessary.

C.1.2 Cats must be able to access different levels within the unit (see A.3 for more information).

C.1.3 Cats must be given the opportunity for play and exercise.

Hiding places

- Hiding is a behaviour that cats can use to help them cope with changes in their environment. Cats hide to avoid interactions with other cats or people, or stressful situations. Providing cats with places to hide can reduce stress and can be as simple as providing a cardboard box, an igloo-type bed or other structures within the unit.

C.1.4 A hiding place must be provided for cats in the sleeping accommodation (see also D.3).

Play

- Encouraging cats to play can be a good way of keeping them active.

- Cats are playful animals (but individuals vary in their desire to play) and enjoy playing with toys (especially those which mimic prey), and with people. Cats have a need to express the innate predatory behaviour which is natural for them and therefore show most interest in toys that mimic prey.

- Environmental enrichment such as changing toys regularly, can reduce boredom.

C.1.5 Any toys provided must be safe and be disinfected between use in the cattery, or disposed of. If provided by the owner toys must be kept within that cat's unit and used solely for that cat and returned to the owner and the end of the cat's stay.

Scratching

- Cats are highly motivated to show scratching behaviour and naturally use objects to scratch to mark their territory, strengthen their muscles and sharpen their claws. Cats often prefer scratch posts tall enough for the cat to use fully stretched.

C.1.6 Cats must be provided with suitable facilities for scratching.

C.1.7 Any surface available for scratching must either be disinfected between use for different cats, or disposable. If provided by the owner it must be kept within that cat's unit and used solely for that cat and returned to the owner and the end of the cat's stay. (See Section E -Health & Welfare).

C.2 Noise

- Cat hearing is more sensitive than human hearing and thus noise levels uncomfortable for humans are likely to be very uncomfortable for cats. Excessive noise contributes to adverse behavioural and physiological responses. Cats are adversely affected by the sound of barking dogs.

- The cattery environment should be as calm and quiet as possible with noise producing equipment located as far away from animals as possible.

C.2.1 Cats must not be exposed to excessive noise of barking boarded dogs or other excessive/ continuous noise.

C.3 Long stay cats

- Occasionally cats stay in a boarding cattery for periods over 3 weeks and these cats require special consideration such as environmental enrichment, regular health checks and extra attention from staff.

C.3.1 A Standard Operating Procedure (SOP) must be in place explaining how to ensure the health and welfare of long term stay cats.

Section D – COMPANY: Providing the cat(s) with the appropriate company

It is important from a welfare perspective to ensure that any need that a cat has to be housed, with or apart from, other animals, is met. The cat is by nature a solitary animal, and contact with or seeing unfamiliar/strange cats can be very stressful.

D.1 Feline company and interactions

- Most adult cats will only be friendly to siblings or certain other cats they live with. Strange cats are usually avoided. Cats can find the presence of other cats very stressful and can suffer if they cannot avoid cats with whom they are not familiar or do not like. Housing cats at high densities increases the potential for them to be stressed. Only cats from the same household may share a unit.

- Where possible cats must be able to avoid seeing other cats by being provided with hiding places and translucent (allowing light to pass through, but only diffusely, so that objects on the other side cannot be clearly distinguished) barriers between units. (See page 29 – New Build).

D.1.1 Cats from different units must not share exercise runs or an exercise area either at the same time or sequentially.

D.2 Human company and interactions

- Most cats enjoy and benefit from human company, but prefer to interact with people on their own terms. Cats socialised to humans can find human company stimulating and may show signs of stress when this interaction is decreased. However, other cats will prefer minimum contact.

- Cattery staff should find out from the owner and monitor each cat to ascertain how much human contact it wants and adapt to provide this.

- A cat should never be forced to interact with a person/people, and a facility should be provided for a cat to avoid people should they wish. (Ref to hiding place).

- Scruffing of cats (picking up a cat by the scruff of its neck) should not be done except as an absolute last resort.

D.2.1 Cats must be always be handled humanely and appropriately to suit the requirements of the individual cat.

D.3 Multi-cat units

- Proprietors have a responsibility to monitor units where more than 1 cat is housed. Even though these cats originate from the same household, cats sharing a home may not necessarily get on well, especially when confined. Therefore proprietors must monitor cats to ensure that they are not experiencing stress/distress/aggression from another cat. Only cats from the same household can share a unit.

D.3.1 For any multi-cat unit (cats from the same home) cats must be monitored and consent obtained from the owner for separating cats, should problems arise (e.g. cats fighting or 'stressed').

D.3.2 There must be multiples of all resources (food and water bowls, litter trays and sleeping areas (warmed if required), depending on the number of cats, to ensure that some cats cannot monopolise resources and prevent the others from accessing them.

D.3.3 A separate bed must be provided for each cat.

D.3.4 A separate hiding place must be provided for each cat eg a cardboard box, igloo bed.

D.3.5 Separate feeding bowls (not double feeders) must be provided for each cat.

D.3.6 Several sources of water must be provided if multiple cats are housed.

Section E – HEALTH AND WELFARE: Protecting the cat(s) from pain, suffering, injury and disease

Many points covered under the previous four sections (A – D) can be considered to relate to Section E and assist in protecting cats from pain suffering, injury and disease.

E.1 Monitoring cats

- In order to keep cats healthy the proprietor needs to have an organised system for registering and monitoring all cats at the cattery.
- It is recommended that a late-night round be carried out to check on all cats, heating etc.
- The well-being of the boarded cat is paramount. It is recommended that all cats are weighed on entry and exit from the cattery. This allows the proprietor to monitor any changes and provides information should clients challenge the cat's condition on their return. This is especially important for older cats and kittens. Geriatric, ill or debilitated cats should also be monitored more closely for appropriate management.
- It is recommended that cats that are boarded for longer than 2 weeks are weighed every 2 weeks, and older cats and kittens weighed weekly, and records kept.

E.1.1 All cats must be observed regularly throughout the day. Cats must be checked daily for signs of illness and/or injury and to ensure that their needs are being met. Any signs of ill health or unusual behaviour must be recorded and advice sought without delay.

E.1.2 The cattery proprietor or responsible person must visit the cats at regular intervals (of no more than 4 hours apart during the working day), or as necessary for the individual health, safety and welfare of each cat.

E.1.3 Presence or absence of faeces and urine in trays must be noted daily. Any signs of abnormalities in excreta must also be noted or acted upon as appropriate.

E.1.4 Drinking and eating habits must be monitored and any problem investigated. (Refer back to Section B).

E.2 Keeping records

- A register must be kept of all cats boarded and available to key members of staff and to local authority inspectors if requested. Records should be backed up and records kept for a minimum of 24 months. It is also useful to know if cats are insured, should problems occur.

The information kept must include the following:

E.2.1 Date of arrival and departure.

E.2.2 Name, sex, description of cat and microchip number.

E.2.3 Number of cats sharing from same household.

E.2.4 Name, address, phone number and email of owner (including emergency contact details).

E.2.5 Name, address, email and phone number of emergency local contact (who is able to take the cat if necessary).

E.2.6 Cat's veterinary surgeon.

E.2.7 Cat's diet and relevant requirements.

E.2.8 Cats' relevant medical history.

E.2.9 Consent forms eg veterinary treatment, consent to share or separate cats if needed, record of baskets/toys etc left at the cattery (Check vet consent forms i.e. own vet or designated vet if not in area).

E.2.10 Record of vaccination.

E.2.11 Any medical treatment must be recorded and visible to prevent mis-dosing.

E.3 Disease control

- Cats are vulnerable to a range of serious infectious diseases, therefore disease control and rapid response to any signs of illness is critical.

- The potential for infectious disease problems escalates where many cats are kept together and a cat's immune system can also be affected by stress.

- As outlined elsewhere, construction materials and equipment need to be easy to clean and disinfect (see Section A).

- No cats should be allowed in the safety corridor or to share an exercise area (unless they come from the same household).

- Infectious agents are spread in various ways –

  – Feline leukaemia virus (FeLV) and feline immunodeficiency virus (FIV) need direct contact between cats, which should be impossible in the boarding situation.

  – Cat flu viruses such as feline herpesvirus [FHV], feline calicivirus [FCV], and other respiratory pathogens such as Bordetella bronchiseptica, are spread in sneeze droplets, on hands, clothes, shoes, equipment and environment.

  – Feline parvovirus (aka feline infectious enteritis (FIE)) can be spread on hands, clothing and shoes, litter trays and environment, and can remain in the environment for a long time.

- The source of feline parvovirus (FIE) is faeces from an infected cat and several other agents are spread via contact with other cats' faeces/litter trays and include Coronavirus, Salmonella and Campylobacter etc.

  Ringworm spores can remain infectious in the environment for prolonged periods of time.

- Preventing cat-to-cat contact, ensuring excellent hygiene protocols and management protocols to minimise stress can reduce the risk of disease spread.

- The movement of people through the cattery should be minimised and supervised.

- If rescue cats are boarded, these should be handled last.

E.3.1 Where work with rescue cats or breeding cats is also undertaken, this must be kept completely separate, and extra precautions taken to prevent the spread of disease.

E.3.2 When there is any cause for concern regarding the health status of a cat, that cat must be handled last and the unit must be cleaned after all the others.

E.3.3 Cats must remain in their assigned unit and not be moved to other units (rotation) or to a holding unit for cleaning purposes, except for moving to an isolation facility.

E.3.4 Standard operating procedures (SOPs) must be in place and followed to prevent spread of disease, and staff trained in these procedures.

E.3.5 Facilities must be provided for the proper reception, containment and disposal of all waste and meet with local authority approval.

E.3.6 Isolation facilities must be available (see E.6).

E.4 Hygiene practices

- Proper cleaning and disinfection helps to reduce the spread of infectious disease to both animals and people. Cats are particularly susceptible to poisoning from phenolic compounds (those that turn cloudy when added to water), therefore these must not be used.

Cleaning and disinfectant products

E.4.1 Products must be suitable to use and effective against the pathogens, (especially feline parvovirus (FIE) and ringworm)) for which the cats are at risk and under the conditions present in the environment in which they are used.

E.4.2 Cleaning agents and disinfectants must be non-toxic to cats.

E.4.3 The compatibility of different bactericides, fungicides and virucides (if used together and/or with a detergent) must also be taken into account.

Manufacturers' recommended guidelines for use, correct dilutions and contact time for use in cleaning and disinfection products must be followed. Standing water must not be allowed to accumulate in areas around the cat units due to the possibility of pathogens residing in these moist environments.

Cleaning and disinfecting routines for units when cats are resident

- Litter tray hygiene is very important as cats may refuse to use trays if they are soiled; faeces is also a high risk source of infection for some feline diseases.
- Cats prefer clean, comfortable dry bedding. Bedding should not be a source of infection.
- Cats can ingest infective agents from dirty dishes and may excrete viruses themselves in saliva. Clean and disinfected dishes reduce the risk of disease.
- On a daily basis (and more often if necessary) the unit needs to be spot cleaned and any obvious food or waste removed, and all excreta and soiled material removed from all areas used by cats.
- Litter trays need to be cleaned and disinfected in a separate area away from food preparation.
- Food and water dishes need to be cleaned and disinfected, and not at the same time in the same sink or area as litter trays or other items soiled with body waste.

  If only one sink is available, strict protocols need to be in place between use to ensure adequate disinfection after cleaning litter trays and before cleaning dishes, as faeces is the major source of many infective pathogens. Sinks need to be disinfected thoroughly between uses.

E.4.4 There must be cleaning and disinfection routines in place for day-to-day management of the cats and for ensuring a cat unit and all equipment is cleaned and disinfected effectively before a new cat comes in.

E.4.5 Each unit must be supplied with its own dustpan, brush and scoop, to be used exclusively in, and kept in that unit, until departure of the cat, and then cleaned and disinfected before re-use, or disposed of prior to the next resident.

E.4.6 Litter trays must be emptied and cleaned and disinfected at least once a day, or more frequently as necessary.

E.4.7 Beds and bedding material must be checked daily and be maintained in a clean, dry and parasite-free condition.

E.4.8 Drinking vessels must be changed/cleaned and disinfected at least once a day.

E.4.9 Grooming equipment must either be cleaned and disinfected between use on different cats, or be disposable. If provided by the owner, it must only be used on that cat and must be sent home with the cat.

E.4.10 Toys and scratch posts must be cleaned and disinfected between use for different cats, disposed of, or returned to the cat's owner (if they came in with the cat).

Handling cats

- Hand sanitiser dispensers should be available in all cat care areas and should only be used on clean hands. It should be noted that hand sanitisers are ineffective against some of the more dangerous pathogens (eg calicivirus) and cannot be relied upon as the sole means of hand sanitation. Washing of hands thoroughly or wearing of gloves is preferable.
- Fresh protective garments should be worn when handling vulnerable individuals. Kittens and young cats should be handled before adult cats.

E.4.11 Hygiene protocols must be observed between handling cats. Hands must be washed/disinfected or hand sprays or alcohol gel used between handling of each cat.

E.4.12 Protective garments must be changed and laundered with an appropriate disinfectant/disposed of immediately after handling a cat with a suspected infectious disease.

E.5 Vaccination, fleas, worms and other parasites

- There must be a policy for cats coming to the cattery having vaccinations against appropriate diseases (Occasionally there will be veterinary advice on a specific cat regarding vaccination and its health status and this should be taken into account).

- If owners have treated their cats for worms and fleas before entry to the cattery, the proprietor should note when this occurred and what products were used.

E.5.1 An up-to-date veterinary health record must be seen to ensure that cats boarded have current vaccinations against feline parvovirus (feline infectious enteritis) (FIE)) and against feline respiratory viruses (feline herpesvirus and feline calicivirus).

E.5.2 Vaccination (including boosters) must have been completed, at the very least, 2 weeks before the cat's arrival in order to ensure maximum protection.

E.5.3 Homoeopathic vaccination is not acceptable as it will not protect against infectious diseases.

E.6 Isolation facilities

- All establishments must have a means of providing isolation that will allow for the care of sick cats which develop signs of infectious diseases, to minimise the risk to other cats. How this is physically provided (ranging from being able to shut off an end unit of the cattery and using a separate door, to having a separate building) may vary. In many catteries the cat is taken straight to the vet (catteries are advised to check with the vet whether this service is available). If not, isolation protocols (below) must be observed.

E.6.1 The area must provide separate, self contained facilities for the isolation of suspected infected cats and must have a separate entrance to the rest of the units.

E.6.2 Separate cleaning supplies and clothing must be designated for the isolation area and other cattery sections.

E.6.3 Protective clothing and footwear must be worn when handling cats in the isolation facility, and sanitation protocols adhered to, to avoid the transmission of disease. Whilst in use, the clothing should be kept in the isolation unit and not be removed other than for cleaning and disinfection.

E.6.4 Hands must be washed/disinfected between handling cats.

E.6.5 Separate feeding and water bowls, litter trays, litter, a dedicated safe cat basket, bedding and cleaning utensils must be stored in the isolation unit ready for immediate use.

E.6.6 Any cats in the isolation facility must be checked regularly and unless a separate person is caring for them, they should be visited after the other cats.

E.6.7 A Standard Operating Procedure (SOP) for barrier nursing and information must be provided for staff.

E.6.8 Should a cat need to be removed from its unit, it must be carried in a secure and disinfected cat carrier, and the carrier disinfected after use.

E.6.9 In emergency cases, such as admission of unvaccinated cats because of owner hospitalisation, there must be provision to be able to place these animals in isolation.

E.7 Veterinary treatment and health care

- Access to veterinary care is vital for the cat, should it be required.

- If medication is necessary, it should only be used for the cat for which it is prescribed and following a veterinary surgeon's instructions.

E.7.1 A veterinary practice must be appointed for the establishment. The name, address and telephone number of the establishment's veterinary service must be displayed in a prominent position for staff.

E.7.2 Where cats require wiping of eyes, grooming or other cleaning regimes, these must be carried out frequently enough to keep the cat clean and comfortable providing it is safe to do so.

E.7.3 When a cat is suspected of being ill or injured (staff should be trained to recognise when a cat requires veterinary care), a veterinary surgeon must be contacted for advice immediately. Any instructions for treatment given by a veterinary surgeon must be strictly followed with further advice sought if there is ongoing concern.

E.7.4 Medicines must be stored safely, securely, at the correct temperature and labelled correctly according to manufacturer's instructions. Any unused medications must be returned to the owner or prescribing vet.

E.8 Holding units for temporary housing

- Routine use of holding units is not recommended as they are small (minimum size should be 1 m in each dimension) and are an additional source of cross infection to cats.
- Holding pens should only be used in exceptional circumstances ideally for no longer than 12 hours and not in areas where other cats are housed.
- The licensed capacity of the cattery does not include holding pens.

E.8.1 If, in an emergency, holding units/pens are used, they must not be sited in the reception.

E.8.2 Cats must be provided with a bed, litter tray, food and water.

E.9 Transportation of animals

- Transportation can increase risk for cats, both of disease (from unclean vehicles or carriers) or of escape. A vehicle can be viewed as an extension of the premises and therefore the same principles of hygiene, care and disease control apply. If the journey is long, appropriate resources must be provided.

E.9.1 Any transport legislation must be complied with.

E.9.2 Cats must be secured in durable carrying baskets any time they are transported/carried outside the cat unit (A spare cat carrier should be kept at the cattery for situations where owners do not arrive with their cat in a secure carrier).

E.9.3 All vehicles and equipment must be kept clean and disinfected after each collection or delivery.

E.9.4 Cats must not be left in vehicles except for transportation.

SECTION F – New Build

As knowledge and materials change, recommendations for better construction and care can change. For anyone undertaking a new build cattery the following advice and recommendations must be followed. When replacing (or adding to) parts of an existing cattery, new build must be followed.

NB.1 Cat units

- Previous smallest size units (for 1 cat) are considered difficult to clean and manage efficiently.
- Having 2 cat size units gives much greater flexibility for the cattery.

NB.1.1 Sleeping accommodation sizes

For new build the smallest unit must be large enough for up to 2 cats and to allow for adequate staff space for cleaning.

- Penthouse accommodation has a number of drawbacks in the cleaning and management of the cat and the units:
  - Cleaning adequately under the box can be difficult.
  - The box must not be too deep or the internal height of the sleeping box too high, in order to be able to clean it.
  - Cleaning inside the sleeping box can be difficult and health and safety issues arise if the person doing the cleaning has to climb on a stool or climb into the box to reach the top or back.
  - Cats in the box are at face height which could be potentially dangerous with an aggressive cat.
  - Very young, old/infirm or disabled cats may find the ramp difficult /dangerous. It is advisable to have at least one full height unit for use for blind, old, infirm or severely disabled cats, or suitable provision made for these cats.

Full height, walk-in units – floor area and dimensions of sleeping accommodation			
New build – the minimum size must be as below (2 cats)			
	Minimum area	Smallest dimension must be a minimum of:	Minimum height
Up to two cats	1.5 m²	1.2 m (eg 1.2m x 1.25 m wide)	1.8 m
Up to four cats	1.9 m²	1.2 m (eg 1.2m x 1.6 m wide)	1.8 m

In new build

NB.1.2 Penthouse accommodation measurements for the exercise run must be taken from the front of the sleeping accommodation/box, not under the box.

NB.1.3 When measuring floor area, shelving areas must not be included.

NB.1.4 The box must be 0.9 m off the ground both to enable the area underneath to be cleaned effectively, and to enable a person to reach inside to clean the walls and ceiling of box.

Penthouse accommodation sleeping accommodation (box) – floor area and dimensions			
New build – the minimum size must be as below (2 cats)			
	Minimum area	Smallest dimension must be a minimum of:	Minimum height of box
Up to two cats	1.1 m²	0.9 m (eg 0.9 m deep x 1.2 m wide)	1.8 m
Up to four cats	1.7 m²	0.9 m (eg 0.9 m deep x 1.9 m wide)	1.8 m

Exercise run sizes

Full height, walk-in units and penthouse accommodation exercise run			
New build – the minimum size must be as below (2 cats)			
	Minimum area	Smallest dimension must be a minimum of:	Minimum height
Up to two cats	2.2 m²	1.20 m (eg 1.2 m x 1.85 m)	1.8 m
Up to four cats	2.8 m²	1.20 m (eg 1.20 m deep x 2.35 m)	1.8 m

Sneeze barriers

In new build sneeze barriers must be at a minimum, translucent (Allowing light to pass through, but only diffusely, so that objects on the other side cannot be clearly distinguished) to reduce stress caused by cats seeing one another. Opaque barriers are acceptable but may cut down on the light entering the cattery.

Gaps between units

In new build where gaps between units are used as disease control, one side of the gap must have a full height, full width translucent sneeze barrier.

Hygiene facilities

In new build there must be separate sinks for cleaning of litter trays and feeding utensils.

Materials

In new build any wood to which the cat has access must be clad with an impervious smooth material to prevent damage and make cleaning and disinfection easier.

Noise

If a new cattery is being built near existing kennels serious consideration must be given to positioning of the building to minimise the level of noise from the dogs which can be very stressful to cats.

Annex A

LICENCE CONDITIONS INSPECTION SHEET FOR CAT BOARDING ESTABLISHMENTS												Tick boxes √/x
Name of Cattery				Date of Inspection				Boarding		Rescue		Breeding	
Address of Cattery				Person seen		Signature		Part Inspection		Full Inspection		Overall score	
				Inspectors name(s)									
Licence on Display		Insurance		Pest Control policy/contract		Cattery Vet details displayed				Accident Book (H&S)		Emergency Contact displayed	
Has copy of Licence Con & Legislation		Register and Back up											

Outdoor Cattery		Indoor Cattery		Semi-outdoor/ indoor		Full height Unit (walk-in)		Penthouse Style Unit		Home boarding	
Timber		PVCu		Fibreglass		Other		Number Units			

Index

Identification code	Section	
A	Environment	Cattery Unit: Drainage: Exercise Run: Fire/Emergency: Interior Surfaces: Lighting: Litter Trays: Roofing: Safety C: Sizes: Sneeze Barriers and Shelving: Temperature: Ventilation
B	Diet	Drinking: Eating: Refrigeration: Storage of foods: Washing equipment
C	Behaviour	Scratching: Long stay cats: Environmental enrichment: Toys:
D	Company	Multi-Cat Units: Monitoring: Shared cats
E	Health and Welfare	Cleaning: Disease Control: Hygiene Practices: Holding Units: Isolation: Monitoring Cats: Records/S.O.Ps: Register: Transport

Rating	0	Does not meet the minimum standard
Rating	1	Meets standard, but with noticeable limitations
Rating	2	Meets the standard
Rating	3	Exceeds the standard

Range	Score	Range	Score
0 - 56	0	114 - 170	2
57 - 113	1	171+	3

N/A = 2

Annex A

Area	Identification Code	Description	√	x	Score	Actions or Comments	Done √
Records	A.5.1/2	Written emergency plan and risk assessment					
Records	C.3.1	Long stay cats S.O.Ps					
Records	D.3.1	Multi-cat unit consent					
Records	E.1	Monitoring cats					
Records	E.2	Register and Back-up					
Records	E.3.4	S.O.Ps					
Records	E.5.1 - E.5.3	Vaccinations					
Records	E.6.7	Barrier nursing S.O.Ps					
Records	E.7.1	Veterinary details/displayed					
Records	A.5.1 - A.5.5.5	Fire and other emergencies					
Records	A.3.7	Temperature records					
Records	D.2.1	Monitoring of cats for human contact					
Records	D.3.1	Multi-Cat Unit consent					
Kitchen/Eating	B.2.1	Exclusive facilities					
Kitchen	E.3.2	Cleanliness					
Kitchen/Eating	B.2.2	Refrigeration					
Kitchen/Eating	B.2.3	Washing equipment					
Kitchen/Eating	B.2.4	Storage of foods					
Kitchen/Eating	B.2.5 – B.2.7	Feeding regime					
			Page Total				

Annex A

Area	Identification Code	Description	√	x	Score	Actions or Comments	Done √
Cattery Unit	A.1.1 – A.1.4	Sound and safe construction					
Cattery Unit	A.3.1, A.3.5 – A.3.6	Sleeping accommodation sizes					
Cattery Unit	A.1.5	Sharp edges/Other hazards					
Cattery Unit	A.1.6 – A.1.8, A.2.12	Secure windows, doors & fencing					
Cattery Unit/Drainage	A.1.12 – A.1.14	Drainage/Drain covers					
Cattery/safety corridor	A.1.15	Escape-proof area					
Cattery/safety corridor	A.1.16 – A.1.18,21	Corridor width/secure doors					
Cattery/safety corridor	A.19	Flooring					
Cattery/safety corridor	A.1.22	Lighting					
Cattery/Sneeze B	A.4.7 – A.4.8	Sneeze Barriers					
Cattery/Roofing	A.1.24	Safe and Waterproof roofing					
Cattery/Lighting	A.2.2	Adequate lighting					
Cattery/Ventilation	A.2.3	Ventilation/Draughts					
Cattery/Interior	A.2.4 – A.2.10	Good repair, clean & sealed joints					
Cattery/Accessing	A.2.1, A.2.12	Sharing Units/Numbered Units					
Cattery/Temperature	A.3.7	Max-Min Thermometer					
Cattery/Temperature	A.3.11 – A.3.14	Safe Appliances					
Cattery/Temperature	A.3.15	Waterproof sockets					
Cattery/Bedding	A.3.17 – A.3.19	Bedding materials					
Cattery/MultiCat Units	D.3.1 – D.3.6	Facilities and monitoring of multi-cat units					
			Page Total				

Annex A

Area	Identification Code	Description	√	x	Score	Actions or Comments	Done √
Cattery/Litter Trays	A.2.13 – A.2.18	Suitable litter tray cleanliness & position					
Cattery/Shelving	A.3.1 – A.3.4	Sleeping accommodation and shelving					
Cattery/Exercise Run	A.4.6	Exercise Run sizes					
Cattery/Exercise Run	A.3.20	Access to Run					
Cattery/Exercise Run	A.4.1 – A.4.4	Clean and secure Run					
Cattery/Exercise Run	A.4.9 – A.4.12	Shelving in Run					
Cattery/Scratching	C.1.6 – C.1.7	Scratching Posts					
Cattery/Behaviour	C.1.6	Toys/Environmental enrichment					
Cattery/Behaviour	C.1.4	Hiding places					
Cattery/Company	D.1.1	Cats from different households					
Cattery/Hygiene	E.4.1	Cleaning products					
Cattery/Cleaning	E.4.5	Dust pan, brush and scoop					
Handling Cats	E.4.11 – E.4.12	Hygiene protocols and protective garments					
Health Care	E.7.3 - E.7.4	Veterinary instruction/legislation					
Holding Units	E.8	Facilities					
Isolation	E.6.1 – E.6.5	Cleanliness and procedures for use					
Transport	E.9	Use of vehicles for transportation					
			Page Total				
		OVERALL SCORE					

Annex B

Emergency and Evacuation Plan

Introduction

All appropriate steps will be taken for the protection of the cats in case of fire or other emergency. Animal Boarding Establishments Act 1963 section 1 (3) (d).

There should be an Emergency Evacuation Plan (EEP) and fire warning procedure in place. This should be posted where staff may become familiar with it. This procedure should include instructions dealing where cats are to be evacuated to and contingency for their accommodation/care if the premises are rendered unsafe or unsuitable.

Prior to formulating an Emergency and Evacuation Plan carry out a Fire Risk Assessment (FRA) to identify any potential fire risk hazards within your establishment.

Emergency situations and the requirement to evacuate from the establishment can arise from a number of situations like; Fire, Flooding, Damage to building, Power failure and disease.

Being prepared and planning a simple but well understood procedure to be carried out in the event of an emergency is essential to offer maximum protection for you, your staff and the animals in your care. This need not be a lengthy document but should include a plan of the site giving exit points, location of telephone, emergency equipment (fire extinguishers and storage of baskets/cages) RVP and designated holding area for cats. The emergency contact details of a supervisor or the proprietor and the establishments Veterinary Surgeon should also be displayed.

Fire fighting equipment and detectors must be properly maintained. All electrical installations and appliances must be maintained in a safe condition. There should be a residual current circuit breaker system on each cattery block for the premises. Heating appliances should not be sited in a location or manner where they may present a risk of fire/risk to cats. Precaution should be taken to prevent any accumulation of material which may present a risk of fire.

Fire Risk Assessment

1. Identify potential fire risk hazards in the workplace
2. Decide who might be in danger (staff, Visitor, animal) in each area
3. Evaluate the risks arising from hazards and what can be done
4. Record your findings
5. Keep assessment under review

There should be adequate means of raising an alarm in the event of a fire or other emergency. In the event of a fire breaking out within your establishment, remember that your safety and those of your staff is of prime importance and no risks should be taken which may compromise any person's safety. No task in tackling the fire or evacuating animals should be undertaken unless it is safe to do so.

Upon Discovery of Fire

- Leave fire area immediately
- Close all doors behind you
- Alert occupants of building by sounding alarm (if present) or yell "Fire"
- Telephone Fire and Rescue Services dialling 999 from a safe location
- Evacuate animals when it is safe to do so to the designated holding area
- Use exit to leave building

Upon Hearing of a Fire Condition

- If safe, staff can assist with evacuating animals /occupants
- Leave building via nearest safe exist
- Close doors behind you
- Remain Calm
- Proceed to the designated RV area

Fire and Evacuation Action Plan

Planning Your Escape	You only have a short time to get out so prepare a plan of escape in advance rather than waiting until there is a fire or evacuation of the establishment. Think of another way out in case the normal route is blocked. Know where door and window keys are kept. Know where spare baskets/ cages are stored. Know where the RVP/Holding areas are.	
If You Discover a Fire		Leave fire area immediately. Close all doors behind you. Sound the alarm and call 999 from any phone. Stay calm, speak clearly and listen to the operator. Where safe to do so, assist others to evacuate and remove animals to the safe holding area. If there is a fire elsewhere in the establishment, stay where you are and await instructions or if you have to move remember to check doors with the back of your hand before opening. If it feels warm, do not open it and go another way. If there is a lot of smoke, crawl along floor where the air will be cleaner. If in doubt – Get out, Stay out and get the Fire & Rescue Services Out.
Contacts in an Emergency	**(enter details here)** • Proprietors name and Telephone Number(s) • Supervisors Name and Telephone Number(s) • Establishments Veterinary Surgeons Name(s) and Telephone Number(s)	**(enter details here)** • Telephone at (enter location) • Emergency equipment at (enter location) • RVP at (enter location) • Animal Holding area at (enter location) • Fire Extinguishers located at (enter location) • Keys kept at (enter location)
RVP = Rendezvous Point		

The onus is upon the cattery to ensure adequate fire prevention precautions are in place.

It is recommended that plans and details for large catteries are lodged with the police and fire authorities. Fire prevention advice may be sought from the Fire Prevention Officer based at your local fire station. This officer can give advice on fire drills, fire escapes, equipment and should be consulted when new buildings are constructed or existing buildings modified.

Smoke detectors are recommended and you must make sure that Fire Detection and fighting equipment are easily accessible and regularly tested. Exist routes should be kept clear. Staff should be familiar with the fire evacuation procedure by use of fire drills and how to use the fire extinguishers.

The Fire Precautions (Workplace) Regulations 1997 place a duty on employers to carry out a risk assessment for the premises not covered by a fire certificate.

Useful Contacts

Chartered Institute of Environmental Health
Chadwick Court, 15 Hatfields, London SE1 8DJ
Telephone: 020 7928 6006
www.cieh.org

British Veterinary Association
7 Mansfield Street,
London W1G 9NQ
Telephone: 020 7636 6541
Email: bvahq@bva.co.uk
www.bva.co.uk

Pet Industry Federation
Bedford Business Centre,
170 Mile Road, Bedford MK42 9TW
Telephone: 01234 273 933
www.petcare.org.uk

Royal Society for the Prevention of Cruelty to Animals
RSPCA Enquiries Service, Wilberforce Way,
Southwater, Horsham, West Sussex RH13 9RS
Telephone: 0300 1234 555
www.rspca.org.uk

Cats Protection
National Cat Centre
Chelwood Gate, Haywards Heath
Sussex RH17 7TT
www.cats.org.uk

International Cat Care
Taeselbury High Street, Tisbury,
Wiltshire SP3 6LD
Telephone: 01747 871872
Email: info@icatcare.org.
www.icatcare.org

Dogs Trust
17 Wakley Street, London EC1V 7RQ
Telephone: 0207 833 7685
Email: info@dogstrust.org.uk
www.dogstrust.org.uk

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PO 060

Appendix 3 - Current standard conditions for catteries

Animal Boarding Establishments Act 1963
Licence Conditions (Cats)

Unless otherwise stated, these conditions shall apply to all buildings and areas to which cats have access and/or which are used in association with the boarding of cats. The term "unit" relates to the individual unit of accommodation for each cat, including bedding and exercise area.

1. The maximum number of cats to be kept at any one time is.....**(To be determined by the Local Authority).** This relates to the number and size of the units. Each cat must be provided with a separate unit except cats from the same household who may share a unit with the written consent of the cats' owners subject to the unit size being adequate.

2. No animals other than cats are to be boarded within the licensed facilities without the written approval of the local authority. Any animals kept for other purposes must be completely separate from the cats being boarded.

3. All units must be of substantial construction and provide damp proof protection for the weather.

4. All exterior wood must be properly treated against wood rot. No product to be used that contains any substance toxic to cats.

5. All internal surfaces used in the construction of walls, floors, partitions, doors and doorframes to be durable and impervious. There must be no projections liable to cause injury.

6. It must be nose and paw/claw proof and safe for the animals within

7. Sleeping areas of units must be so insulated as to prevent extremes of temperature.

8. The construction must be such that the security of the cat is ensured.

9. All areas to which cats have free access must be roofed with impermeable material.

10. Where the gap between units is less than 2 feet sneeze and hygiene screens must be provided to a minimum height of 1.0m (3'3"). The same protection must be provided to adjoined raised shelving etc.

11. Drainage must not pass towards sides and partitions, so that contamination does not pass between units. Litter trays must be adequate in positions to avoid cross contamination.

12. Doors must be strong enough to resist impact and scratching and must be close fitting and capable of being effectively secured.

13. Where plastic doors with metal edging are used, the strip metal edges must be adequately shaped and smoothed to prevent injury to the cat.

14. All windows must be escape proof at all times. Such windows must be protected by weld mesh, or be made of reinforced glass, polycarbonate or other impact resistant material.

15. Each unit must be provided with a sleeping area of, at least, 0.85 sq. (9sq. ft) for a single cat, or 1.5 sq. (16 sq. ft) for up to a maximum of three cats from the same household. Suitable bedding equipment, which allows the cat to be comfortable and which is capable of being easily and adequately cleaned and sterilised must be provided. Such equipment must be sited out of draughts. Bedding material must be maintained in a clean, parasite free and dry condition. This applies when owners provide their own bedding material.

16. The sleeping area must have a minimum height of 0.9m (3ft)

17. Each unit must be provided with an exercise area of, at least, 1.7sq m (18sq. ft) for a single cat, or 3.0 sq. m from the bedding area and exclusive to that pen. There must be free and easy access for the cat between the bedding and exercise area at all times, except when bedded down for the night. This entire area must be roofed.

18. Units must have a minimum height of 1.8m (4 sq. ft), although 6 ft is recommended.

19. Where a group exercise policy is followed, the owners of the cats must be informed and an agreement obtained in writing.

20. Where a group exercise policy is followed, a maximum number of 10 cats are to be exercised together at any one time. This exercise period is to be closely supervised to prevent fighting/injuries.

21. Units must open onto secure corridors or other secure areas so that cats are not able to escape from the premises.

22. Exercise areas must not be used as bedding areas.

23. The establishment must be connected to mains drainage or an approved, localised sewage disposal system.

24. The bedding area of the unit must be maintained at a temperature of between 10C (50F) and 26C (79F).

25. In isolation units there must be a means of maintaining the temperature at a level suitable for the condition of the cat, and dependent on veterinary advice. However, the temperature in the isolation unit must not be allowed to rise above 26C (79F) or fall below 13C (60F).

26. A "minimum – maximum" thermometer must be provided in each unit block and isolation unit.

27. Permanent ventilation must be provided to the animal quarters without the creation of excessive draughts.

28. Adequate artificial lighting must be provided to all areas of the establishment, so positioned as to constitute no danger to the cats.

29. All parts of the establishment must be kept clean and free from accumulations of dirt and dust and must be kept in such a manner as to be conducive to maintenance of disease control and cat comfort.

30. Litter trays containing approved material, which are easy to clean and impermeable must be provided. These must be emptied and cleaned in the morning and changed if necessary at any time during the day if found to be unduly soiled.

31. All bedding areas must be kept clean and dry.

32. Each unit must be thoroughly cleansed and disinfected upon vacation or every seven days whichever is the shorter. All fittings and bedding must also be thoroughly cleansed and disinfected prior to re-use.

33. Facilities must be provided for the proper reception, storage and disposal of all waste in accordance with legal requirements. Particular care should be taken to segregate clinical waste arising from the treatment and handling of cats with infectious diseases and the final disposal route for all such waste must be incineration.

34. All vehicles used by the establishment for the transportation of cats must be kept clean and disinfected. Cats must be transported in cages / baskets or boxes of adequate size and construction (including sneeze barriers to control the spread of infectious diseases), and be provided with adequate ventilation. All vehicles must be secure. Legal requirements concerning transport of animals must be complied with.

35. All boarded cats must be adequately supplied with suitable food. Wholesome water must be available at all times and changed as needed, at least daily. Eating and drinking vessels must be

secured to prevent spillage and be capable of being easily cleaned and sterilised and must be maintained in a clean condition.

36. Eating vessels must be cleaned after each meal.

37. Drinking vessels must be cleaned at least once daily.

38. Facilities must be provided for the storage and preparation of food for the cats.

39. Food storage and preparation areas must be hygienically constructed and be kept clean.

40. Where fresh and cooked meats are stored, refrigeration facilities must be provided and contamination must be avoided.

41. A sink with hot and cold water must be provided for the washing of food equipment and eating vessels. A wash hand basin with hot and cold water must also be provided for staff use.

42. Containers must be provided for the storage of foods and shall be so constructed and kept in such good order, repair and condition as to be proof against insects and other pests.

43. Eating and drinking vessels must be provided; these must be of a material which is capable of being easily cleansed and sterilised.

44. Adequate precautions must be taken to prevent and control the spread of infectious and contagious disease and parasites among cats, staff and visitors.

45. Cats boarded or resident must be accompanied by an up to date record of vaccinations against infectious feline enteritis, feline respiratory disease and other relevant diseases. Vaccination must have been completed at least 4 weeks before the first date of boarding. This record of vaccination must be kept on site throughout the period that the cat is boarded. A shorter period of time is acceptable if suitable veterinary evidence is provided based on manufacturers instructions.

46. Adequate isolation facilities must be provided.

47. These isolation facilities must be in compliance with the other boarding requirements but must be separate and physically isolated from the main units. Isolation facilities must be used where the presence of infectious or contagious disease is suspected.

48. Adequate facilities and procedures to prevent the spread of infectious disease between the isolation unit and other units, must be provided.

49. Measures must be taken to keep establishments free of rodents, insects and other pests and cats free from external parasites.

50. The establishments veterinary surgeon must be called in case of signs of disease, injury or illness. Where any cat is sick or injured, any instruments for its treatment which have been given by a veterinary surgeon must be strictly followed.

51. Any deaths of cats on the premises must be referred immediately to the establishments veterinary surgeon and the local authority inspector.

52. A well stocked first aid kit suitable for use on cats must be available and accessible on site.

53. A register must be kept of all cats boarded. The information kept must include the following:-

- date of arrival and unit number
- name of cat, and any identification marks
- description, breed, age and sex of cat
- name, address and telephone number of contact person whilst boarded
- name, address and telephone number of cat's veterinary surgeon
- anticipated date and actual date of departure
- health, welfare and nutritional requirements.

54. Records must be kept available for a minimum of 24 months and kept in such a manner as to enable an authorised officer to easily access such information. Where records are computerised, a hard copy must be kept. The register must also be available to members of staff of the establishment at all times.

55. Each unit must be clearly and permanently numbered, and must carry a notice giving the name of the owner, the name and description of the cat, it's date of arrival and date of departure.

56. A fit and proper person aged 18 or over must be always available to exercise supervision and deal with emergencies whenever cats are boarded at the premises. Cats must be visited at regular intervals, at least 3 times daily, as necessary for their health, safety and welfare. No person under 18 must have control or supervision of the premises or cats.

57. Appropriate steps must be taken for the protection of the cats in case of fire or other emergencies. The name, address and telephone number of the licensee must be permanently displayed on the premises and must also be logged with the police and fire authorities. Fire protection advice must be sought from the Fire Prevention Officer and implemented.

58. A proper emergency evacuation plan and fire warning procedure must be drawn up and posted on the premises. This must include an instruction as to where the cats are to be evacuated to in the event of a fire or other emergency.

59. Fire fighting equipment must be provided in accordance with any advice given by the Fire Prevention Officer.

60. All electrical installations and appliances must be maintained in a safe condition.

61. Heating appliances must not be sited in a location or manner where they may present a risk of fire, or a risk to cats.

62. Precautions must be taken to prevent any accumulation, which may present a risk of fire.

63. There must be adequate means of raising an alarm in the event of fire or other emergency.

64. A written training policy must be provided. Systematic training of staff must be demonstrated to have been carried out; including Animal Welfare, Cleanliness and hygiene, Feeding and food preparation, Disease control, First aid, Health and safety and emergency procedures.

65. A copy of the license and its conditions must be suitably displayed to the public in a prominent position in, on or about the boarding establishment.

Appendix 4 – Example Conditions for Dog Boarding Establishments

APPENDIX 4

Licence Conditions For Home Boarding/Day Sitting (Dogs)

1) Introduction

a) Unless otherwise stated, these conditions shall apply to all buildings and areas to which dogs have access and/or which are used in association with the boarding of dogs.

b) Normally planning permission will not be required for the home boarding of animals on the scale proposed, however should complaints be received because of particular noise or odour problems, then the Council reserves the right to consider whether there has been a change of use which requires a planning application to be submitted.

c) The Licensee shall ensure that the establishment is covered by adequate and suitable public liability insurance and, where necessary, adequate and suitable employers liability insurance.

d) No dog registered under the Dangerous Dogs Act 1991 shall be accepted for home boarding.

e) Dog hybrids registered under the Dangerous Wild Animal Act 1976 (e.g. Wolf Hybrids) are not to be accepted for home boarding.

f) Entire males and bitches in season or bitches due to be in season during the boarding, shall not be boarded together or boarded with resident dogs. Puppies under 6 months of age shall not be boarded with other dogs, including resident dogs, unless they are suitably vaccinated and difficulties have not been identified during a trial socialisation period.

2) Licence Display
a) A copy of the licence and its associated conditions shall be suitably displayed to the public in a prominent position in, on or about the premises or made available to each boarder.

3) Numbers Of Animals
a) The maximum number of dogs to be kept at any one time is dependant on inspection of the premises by The City of London Vet. A maximum number shall be specified on any licence granted.

b) Only dogs from the same household may be boarded at any one time. Dogs shall not be boarded with any cat, unless they normally live together in the same household.

Note: Condition 3(b) is intended to protect the safety of the dogs and to protect the licensee from any claim for a dog attack, injury, etc. As dogs in home boarding situations have the freedom to move around, there are risks that are not present in

boarding kennels. For example, if dogs that are strangers to each other are left unattended, there is the potential for one dog to turn on another (e.g. over feeding time, or to become protective over an area/corner of a room). The Licensing Authority may relax this requirement provided the licensee is able to meet a number of additional requirements/licence conditions.

Examples of additional requirements include:

• Specific written consent of each household showing confirmation that they are content for their dogs to be boarded with others.

• A mandatory, trial (documented) familiarisation session for all dogs prior to stay.

• Separation of dogs from different households in secure areas when left unattended.

• Separate feeding of dogs to minimise the likelihood of dispute and aggression.

Both the overall number of dogs to be boarded, and the number of dogs from different households to be boarded, will usually be dependent on the size of the premises and outside area. As with any decisions relating to the number of dogs allowed to be boarded, consideration is also given to whether the premises are constructed to allow:

• Adequate space for dogs (condition 4.3)

• Sufficient space available to be able to keep dogs separately if required (condition 4.5)

• The separation of dogs showing signs of disease (condition 5.6.1). Measures put in place to ensure disease control will be particularly important in circumstances where dogs from more than one household can be boarded together. To minimise the risk and spread of disease, it is vital that all dogs have current vaccinations against all relevant diseases (as stated in condition 5.5.2).

It is also recommended that the Licensee check that their Public Liability Insurance company will cover dogs boarded from different households.

c) Where there is a resident dog or cat kept at the household, written consent from the owners of the boarded dog shall be gained following a trial familiarisation session.

d) The Licensee will be required to make an assessment of the risks of home boarding to include the risk to or caused by children who are likely to be at the property.

4) Construction
a) Dogs shall live in the home as family pets. There shall be no external construction of buildings, cages or runs.

b) The premises shall have its own entrance and shall not have shared access e.g. communal stairs.

c) There shall be adequate space, light, heat and ventilation for the dogs.

d) As far as reasonably practicable all areas/rooms within the home to which boarded dogs have access, shall have no physical or chemical hazards that may cause injury to the dogs.

e) There shall be sufficient space available to be able to keep the dogs separately if required.

f) If a collection and delivery service is provided, a suitable vehicle with a dog guard or cage in the rear shall be provided.

5) Management

a) Training

i) A written training policy for staff shall be provided. Systematic training of staff shall be demonstrated to have been carried out.

b) Cleanliness
i) All areas where the dogs have access to, including the kitchen etc shall be kept clean and free from accumulations of dirt and dust and shall be kept in such a manner as to be conducive to maintenance of disease control and dog comfort.

ii) All excreta and soiled material shall be removed from all areas used by dogs at least daily and more often if necessary. Disposal facilities for animal waste shall be agreed with the Licensing Authority.

iii) All bedding areas shall be kept clean and dry.

iv) Facilities shall be provided for the proper reception, storage and disposal of all waste. Particular care should be taken to segregate clinical waste arising from the treatment and handling of dogs with infectious diseases. The final route for all such waste shall comply with current waste regulations.

v) Measures shall be taken to minimise the risks from rodents, insects and other pests within the premises.

c) Food And Water Supplies
i) All dogs shall have an adequate supply of suitable food as directed by the client.

ii) Fresh drinking water shall be available at all times (unless advised otherwise by a veterinary surgeon) and the drinking vessel cleaned daily. The water shall be changed at least twice a day.

iii) Clients shall be encouraged to provide each dog with its own bedding, bowls, grooming materials etc. These items shall be cleaned regularly to prevent cross-infection. The Licensee however should also be able to provide extra bedding material.

iv) Where necessary, eating and drinking vessels shall be provided, and where so, they shall be capable of being easily cleansed and disinfected to prevent cross-contamination. They shall also be maintained in a clean condition. Feeding bowls shall be cleaned or disposed of after each meal and each dog shall be provided with its own bowl.

d) Kitchen Facilities
i) Airtight containers shall be provided for the storage of dry foods. Uncooked food and the remains of opened tins shall be stored in covered, non-metal, leak proof containers in the fridge.

ii) All bulk supplies of food shall be kept in vermin proof containers.

e) Disease Control And Vaccination
i) Adequate precautions shall be taken to prevent and control the spread of infectious and contagious disease and parasites amongst the dogs, staff and visitors.

ii) Proof shall be provided that boarded and resident dogs have current vaccinations against Canine Distemper, Infectious Canine Hepatitis (Canine adenovirus), Leptospirosis (*L. canicola* and *L. icterohaemorrhagicae*) and Canine Parvovirus and other relevant diseases. The course of vaccination shall have been completed at least four weeks before the first date of boarding or in accordance with manufacturer instructions. A record that this proof has been supplied shall be kept on-site throughout the period that the dog is boarded.

iii) Advice from a veterinary surgeon shall be sought in case of signs of disease, injury or illness. Where any dog is sick or injured, any instructions for its treatment, which have been given by a veterinary surgeon, shall be strictly followed.

iv) A well-stocked first-aid kit suitable for use on dogs shall be available and accessible on site.

v) The Licensee shall be registered with a veterinary practice that can provide 24-hour help and advice. The clients own veterinary practice shall be known and consulted if necessary.

vi) Precautions shall be taken to prevent the spread of fleas, ticks, intestinal parasites and other parasites in both boarded and resident dogs. Proof shall be maintained of all routine and emergency treatment for parasites.

vii) The premises shall be regularly treated for fleas and parasites with a veterinary recommended product.

viii) Veterinary advice shall be sought in relation to cleaning substances so that they or their fumes cannot be harmful to an animal.

f) Isolation And Contagious Disease Outbreak.

i) Dogs showing signs of any disease or illness shall be isolated from any other dogs until veterinary advice is obtained. There shall be sufficient facilities within the licensed premises to ensure effective separation of any sick animal.

ii) The Licensee shall inform the Licensing Authority on the next working day if a dog develops an infectious disease.

iii) Following an episode of infectious disease during any stay, the premises shall undergo a reasonable quarantine period before new boarders are admitted. This period will be specified by the Licensing Authority as agreed with their authorised veterinary surgeon.

iv) The Licensing Authority shall be informed of any animal death on the premises. The Licensee shall make arrangements for the body to be stored at a veterinary surgeons premises until the owners return.

g) Register
i) A register shall be kept of all dogs boarded. The information kept shall include the following:

(1) Date of arrival

(2) Name of dog, any identification system such as microchip number, tattoo

(3) Description, breed, age and gender of dog

(4) Name, address and telephone number of owner or keeper

(5) Name, address and telephone number of contact person whilst boarded

(6) Name, address and telephone number of dog's veterinary surgeon

(7) Anticipated and actual date of departure

(8) Proof of current vaccinations, medical history and requirements

(9) Health, welfare nutrition and exercise requirements

ii) Such a register is to be available for inspection at all times by an officer of Licensing Authority, veterinary surgeon.

iii) The register shall be kept readily available for a minimum of 2 years and kept in such a manner as to allow an authorised officer easy access to such information.

iv) If medication is to be administered, this shall be recorded.

v) Where records are computerised, a back-up copy shall be kept. The register shall also be available to key members of staff of the establishment at all times.

h) Supervision
i) A fit and proper person with relevant experience shall always be present to exercise supervision and deal with emergencies whenever dogs are boarded at the premises. This person shall not have any conviction or formal Cautions for any animal welfare related offence.

ii) Dogs shall be visited at regular intervals, as necessary for their health, safety and welfare, and shall not be left unattended for longer than 3 hours at a time and then not on a regular basis.

iii) No home where there are children under 5 years of age will be licensed.

iv) Only people over 16 years of age are allowed to walk the dogs in public places.

i) Exercise

i) Dogs shall be exercised in accordance with their owner's wishes. If dogs are taken off the premises, they shall be kept on leads unless with the owners written permission.

ii) There shall be direct access to a suitable outside area. The area / garden shall only be for use by the homeowner (not shared with other residents). The area shall be kept clean.

iii) The exercise/garden area of the premises and any other area to which the boarded dogs may have access, shall be totally secure and safe. Fencing shall be adequate to offer security to prevent escape and be safe, with no dangerous sharp objects or protrusions. Gates shall be able to be locked.

iv) If there is a pond, it shall be covered to avoid drowning.

v) Dogs shall wear a collar and identity tag during their time in boarding. The tag shall display the name, address and telephone number of the boarding premises.

vi) The Licensing Authority shall be informed on the next working day if a dog is lost.

j) Fire / Emergency Precautions

i) Appropriate steps shall be taken for the protection of the dogs in case of fire or other emergencies.

ii) The occupier of the property shall be aware of the location of the dogs in the property at all times.

iii) Careful consideration needs to be given to the sleeping area for dogs to ensure that they can be easily evacuated in the event of a fire, without putting the occupiers of the property at risk.

iv) A fire warning procedure and emergency evacuation plan – including details of where dogs are to be evacuated to in the event of a fire or other emergency - shall be drawn up, brought to the attention of those involved in the home boarding arrangements and/or displayed in a prominent place on the premises. The Licensee shall have suitable arrangements for the temporary boarding of dogs in the event that the licensed premises is rendered uninhabitable.

v) Fire detection equipment shall be provided in accordance with general advice given by the Fire Safety Officer. The home shall have at least 2 working smoke detectors located at the top & bottom of the staircase, or other appropriate location.

vi) All doors to rooms shall be kept shut at night.

vii) All electrical installations and appliances shall be maintained in a safe condition. No dog shall be left in a room with loose or trailing cables or wires.

viii) All heating appliances shall be free of risk of fire as is reasonably practicable. There shall be no use of freestanding gas or oil appliances.

ix) A relative, friend or neighbour within 5 minutes travelling time shall have a spare set of keys and access to the premises in case of an emergency. These details shall be made available to the Licensing Authority.

Appendix 5 – Example Conditions of Cat Boarding Establishments

Licence Conditions for Cat Boarding Establishments

Standard Licensing Conditions for Keeping Boarding Establishments for Animals (Cats)

Animal Boarding Establishments Act 1963

Introduction

The Animal Boarding Establishments Act 1963 does not allow for boarding catteries to operate without a licence from the local authority. Licences are issued subject to conditions which are designed to secure the welfare of the cats boarded by securing the following objectives laid down in the Act:

- that cats are kept in accommodation suitable in respect of construction, size, temperature, lighting, ventilation and cleanliness
- that cats are adequately supplied with suitable food and drink, and are visited at suitable intervals
- that cats are kept secure
- that reasonable precautions are taken to prevent the spread of infectious disease
- that appropriate steps be taken in the event of an emergency
- that a register is kept of cats boarded
- that a suitable consistent level of management is maintained

The standard licence conditions are based on work by the Chartered Institute of Environmental Health and with the help from the British Veterinary Association, Feline Advisory Bureau, Pet Trade and Industry Association and the Association of District Councils.

Your cattery will need to comply with the licence conditions as a basic minimum standard before a licence is granted. The guidance notes are provided to give further explanation of the conditions. Experience has shown that investment in a good design and high standard of construction at the beginning will save much time, trouble and money later because of the ease that cleaning and maintenance can be achieved.

It is also important to consider the health and safety of staff and visiting members of the public and what the legal requirements are regarding waste disposal, noise and odour nuisance.

A boarding establishment for cats means carrying on at premises of any nature of a business of providing accommodation for other peoples cats.

Unless otherwise stated, these conditions will apply to all buildings and areas to which cats have access and/or are used in association with the boarding of cats.

Use of the term unit refers to combined sleeping and individual exercise areas.

Licence Display

A copy of the licence and its conditions must be suitably displayed to the public in a prominent position in, on or about the boarding establishment.

Other legislation and issues to be taken into consideration by cattery owners are:

Notes: It is essential that customers and those responsible for premises management are aware of the licensing conditions.

If displayed externally, the licence and its conditions should be protected from the weather; preferably the licence should be displayed in the reception area.

The number of cats for which the premises is licensed and the number of isolation and holding units will be specified on the licence. Guidance to their numbers is found in the notes.

Insurance Notes: Adequate insurance indemnity should be arranged by the operator of the premises. This should be maintained at a sufficient level to cover the maximum number of cats boarded. Several companies offer policies specific to animal boarding establishments. Details are often advertised in pet publications.

Proprietors of animal boarding establishments are able to insure purely the liability aspect by taking out third party liability cover. In addition, you can insure against veterinary fees for accident and illness, death from accident, death from illness and loss from theft and straying. You must insure against public liability.

Employers Liability Insurance is mandatory for boarding establishment owners who employ staff; Employers Liability (Compulsory Insurance) Act 1969.

Certificates of insurance must be prominently displayed.

Staff Facilities: Notes: Adequate toilet and washing facilities must be available for staff in accordance with health and safety requirements.

An adequate first aid kit must be available for staff use.

Staff should be adequately trained in the safe handling of cats, emergency procedures to be followed and all other aspects of the licensing conditions that are pertinent in their work. Staff should also be regularly vaccinated against Tetanus.

Establishments Receiving Both Dogs and Cats

Notes: When the granting of the licence is being considered by the local authority, there will be a presumption against cats and dogs being kept within sight of each other unless good reason can be made otherwise (see standard licence conditions and guidance for dog boarding establishments).

Construction

General

The establishment must, at all times be laid out and operated in accordance with the approved plan, to be attached to the licence, before carrying out any alterations, plans must be submitted to and approved by the licensing officer of the local authority:

- all new units must be built on a concrete base with a damp proof membrane to Building Regulations standards. This should have a minimum fall of 1 in 80 (see 2.3.2)
- all exterior wood must be smooth and properly treated against wood rot. Only products, which are not toxic to cats, may be used
- all internal surfaces used in the construction of walls, floors, partitions, doors and door frames to be durable, smooth and impervious. There must be no projections or rough edges liable to cause injury
- sleeping areas of units must be so insulated as to prevent extremes of temperature
- fencing material must be secure and safe
- the construction must be such that security of the cat is ensured
- all areas to which cats have free access must be roofed (see 2.4.2).

Notes: The conversion of existing buildings is not recommended. Experience has shown that they may be more expensive to adapt and less efficient to operate.

Application for building works may well require approval from the building control division and/or planning department.

The purpose of the plan is to aid interpretation of the conditions applied.

An approved plan need not be a detailed surveyors drawing. A site plan to scale of the whole site including domestic/ staff accommodation will suffice.

The interior and exterior of the buildings should be kept in good decorative order and repair. Outer paths, gardens, exercise areas and general surroundings must be kept in a good, clean, presentable condition. Failure to comply with this recommendation may be a consideration in a decision by the local authority to withdraw the licence for any reason.

A safe system of work must ensure correct use of chemicals and materials used in the cattery and must include constructional details suitable to reduce spread of infection, disease and contamination.

Materials used in construction must not contain chemicals harmful to cats e.g. phenol or creosote. Consideration should also be given to providing suitable finishes and adequate thermal insulation, which should be fireproof.

Where galvanised welded mesh is used, the wire diameter must not be less than 1.6 mm (16 gauge welded mesh) excluding any covering and mesh size must not exceed 2.5 cm (1).

Units may be of different construction e.g. full-height houses, half-height penthouses or similar. Units must also be of the ideal outdoor type or indoor units (either built within an existing building or purpose built as an indoor cattery). Wherever possible, such indoor units should be provided with an outdoor exercise area. Units may also be constructed in a rounded e.g. individual units entered from a circular central area. If correctly constructed and managed to the following specifications, all these will provide better conditions for boarded animals, improve hygiene and safe systems of work.

In designing a building conversion to be used as a cattery, consideration should be given to providing a window within the sleeping quarters with a shelf underneath, as cats are great spectators. Ideally, in outdoor construction, there should be a minimum 625 mm (2 ft) gap between individual units as the resulting airflow lessens the risk of cross-infection. In the absence of this gap, a full-height sneeze barrier between units is required (see 2.3.3). The whole point of hygienic and safe practice it to provide easy to clean surfaces.

Walls

- the walls with which cats may come into contact must be of smooth, impervious materials, capable of being easily cleansed. Where concrete or other building blocks or bricks are used, they must be sealed to be as smooth and impervious as possible and be resealed as necessary
- junctions between vertical and horizontal sections should be coved. If impractical in existing premises, these joints must be sealed and routinely maintained
- full-length sneeze barriers must be provided where the gap between the units is less than 625 mm (2 ft).

Notes: Suitable materials for the construction of partition walls would be properly surfaced brick/block constructions, moulded plastic, glass reinforced plastic (GRP), pre-formed plastic-surfaced board etc. Sealing refers to the use of a proprietary waterproofing agent for sealing the wall against damp-penetration. Under certain circumstances, sealing of brickwork can only be achieved by rendering prior to sealing.

Current best building practice should be followed when providing coving for junctions between vertical and horizontal sections.

A sneeze barrier is particularly effective in controlling droplet infection, which is the commonest disease problem in catteries.

For sneeze barriers, it is preferable to use translucent GRP sheeting or high impact glass or similar which allows some transmission of light. Where a full height sneeze barrier is provided it will be necessary to ensure ventilation works effectively. A gap between units is not mandatory. If incorporated in new buildings, this gap must be a minimum of 625 mm (2 ft).

If there is no gap, a sneeze barrier must be provided to a minimum height of 1.2 m (4 ft). If a shelf is provided, the barrier must be extended to a minimum of 500 mm above the shelf and at least 150 mm beyond the shelf within the exercise area.

All wooden construction or framework should stand on non-absorbent (e.g. plastic) blocks to prevent damage to the wood.

Floors and Concrete Bases

- the concrete base and floors of buildings and units must be of smooth, impervious materials, capable of being easily cleansed. In new catteries, this must incorporate a damp proof membrane
- floors of all units and individual exercise areas must be constructed and maintained in such a conditions as to prevent ponding of liquids (see 2.1.2).

Ceiling and Roofing

- Ceilings must be capable of being easily cleansed and disinfected.
- All exercise areas and the safety passage should be covered with mesh and impermeable material, a proportion of which must be translucent.

Notes: When roofing the exercise area, consideration should be given to installing translucent ceiling material capable of filtering UV light and providing adequate shade.

Where indoor units are provided, particularly within converted outbuildings, consideration should be given to ease of cleaning, energy conservation, wildlife access, lighting and ventilation. It is, therefore, advisable to have a ceiling height of as close to 1.8 m (6 ft) as possible. Where this is not practicable, a higher ceiling may be permitted provided it meets the requirements of the condition.

Doors

- unit doors must be strong enough to resist impact and scratching and must be fitted and be capable of being effectively secured
- where metal edging is used, this must not present a risk or injury to the cat
- adequate constructional precautions must be taken to prevent and control the spread of infectious disease, particularly by droplet infection.

Notes: For ease of working, consideration should be given to the gates to exercise areas and doors to sleeping areas opening outwards.

A cat flap should be provided in the door to the sleeping compartment to permit easy access to the exercise area. This flap should be closed at night. In catteries of penthouse construction, where the litter trap is left outside at night, a swing flap should be used to prevent excessive heat loss in colder weather.

In an indoor cattery, there should also be a solid, full height door between the sleeping compartment and the exercise area to permit staff access from the exercise area to the central corridor through the sleeping compartment. It is advisable to have a cat flap in this door in order to conserve energy.

In new units, the solid doors between units and the central corridor must have an adequate viewing panel to permit inspection of the whole area.

In an indoor cattery, the danger of infection from shared air supply is heightened. Effective barriers to prevent cross-infection should be in place i.e solid doors, partitions and ceilings.

Windows

- all windows, which pose a security risk, must be escape proof at all times.

Notes: Windows when a security risk must be protected by welded mesh or be made of reinforced glass, polycarbonate or other impact resistant material.

In designing a building conversion to be used as a cattery consideration should be given to providing a window with a shelf beneath it within the sleeping quarters, as cats are great spectators.

Each sleeping compartment should have its own window, with a shelf beneath it to allow natural daylight into the unit and to permit the cat to look out.

Drainage

- kitchens must be connected to mains drainage or an approved, localised sewage disposal system.

Lighting

- during daylight hours, light must be provided to exercise and sleeping areas so that all parts are clearly visible. Where practicable, this must be natural light
- adequate supplementary lighting must be provided throughout the establishment.

Notes: Wherever practicable, each unit should have a source of natural light, both to the exercise and to the sleeping compartments.

Natural and artificial lighting must be of sufficient standard to enable efficient working after daylight hours.

Ventilation

- ventilation must be provided to all interior areas without the creation of excessive, localised draughts in the sleeping area.

Notes: Draughts can be the outcome of ventilation provided for animal health. Heating can equally be removed by ventilation. A balance is necessary between adequate ventilation and the unnecessary removal of warm air.

Ventilation is important as an aid to disease control, a protection against smell accumulation, and prevents excessive humidity of the atmosphere. High humidity should be avoided.

Sitting of the bed is an important consideration. Providing a bed with adequate protective sides to allow the cat depth to seek protection together with efficient individually controlled heating are considerations in protecting the cat.

Moulded polypropylene beds, which can be easily cleansed and disinfected, are useful here.

Maintenance

- maintenance and repair of the whole establishment must be carried out regularly.

Number of Animals

Number of Cats Permitted

- the maximum number of cats to be kept at any one time is determined by the local authority
- each cat must be provided with a separate unit except that cats from the same household may share a unit of adequate size, with the written consent of the cats owner
- holding units may be provided for temporarily boarding a cat for not more than 24 hours. Existing holding units must have a minimum floor area of 0.81 sq m (9 sq ft). In new construction the floor area must be a minimum of 1.08 sq m (12 sq ft). Holding units must have a minimum height of 0.9 m (3 ft)
- no animals other than cats are to be boarded within the licensed facilities without the written approval of the local authority
- where stray cats are accepted by the cattery, they must be kept in a separate area away from boarded cats and attended by different members of staff, where possible.

Notes: The number of cats permitted relates to the number and size of the units and will be stipulated clearly on the front sheet of the displayed licence. The decision regarding the number of cats, as well as considering unit size and numbers, will take into account the effectiveness of site management.

Cats from the same family, who normally live together, may prefer to share a unit. It is a requirement that operators obtain written authorisation from the cat owner before unit sharing is allowed. Where sharing occurs, the cats must be provided with separate beds.

Holding Units - The number of holding units provided should be agreed between the cattery proprietor and the local authority and noted on the licence. In general, holding units should constitute not more than 25% of the total number of residential units.

The use of holding pens should be kept to a minimum. It is strongly recommended that any collars or flea collars be removed while cats are being boarded, as fatal accidents regarding these have been known to occur.

Unit Size, Layout and Exercise Facilities

- in new constructions, each unit must have a sleeping area and an adjoining exercise area, which is exclusive to that unit
- in new constructions, each unit must be provided with a sleeping area of at least 0.85 sq m (3 sq ft) for one cat, 1.5 sq m (4 sq ft) for two cats and 1.85 sq m (5 sq ft) for up to four cats
- units may be designated as suitable for a specific number of cats, greater than 4, at the discretion of the licensing authority
- units must have a minimum internal height of 1.8 m (6 ft)
- the height of the sleeping area must be at least 90 cm (3 ft) in existing and 1.2 m (4 ft) in new build
- suitable bedding must be provided which allows the cat to be comfortable and which is capable of being easily and adequately cleansed and disinfected. Such equipment must be sited out of draughts. Bedding material must be checked daily and must be maintained in a clean, parasite-free and dry condition
- in new construction, each unit must be provided with an exercise area of at least 1.7 sq m (18 sq ft) for a single cat, 2.23 sq m (24 sq ft) for two cats and 30 sq ft for up to 4 cats
- units must open onto secure corridors or other secure areas so that cats are not able to escape from the premises
- exercise areas must not be used as sleeping areas
- there must be direct and voluntary access to the exercise area.

Notes: During cattery construction, it is necessary to use an appropriate design and correct materials to ensure energy conservation and to minimise discomfort to the cat.

The sleeping area may be at ground level or in the form of penthouses (raised sleeping areas). The latter must be a minimum of 90 cm (3 ft) above floor level with a maximum depth of 1.05 m (3ft 6ins).

All exercise areas must be covered with welded mesh and roofed with a translucent material capable of filtering UV light and providing adequate shade.

Where galvanised welded mesh is used, the wire diameter must not be less than 1.6 mm (16 gauge welded mesh) excluding any covering. The mesh size must not exceed 2.5 cm (1).

All main entrance gates must be lockable.

The relevant sizes of units and number of cats in occupation in summary are as follows:

No. of Cats	Size of Sleeping Area	Size of Exercise Area
1	0.81 sq m (3 sq ft)	1.7 sq m (18 sq ft)
2	16 sq ft	24 sq ft
4	20 sq ft	30 sq ft

Greater than 4: The size required would be subject to the agreement and discretion of the licensing authority.

It is strongly recommended that in new units the minimum floor area of the sleeping area be 1.5 sq m (16 sq ft) as this allows greater flexibility in usage i.e one or two cats may be boarding in all chalets.

Communal exercise areas: New communal exercise areas must never be permitted because of the risk of disease spread and fighting. Where they do exist, they must be phased out as an immediate priority

Adverse Weather: In adverse weather conditions the responsible person must decide whether or not cats are given free access to their exercise areas.

Management

Training

- a written training policy must be provided. Systematic training of staff must be demonstrated to have been carried out.

Notes: The licensee must formulate a written training policy for permanent, part time and seasonable workers. The following are regarded as essential topics to be covered in the programme:

- animal welfare
- cleanliness and hygiene
- feeding and food preparation
- disease control
- recognition and treatment of sick animals
- health and safety
- emergency procedures

Transportation of Animals

All vehicles used by the establishment for the transportation of cats should be kept clean. Suitable carrying baskets or containers for the safe transportation of cats must be used. All vehicles must be secure and should not be left unattended when transporting a cat.

Temperature in Units

- heating facilities must be available in the unit and used according to the requirements of the individual cat
- there must be some part of the sleeping area where the cat is able to enjoy a temperature of at least 10 degrees celsius (50 degrees fahrenheit)
- in isolation units, there should be a means of maintaining the temperature at a level suitable for the conditions of the cat and dependant on veterinary advice.

Notes: Many units have been built without proper concern for the welfare of the cat. The materials used in construction or the lack of sufficient insulation may not offer adequate protection against seasonal temperature variations. There will be periods in the year where ambient external temperatures will cause temperatures to fluctuate above or below the recommended levels. If the higher temperature is exceeded due to constructional shortcomings rather than normal ambient temperature then artificial means of counteracting this high temperature should be introduced. Where temperatures lower than indicated are reached, it may be more economical to provide localised sources of heat. The use of individual, thermostatically controlled infrared dull emitters is recommended. Ambient air in the bedding area should be kept at least 10 degrees celsius (50 degrees fahrenheit). Heated beds may also be used provided these are maintained in a safe condition. Convalescing or elderly cats may require higher ambient air temperatures.

The temperature of the isolation units should not be allowed to fall below 15.5 degrees celsius (60 degrees fahrenheit) generally, unless specific advice is given to the contrary by the veterinary surgeon.

The difficulty of providing maximum temperature levels is acknowledged. 26 degrees celsius (79 degrees fahrenheit) is a realistic temperature, which should not be exceeded, in normal circumstances. It is important to remember that a minimum temperature of 10 degrees celsius (50 degrees fahrenheit) is required in the bedding area and, if inadequate attention has been given to construction and insulation, it will be necessary to use additional heating and thereby increase running costs. Failure to provide additional heating will cause cats to suffer. Particular attention should be paid to design and construction. Geographical orientation is also relevant. Aspect affects temperature. It is often difficult to maintain adequate temperatures with north

facing openings. Correct attention to orientation of the unit will allow maximum use of natural light. Similarly in summer temperatures, poorly insulated exteriors will allow internal temperatures to build up (similar to car interiors) to excessive levels. Even with additional ventilation the cats will suffer Some summer temperatures will naturally exceed 26 degrees celsius (79 degrees fahrenheit). Inadequate construction or ventilation of the units must not be an excuse to allow unnecessarily high temperatures being attained. Where temperatures are likely to rise above the maximum levels specified in the notes, there should be some means of mechanical or automatic cooling/ventilation.

A safe system of heating must be provided so that risks of electrocution and burning are avoided. Open flame appliances must not be used.

Maintenance and report of the whole establishment must be carried out regularly to achieve the requirement listed above.

Cleanliness

- all units, corridors, common areas, kitchens etc. must be kept clean and free from accumulations of dirt and dust and must be kept in such a manner as to be conducive to maintenance of disease control and cat comfort
- each occupied unit must be cleansed daily. All excreta and soiled material must be removed from all areas used by cats at least daily and more often if necessary
- all bedding areas must be kept clean and dry
- suitably sited litter trays, which are easy to clean and impermeable must be provided at all times. These must be emptied and cleansed at least once a day and as necessary at any time during the day if found to be unduly soiled. A suitable material for litter must be provided
- each unit must be thoroughly cleaned, disinfected and dried upon vacation. All fittings and bedding must also be thoroughly cleansed and disinfected at that time
- facilities must be provided for the proper reception, storage and disposal of all waste. Particular care should be taken to segregate clinical waste arising from the treatment and handling of cats with infectious diseases. The final disposal route for all such waste must be incineration
- measures must be taken to minimise the risks from rodents, insects and other pests within the establishment.

Notes: Arrangements must be made with the Waste Collection Authority or other waste management contractor authorised for the purposes of the duty of care under the Environmental Protection Act 1990 for the removal of other wastes from the establishment.

Cleaning and Disinfection: There is a range of alternative cleaning regimes. Basically, the regime should include:

1. removal of bed, litter tray and all removable fixings
2. wash down, rinse and dry
3. apply disinfectant to manufacturers stated instruction
4. allow to dry
5. clean and disinfect all fittings.

The use of detergent and water will wash down .

There is little point in putting down disinfectant only to wash it away in a short period of time. Using a suitable disinfectant can control bacterial viruses and fungi.

Care should be taken to ensure the compatibility of different bactericides, fungicides and virucides if used together.

There is a balance between the cat enjoying a known environment and introducing infection and infestation in wickerwork baskets and old clothing/bedding etc. Staff handling between units further increases the risk of disease spread. While owners own baskets and bedding may help a cat to settle, particularly during its first stay in boarding conditions, their use should be discouraged as there is no immediate control over cleanliness and parasite transmission.

Where such bedding is provided, the operator must ensure that it is clean and parasite free.

The use of scratching posts, sit boxes etc. is quite acceptable, although care should be taken to ensure that the post is properly fixed and frequently replaced.

Food and Water Supplies

- all cats must be adequately supplied with suitable food. At least two meals a day must be offered at approximately 8 hours apart. Wholesome water must be available at all times and changed daily
- eating and drinking vessels must be capable of being easily cleansed and must be maintained in a clean condition. Disposable eating dishes may be used
- eating vessels must be cleansed after each meal
- drinking vessels must be cleansed at least once a day.

Notes: Cats should be fed to a standard compatible with the maintenance of health. Inspectors will observe the general nutritional status of the cats and the type and quality of food in store and in the process of preparation. If necessary, a veterinary surgeon should be called in to advise. Bear in mind, cats will usually be fed in accordance with the instructions of the owner.

Food should not be left for excessive periods within the unit, in order to avoid smells and flies. More food and water may be required for old or young cats. No food should be left outside at night.

Disposable eating dishes, although expensive, are recommended as hygienic since they cannot transmit infection and are a saving of time and labour since they are immediately disposable. Expanded polystyrene is not a suitable material for this use.

Kitchen Facilities

- exclusive facilities, hygienically constructed and maintained, must be provided for the storage and preparation of food for the cats
- where fresh and cooked meats are stored, refrigeration facilities must be provided and potential food contamination must be avoided
- a sink with hot and cold water must be provided for the washing of food equipment and eating and drinking vessels. A separate wash hand basin with hot and cold water must be provided for staff use
- containers must be provided for the storage of foods and shall be so constructed and kept in such good order, repair and condition as to proof against insects and other pests.

Notes: Kitchen facilities must be provided in an area separate from the domestic facilities. No household or boarded animals should ever enter this area.

Disease Control and Vaccination

- adequate precautions must be taken to prevent and control the spread of infectious and contagious disease and parasites amongst cats, staff and visitors
- proof must be provided that cats boarded or resident have current vaccinations against Infectious Feline Enteritis, feline respiratory disease and other relevant diseases. The course of vaccination must have been complete at least four weeks before the first date of boarding or in accordance with the manufacturers instructions. A record that this proof has been supplied must be kept on site throughout the period that the cat is boarded
- advice from a veterinary surgeon must be sought in the case of signs of disease, injury or illness. Where any cat is sick or injured, any instructions for its treatment, which have been given by a veterinary surgeon, must be strictly followed
- a well stocked first aid kit suitable for use on cats must be available and accessible on site and provision of a standard plastic coated wire cat basket (top opener).

Notes: "Other relevant diseases" includes those, which may be regarded as important in the future, or which may be added according to circumstance e.g. Chlamydia.

Phenolic disinfectants should not be used around cats and cats should be kept dry during cleaning of enclosures.

If there is evidence of external parasites (fleas, ticks, lice etc.) the cat should be thoroughly combed with a flea comb. It may then also be treated with a proprietary insecticide except where a long-acting topical insecticide has already been administered.

If there is evidence of internal parasites, the advice of a veterinary surgeon should be sought.

All insecticides, disinfectants etc. must be used strictly in accordance with the manufacturers instructions, and hazard sheets kept for staff, which explains precautions to be taken by the user.

The first aid kit for use on cats must be kept well stocked at all times. Advice on contents should be available from the establishments veterinary surgeon.

It is important to consider procedures to be carried out in case of death or escape. All staff should be made fully aware of these procedures. They will also help to reassure owners that the establishment acted correctly in that situation. Any cat that has died on the premises must be referred to a veterinary surgeon and the licensing officer of the local authority must be informed. A veterinary practice should be appointed for the establishment. The name, address and telephone number must be displayed in a prominent position in a public area. The 24-hour telephone contact number of the veterinary surgeon used by the establishment should be displayed in a suitable place, close to the telephone and accessible to all members of staff.

Isolation

- isolation facilities must be provided
- in existing catteries, these isolation facilities must be in compliance with the other boarding requirements but must be separate and physically isolated from the main units. This must be a minimum of 3 m (10 ft) (see also temperature control)
- adequate facilities to prevent the spread of infectious disease between the isolation unit and other units must be provided
- hands must be washed after leaving the isolation facilities and before visiting the other units.

Notes: Isolation facilities must be provided at the rate of at least 1 isolation unit for up to 30 units and pro rata above that. The number will be noted on the licence.

Isolation facilities must be used where the presence of infectious disease is suspected. Where stray cats are accepted by the cattery, they must be kept in a separate area away from boarded cats. Isolation facilities must only be used for this purpose in exceptional circumstances i.e where stray intake is minimal.

In isolation units, there must be a means of maintaining the temperature at a level suitable for the condition of the cat and dependant upon the veterinary advice. Extremes of temperature in the isolation unit must be avoided and the temperature not allowed to fall below 150C (600F).

Protective clothing and equipment for use only in the isolation facility must be used to reduce the spread of infection.

In new buildings isolation facilities separated 10 m from the main units must be provided.

Register

- a register must be kept of all cats boarded. The information kept must include the following:
    - Date of arrival
    - Name of cat, any identification system such as microchip number or tattoo
    - Description, breed, age and gender of cat
    - Name, address and telephone number of owner or keeper
    - Name, address and telephone number of cats veterinary surgeon
    - Anticipated and actual date of departure
    - Health, welfare and nutrition requirements
- the register must be kept readily available for a minimum of 24 months and kept in such a manner as to allow an authorised officer easy access to such information
- where records are computerised, a back up copy must be kept. The register must also be available to key members of staff of the establishment at all times.

Notes: Computerised, loose-leaf index card and book register systems are acceptable. If a book register is used, pages must be consecutively numbered. Records of the owners agreement to share may be kept on a separate form if a computerised system is used.

It is strongly urged that the establishment introduce formal boarding agreements, stating clearly the responsibilities of both parties during the duration of the boarding. The licensing officer of the local authority will consider the details recorded in the register together with the actual facts observed.

Owners should be encouraged to sign an authorisation for veterinary treatment.

Identification of Units

- each unit must be clearly marked (e.g. numbered) and a system in place, which ensures that relevant information about the cat in that unit, is readily available.

Notes: An alternative system of identification can be used with the approval of the licensing authority providing the system in use meets the criteria for identification and information provision for each cat and is readily accessible and easy to use.

The system of identification of the units must be capable of containing relevant information such as feeding habits and frequencies, medicinal treatments etc. If identified on the unit, it must not obscure the primary information. If additional information is stored electronically or manually away from the unit, the information must be readily and easily accessible.

Supervision

- a fit and proper person must always be present to exercise supervision and deal with emergencies whenever cats are boarded at the premises
- cats must be visited at regular intervals as necessary for their health, safety and welfare.

Notes: Suitable intervals for visiting means intervals of not less than four hours starting at 8.00 am until 6.00 pm. A late night evening visit between 9.00 pm and midnight is strongly recommended to check the welfare of the cats and that the heating is working.

Fire Precautions

- appropriate steps must be taken for the protection of the cats in case of fire or other emergencies
- a proper emergency evacuation plan and fire warning procedure must be drawn up and posted on the premises. This must include instructions on where cats are to be evacuated in the event of a fire or other emergency

- fire fighting equipment must be provided in accordance with advice given by the Fire Prevention Officer
- all electrical installations and appliances must be maintained in a safe condition. There must be a residual current circuit breaker system on each block of units
- heating appliances must not be sited in a location or manner where they may present a risk of fire or risk to cats
- precautions must be taken to prevent any accumulation that may present a risk of fire
- there must be adequate means of raising an alarm in the event of a fire or other emergency.

Notes: It is recommended that plans and details of the establishment be logged with the police and fire authorities. Fire protection advice must be sought from the Fire Prevention Officer regarding appropriate fire extinguishers and their correct siting, fire drills, fire escapes etc and implemented. The general maxim of people first in the event of fire is good advice.

Where rebuilding or providing new buildings, the Building Control Officer or the Fire Prevention Officer will give advice on fire proofing requirements.

The advice given by the Fire Prevention Officer should be in writing and particular regard should be given to the safe storage of flammable substances. Staff should know how to use the fire extinguishers. It is also advisable to install smoke detectors. Electric wiring within the units must be protected against damage by cats.

Cats should not have direct access to open flame-heating devices.

Agenda Item 11

Report for: January Regulatory Committee

Item number:

Title: Housing Viability assessments- response to Scrutiny review

Report authorised by : **Emma Williamson, AD Planning**

Lead Officer: **Matthew Patterson x 5562**

Ward(s) affected: **All**

Report for Key/ Non Key Decision: **Key**

1. Describe the issue under consideration

Regulatory Committee are requested to review and provide comments as they see fit on the Planning Service response to the Scrutiny Panel report on Housing Viability Assessments.

2. Recommendations

That Regulatory Committee note the Planning Service's response to the Scrutiny Panel Report.

That Regulatory Committee recommends to Cabinet that the response is approved and provides any comments on the document as it sees fit for reporting to cabinet.

Haringey LONDON

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Report for: Cabinet

Item number:

Title: Housing Viability assessments- response to Scrutiny review

Report authorised by: Lyn Garner, Director of Regeneration, Planning and Development

Lead Officer: Emma Williamson, Assistant Director – Planning

Ward(s) affected: ALL

Report for Key/ Non Key Decision: N/A

1. Describe the issue under consideration

1.1 Under the agreed terms of reference, scrutiny panels can assist the Council and the Cabinet in its budgetary and policy framework through conducting in-depth analysis of local policy issues and can make recommendations for service development or improvement. The panels may:

- Review the performance of the Council in relation to its policy objectives, performance targets and/or particular service areas;
- Conduct research to assist in specific investigations. This may involve surveys, focus groups, public meetings and/or site visits;
- Make reports and recommendations, on issues affecting the authority's area, to Full Council, its Committees or Sub-Committees, the Executive, or to other appropriate external bodies.

1.2 In this context, the Housing & Regeneration Scrutiny Panel (HRSP) conducted a review of the viability assessment process in Haringey. The agreed aim of the work was as follows:

'To assess the Councils policy and practice in relation to the application of policy and guidance in respect of viability assessments and to make recommendations to ensure confidence and transparency to the process – and application of the process in order to assist the Council (including Planning Committee) in the consideration of planning applications where viability is a material planning consideration.'

Within this overarching aim, the panel agreed the following objectives:

- To review legislation and policy guidance in respect of development viability and the Councils current policy and practice in respect of viability assessments;
- To assess comparative policy and practice at other local authorities with a view to identifying good practice so as to inform the viability assessment process in Haringey, particularly in relation to transparency, improving local challenge and increasing supply of affordable homes.

- To consider the potential impact of the Housing and Planning Bill and the requirement to provide for Starter Homes;
- To identify any further mechanisms available to the Council, which may assist in maintaining levels of S106/affordable housing delivery in the Borough through viability discussions (e.g. 'claw back' arrangements);
- To assess the potential for any collective response through London Councils or other amalgam of London boroughs, which may assist in a more robust challenge to local viability assessments.

1.2 Further to the aims and objectives listed above, the Housing & Regeneration Scrutiny Panel conducted a 'scrutiny-in-a-day' exercise. This was a day-long event held on 7th April 2016 at which a range of planning and viability experts were invited to contribute evidence. The session included contributions from the following:

- Local Planning Officers
- Local Housing Development, Housing Enablement and Carbon Management Officers
- BNP Paribas, specialist providers of viability reports and appraisals;
- Other local authorities including Greenwich and Southwark
- Developers, Planning Consultants and Housing Associations.

1.3 An additional 'mop-up' session was held in May 2016 for those contributors that could not attend the scrutiny-in-a-day session and to follow up other lines of enquiry from that first session. Contributors included:

- Islington Council;
- London Borough wide partnership;
- London Forum of Civic and Amenity Societies.

1.4 The final report, attached at **Appendix 1**, details the conclusions and recommendations of the HRSP, and the Comments of the Planning Service to the recommendations.

2. Cabinet Member Introduction

I welcome the work of the Scrutiny panel in helping to make sure that the Planning Service is doing all it can to deliver the maximum reasonable amount of affordable housing and to ensure that the processes used in Haringey are as rigorous as those used in other London Boroughs. In most instances Haringey had already implemented best practice and the majority of the panel's recommendations have been agreed. The Council intends to adopt the approach set out in the London-Wide Borough protocol on viability assessments.

3. Recommendation

3.1 That the Cabinet accept those recommendations of Scrutiny Panel as [agreed by the Planning Service] outlined in **Appendix 2**, and where these recommendations have cost implications the funding source should be determined by the Chief Operating Officer.

4. Reasons for decision

4.1 The evidence supporting the Panels' recommendations is outlined in the main body of the report (**Appendix 1**).

5. Alternative options considered

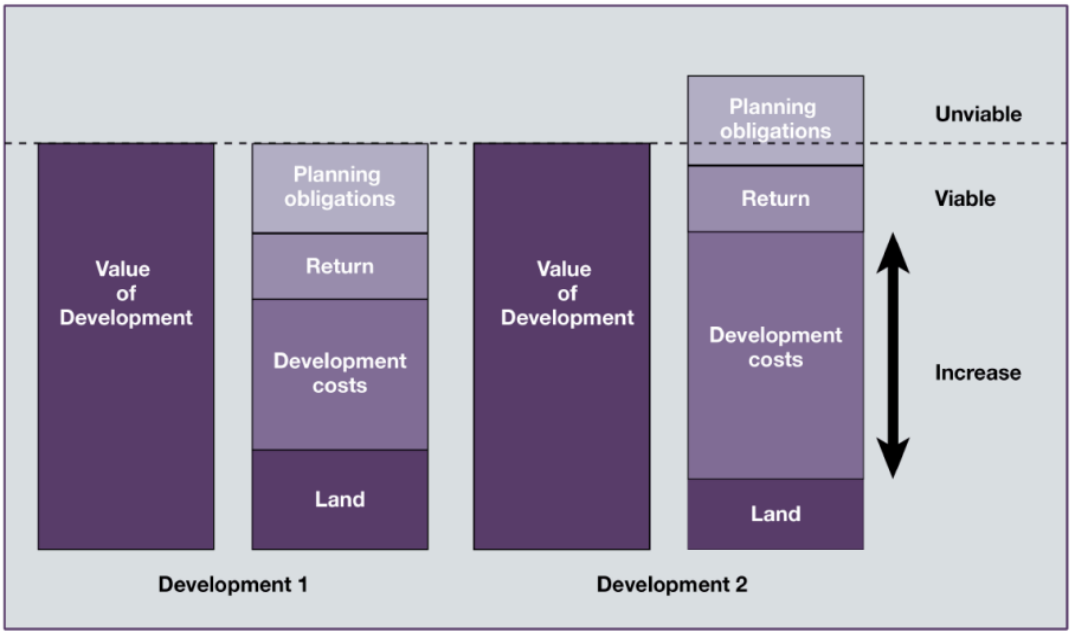
5.1 The evidence supporting the Panels' recommendations is outlined in the main body of the report (**Appendix 1**). The Cabinet could choose not to accept the recommendations, despite endorsement by the Planning Service.

6. Background information

6.1 The National Planning Policy Framework 2012 (section 173) defines viability as thus:

> *'Plans should be deliverable. Therefore the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, should when taking account of the normal costs of the development and mitigation, provide competitive returns to a willing landowner and willing developer to enable the development to be deliverable.'*

6.2 Viability is demonstrated in the table below (Figure 1). A development can be seen to be viable if the cumulative costs of the land, development costs (such as construction, professional fees and marketing), developer return (profit) and planning obligations (such as the provision affordable homes) equates to the gross value of the development (the income generated from sales). If these costs exceed the gross development value, the scheme is unviable (Figure 1).



6.3 Local plan policy SP2 sets out that the maximum reasonable amount of affordable housing should be provided on a site by site basis working towards a boroughwide target of 40%. In order to establish the maximum reasonable amount of affoedable housing a financial appraisal or viability assessment is submitted by the developer to establish the maximum reasonable amount of affordable housing.

6.3 The position of the Local Planning Authority in Haringey (LB Haringey) in respect of viability is as set out in the Supplementary Planning Document for Planning Obligations (2014) which

gives effect to the policies set out in the Haringey Local Plan.Assess how the allocation neighbourhood CIL receipts can maximise opportunities for improving local infrastructure through alignment with other funding programmes both internal and external to the Council.

6.4 The current position in Haringey is that a viability assessment is required for all major applications. Submitted viability assessments are independently assessed on behalf of the Council at the expense of the applicant (as set out in the Planning Obligation SPD).

6.5 There are a number of key elements within the viability assessments process in Haringey:

- In terms of methodology, the LPA does not accept the Market Value approach in valuing land as this can contribute to a wider escalation of land values in the area, and limit compliance to local planning policy requirements;
- In terms of costs and other data that contribute to the viability assessment, Haringey (along with most others) complies to those standards and benchmarks costs set out within the Redbook and the GLA adapted 3 Dragons Viability Assessment Toolkit;
- There is a general preference within the LPA to make viability assessments public with a number of exceptions (e.g. where the developer has not already bought the land and where publication may inhibit competition or further inflate prices).

6.6 In Haringey, review mechanisms are routinely in place for all major applications where viability has been an issue. There is a general policy that a review mechanism is required if an application has not been implemented within 12/18 months. In this context, prior to the development commencing, the viability assessment has to be resubmitted in exactly the same format as when the original application was submitted to take into account any rise in values or fall in build costs. In line with other authorities, if any additional profit is identified within the scheme from the review mechanism, this is divided between the Council (60%) and the developer, to incentivise the developer to make further planning contributions. The review mechanism also applies to the latter phases of larger scale development schemes, to ensure latter phases take account of changes in assumed development values.

6.7 A London Borough Officers Group (LBOG) has developed a London wide viability protocol (February 2016) as a response to widespread concerns to the operation of viability assessments. The group have developed a protocol which is intended to promote a more standardised methodology and process for viability assessments process across London. The protocol includes recommendations for:

- Preferred models of viability assessments;
- Openness and transparency;
- Guidance on accepted data inputs and outputs for the models (land values, development costs, sales values);
- The use of review mechanisms.

6.8 Haringey is a member of this group and has actively contributed to this process. The GLA are also building on this protocol to develop a London Plan viability SPG and it is understood that the final version of the Protocol is not going to be published until the GLA has finalised its SPG.

6.9 On the evidence received, the panel have made 5 recommendations which it hoped will contribute to the development of governance arrangements for the CIL.

7. Contribution to strategic outcomes

7.1 The work of the panel will contribute to Priory 4 of the Corporate Plan to promote sustainable housing, growth and employment.

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance and Procurement

The accuracy of viability assessments impacts on the number of affordable homes on developments in the borough. Affordable housing has a positive financial impact for the Council who may be able to use the newly developed affordable homes to discharge their duty to house a homeless family or otherwise house families or individuals in need of affordable housing.

The cost of implementing all recommendations will be met from existing budgets.

Legal

The recommendations from the scrutiny review and the draft responses from the Planning Service are noted, and that the responses reflect current law and practice.

As evident from the Panel's report, viability is a complex issue, especially in regards to the delivery of affordable housing, and there are several policy and legislative provisions that should be considered.

The local plan policy requirement for affordable housing SP2 is subject to viability.

Government guidance on viability is also a material consideration in planning applications. The National Planning Policy Framework (NPPF) is noted above. And in respect of planning obligations the NPPF states they should be sufficiently flexible to prevent planned development being stalled.

The Government's Planning Practice Guidance (PPG) states that viability should be based on current costs and values. Planning applications should be considered in today's circumstances. However, where a scheme requires phased delivery over the medium and longer term, changes in the value of development and changes in costs of delivery may be considered.

This means any decision to impose a later post permission viability review needs to take into account the PPG, and if seeking to depart from the PPG e.g. by imposing later post permission viability reviews for non-medium or long term phased developments reasoned justification for such a departure should be given. Carrying out the recommendations may add weight to any such reasons for departure.

Further, any planning obligations such as post permission viability reviews need to satisfy the tests in regulation 122 of the Community Infrastructure Levy Regulations 2010 (as amended), in that they are necessary to make the development acceptable in

planning terms, directly related to the development, and fairly and reasonably related in scale and kind.

The PPG (and a Ministerial Statement) also specify that contributions including affordable housing should not be sought from developments of 10 units or less, and which have a maximum combined gross floorspace of no more than 1000sqm (gross internal area), which may affect current Haringey policy requirements for schemes where there are 10 units proposed. And a vacant building credit was also introduced, whereby the developer can claim a 'financial credit' which is the equivalent of the gross floor-space of any relevant vacant buildings being brought back into use or demolished as part of the scheme and then deducted from the overall affordable housing contribution calculation. This again will have implications for the delivery of affordable housing. So similarly when seeking to depart from any of this guidance, reasoned justification should be provided.

As indicated in paragraph 6.8 above, the Mayor of London has recently published a draft Affordable Housing and Viability Supplementary Planning Guidance 2016 for consultation, If and when it is adopted this will impact viability reviews and depending on the final version may make it easier for London local planning authorities to depart from current Government guidance and also change how they deal with viability assessments.

Future legislative changes also may affect affordable housing and consequently scheme viability. The introduction of starter homes by the Housing and Planning Act 2016 subject to regulations is expected to impact scheme viability and the type and quantity of affordable homes delivered. The PPG (and another Ministerial Statement) holds that for a starter homes exception sites policy local planning authorities are encouraged not to seek section 106 affordable housing and tariff-style contributions that would otherwise apply.

Section 106ZB of the Town and Country Planning Act 1990 (as amended) concerns the enforceability of affordable housing planning obligations, if and when it is brought into force with then regulations made under it may also affect how affordable housing is delivered (including viability reviews).

In terms of transparency, previously some developers have been reluctant to publicly disclose their viability reviews for commercial sensitivity reasons. There have been several Information Commissioner's Office decisions centred around whether this information is exempt from disclosure on the basis that its disclosure would adversely affect the confidentiality of commercial or industrial information where such confidentiality is provided by law to protect a legitimate economic interest, and whether maintaining this exemption is in the public interest. Some recent decisions have held the information can be disclosed, but this may be dependent on the facts of each individual case. The PPG also states wherever possible, applicants should provide viability evidence through an open book approach to improve the review of evidence submitted and for transparency.

Equality

The Council has a public sector equality duty under the Equality Act (2010) to have due regard to:

- Tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- advance equality of opportunity between people who share those protected characteristics and people who do not;
- Foster good relations between people who share those characteristics and people who do not.

The Scrutiny Review recommendations are aimed at improving the consistency and transparency over the viability assessment process in Haringey. The development of a London Wide Viability Protocol should also improve the consistency of the process across London boroughs.

Sharp rises in both rental and house prices in Haringey are excluding many younger people and those with moderate household incomes from being able to afford home ownership. Increasing the supply of affordable housing through local planning policies and Section 106 is therefore a key strategic priority and contributes to equality of opportunity to access stable and secure housing. Improving the consistency and scrutiny of viability assessments supports this strategic goal.

9. Use of Appendices

Appendix 1 – report of Scrutiny Panel
Appendix 2 – Response by the Planning Service to recommendations

10. Local Government (Access to Information) Act 1985

Haringey CIL Charging Schedule http://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/pre-application-guidance/community-infrastructure-levy-cil#cil-charging-schedule

Appendix 1

Appendix 1 – report of Scrutiny Panel

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Scrutiny Project: Viability Assessment Process in Haringey

A project from the Housing & Regeneration Scrutiny Panel

2016

Panel Membership	Cllr Eugene Akwasi-Ayisi (Chair)
	Cllr Gail Engert
	Cllr Tim Gallagher
	Cllr Eddie Griffiths
	Cllr Makuble Gunes
	Cllr Emine Ibrahim
	Cllr Martin Newton
	Cllr Charles Wright (Chair of Overview & Scrutiny Committee)

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Haringey LONDON

Contents

1. Introduction

1.1 Viability assessments were introduced through the National Planning Policy Framework to ensure that the scale or burden of planning obligations detailed within a local planning policy framework (such as a requirement to provide affordable homes) do not threaten the feasibility of an individual development or prevent development in general coming forward. In this context, the deliverability of local development is now as an important an issue for the Local Planning Authority (LPA) as it is for developers.

1.2 There are however inherent tensions within the viability assessments process as competing stakeholders (developers and local authorities) seek to obtain as best deal as possible from the planning gain derived from new development. There is growing body of evidence to suggest that viability assessments, particularly those which use overly pessimistic cost data, are being used by developers to negotiate a reduction in planning obligations, particularly the requirement to provide affordable homes.[1] Conversely, with a decline in public subsidy, there is an ever greater reliance on S106 Agreements to deliver affordable homes. Viability assessments therefore provide a framework through which competing interests are mutually assessed, tested and eventually agreed.

1.3 It is therefore important that the LPA operates a clear and transparent viability assessment process to ensure that the interests of competing stakeholders are fairly represented. There should also be robust mechanisms in place to enable the LPA to fairly assess submitted financial statements so that where possible, development proposals that come forward are compliant with local planning policies, particularly those concerning the provision of affordable homes.

1.4 Under the agreed terms of reference, scrutiny panels can assist the Council by conducting in depth analysis of local policy issues. In this context, it was agreed with Cabinet Members and senior officers that the Housing & Regeneration Scrutiny Panel (HRSP) could assist by reviewing and make recommendations to improve the local viability assessment process in Haringey. The following report sets out the aims of the HRSP, the nature of its investigation and its findings and recommendations.

2. Aims, objectives and methods

2.1 As part of the work programme consultation exercise 2015/16, the Housing and Regeneration Scrutiny Panel agreed to review the viability assessment process in Haringey. The agreed aim of this work was:

> *'To assess the Councils policy and practice in relation to the application of policy and guidance in respect of viability assessments and to make recommendations to ensure confidence and transparency to the process – and application of the process in order to assist the Council (including Planning Committee) in the consideration of planning applications where viability is a material planning consideration.'*

2.2 Within this overarching aim, the panel agreed the following objectives:

[1] The viability attack on social and affordable housing, FORe THOUGHT, University of Sheffield, Bob Colenutt, 2015

- To review legislation and policy guidance in respect of development viability and the Councils current policy and practice in respect of viability assessments;
- To assess comparative policy and practice at other local authorities with a view to identifying good practice so as to inform the viability assessment process in Haringey, particularly in relation to transparency, improving local challenge and increasing supply of affordable homes.
- To consider the potential impact of the Housing and Planning Bill and the requirement to provide for Starter Homes;
- To identify any further mechanisms available to the Council, which may assist in maintaining levels of S106/affordable housing delivery in the Borough through viability discussions (e.g. 'claw back' arrangements);
- To assess the potential for any collective response through London Councils or other amalgam of London boroughs, which may assist in a more robust challenge to local viability assessments.

2.3 Further to the aims and objectives listed above, the Housing & Regeneration Scrutiny Panel conducted a 'scrutiny-in-a-day' exercise. This was a day-long event held on 7th April 2016 at which a range of planning and viability experts were invited to contribute evidence. The session included contributions from the following:

- Local Planning Officers
- Local Housing Development, Housing Enablement and Carbon Management Officers
- BNP Paribas, specialist providers of viability reports and appraisals;
- Other local authorities including Greenwich and Southwark
- Developers, Planning Consultants and Housing Associations.

2.4 An additional 'mop-up' session was held in May 2016 for those contributors that could not attend on the scrutiny-in-a-day session and to follow up other lines of enquiry from that first session. Contributors included:

- Islington Council;
- London Borough wide partnership;
- London Forum of Civic and Amenity Societies.

3. Background

National Context

3.1 Of the 42,870 affordable homes delivered in across the UK 2013, it is estimated that approximately 60% were funded by developers through S106 contributions. Changes to the way the delivery of affordable housing is funded has impacted on the number of affordable homes and other section 106 obligations that may be delivered through this process.[2]

3.2 Planning applications for major developments are required to meet a range of requirements in the Local Plan (such as the provision of affordable housing, employment space or improvement to public realm). Such requirements are expected to be met by the development in full. With respect to affordable housing, this is expected to be delivered on site, though in exceptional circumstances can be met through off-site provision or cash in lieu.

[2] In the mix: the need for a diverse supply of new homes, Shelter, 2014 (p21)

3.3 Local plan policy SP2 sets out that the maximum reasonable amount of affordable housing should be provided on a site by site basis working towards a borough-wide target of 40%. In order to establish the maximum reasonable amount of affordable housing a financial appraisal or viability assessment is submitted by the developer to establish the maximum reasonable amount of affordable housing.

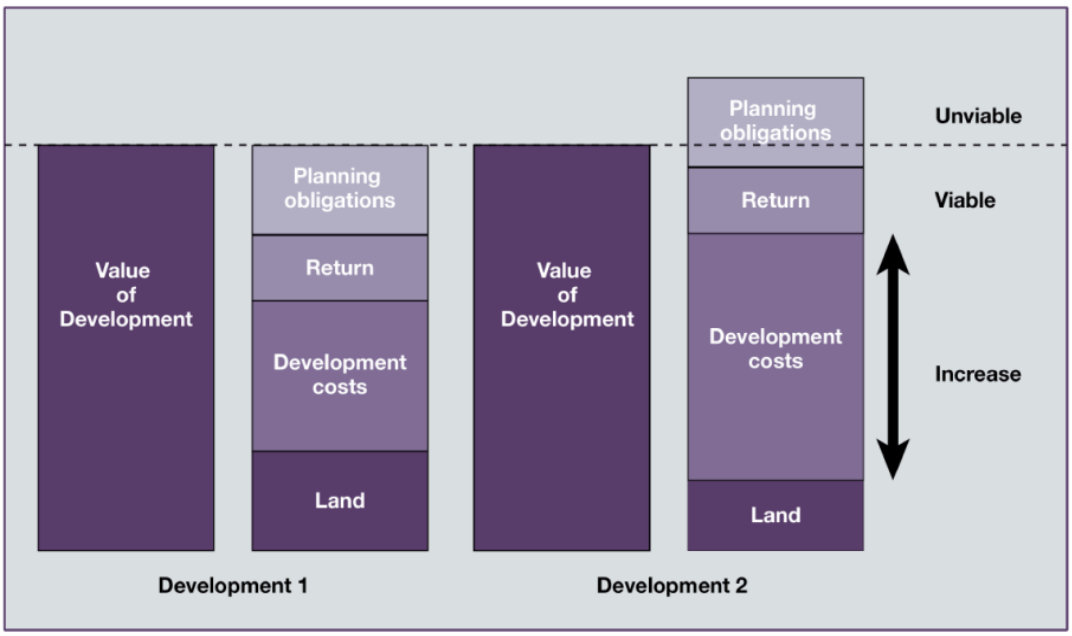
What is viability?

3.4 The National Planning Policy Framework 2012 (section 173) defines viability as thus:

> *'Plans should be deliverable. Therefore the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, should when taking account of the normal costs of the development and mitigation, provide competitive returns to a willing landowner and willing developer to enable the development to be deliverable.'*

3.5 Viability is demonstrated in the table below (Figure 1). A development can be seen to be viable if the cumulative costs of the land, development costs (such as construction, professional fees and marketing), developer return (profit) and planning obligations (such as the provision affordable homes) equates to the gross value of the development (the income generated from sales). If these costs exceed the gross development value, the scheme is unviable (Figure 1).

Figure 1 – Viable and Unviable development[3]



3.6 The affordable housing component of major developments is usually the largest cost for a developer and the most often cited reason for schemes being considered unviable. In addition, the income that a developer may derived from the provision of affordable housing (such as shared ownership or affordable to social rent) may be more variable that that from private housing for outright sale.

3 Source: 'Financial Viability in Planning', RICS, 2012

3.7 There are a number of factors which are central to the viability assessment process. From the income side, the key factor is the income derived from sales values. On the costs side, the value that a developer has paid a landowner for the site is critical. There are two common approaches to land valuations to viability assessments:

- **Existing use +;** this approach uses the existing use value of the site, plus a premium of between 10-20% of that value to the landowner;
- **Market value** approach: this approach uses the value which developers may have acquired the site and subject to market forces and in areas of high demand or competition land values will be driven up and impact the viability assessment calculation). Such an approach may not full recognise or reflect the impact of local policy requirements (e.g. the need to provide affordable home).

3.8 Councils, including Haringey, employ independent advisors to review the submitted viability assessments to verify the costs, values and other assumptions made by the developer. Viability assessments are normally made available to members of Planning Committees on request when applications are reported to them. In most council's this is done on a confidential basis.

3.9 Where the financial appraisal demonstrates that the development is not viable, and that the maximum amount of affordable housing that a scheme can reasonably support is below the agreed policy target[4]. Planning Policy can require that a review of viability takes place. Review mechanisms usually seek to take into account changes to the anticipated revenue and costs associated with a development and identifies what happens in the event that the viability changes.

Local Policy and Practice

3.10 The position of the Local Planning Authority in Haringey (LB Haringey) in respect of viability is as set out in the Supplementary Planning Document for Planning Obligations (2014) which gives effect to the policies set out in the Haringey Local Plan.[5]

3.11 In Haringey, the policy is that for proposed developments with capacity for 10 or more units, the LPA will seek the maximum reasonable amount of affordable housing, having regard to a borough-wide (not site-specific) affordable housing target of 40%, based on habitable rooms.

3.12 There is provision within Haringey policy framework in which the required affordable homes contribution outlined above can, in exceptional circumstances, be over-ridden by other policy requirements. Such exceptional circumstances include the need to provide for community facilities (Such as schools or healthcare provision) or additional work space (where the previous use was for employment). In both circumstances, the cost of such provision can be deducted from the cost of the affordable homes requirement.

3.13 The current position in Haringey is that a viability assessment is required for all major applications. Submitted viability assessments are independently assessed on behalf of the Council at the expense of the applicant (as set out in the Planning Obligation SPD).

4 In Haringey, the current target is 40% of units to be affordable.

5 Planning Obligations Special Planning Document, October 2014, Haringey Local Plan

3.14 In terms of the number of viability assessments undertaken each year in Haringey:

- There are approximately 15 - 20 major applications submitted each year which are subject to a viability assessment;
- There were 31 Section 106 Agreements completed in the last 12 months of which 22 have an affordable housing obligation (on and off-site provision).

3.15 There are a number of key elements within the viability assessments process in Haringey:

- In terms of methodology, the LPA does not accept the Market Value approach in valuing land as this can contribute to a wider escalation of land values in the area, and limit compliance to local planning policy requirements;
- In terms of costs and other data that contribute to the viability assessment, Haringey (along with most others) complies to those standards and benchmarks costs set out within the Redbook[6] and the GLA adapted 3 Dragons Viability Assessment Toolkit;
- There is a general preference within the LPA to make viability assessments public with a number of exceptions (e.g. where the developer has not already bought the land and where publication may inhibit competition or further inflate prices).

3.16 In Haringey, review mechanisms are routinely in place for all major applications where viability has been an issue. There is a general policy that a review mechanism is required if an application has not been implemented within 12/18 months. In this context, prior to the development commencing, the viability assessment has to be resubmitted in exactly the same format as when the original application was submitted to take into account any rise in values or fall in build costs. In line with other authorities, if any additional profit is identified within the scheme from the review mechanism, this is divided between the Council (60%) and the developer, to incentivise the developer to make further planning contributions. The review mechanism also applies to the latter phases of larger scale development schemes, to ensure latter phases take account of changes in assumed development values.

4. Key findings of the panel from the review

4.1 The following highlights the key findings and conclusions of the Housing and Regeneration Scrutiny Panel.

Methodological problems with viability assessments

4.2 The panel noted that there were three methodological problems associated with viability assessment process:

- The inconsistency in which different models were used;
- The weakness of actual data inputs in to the models;
- The sensitivity of models.

4.3 Whilst the Greater London Assembly Housing Development Control Toolkit 2010 (based on the Three Dragons Model) was widely used to develop viability assessments, it was noted that that other different models were in use and were generally accepted by LPAs. Such an inconsistent approach however made it difficult

[6] The Red Book is issued by Royal Institute of Chartered Surveyors which contains mandatory rules, best practice guidance and related commentary to undertake asset valuations and other industry standards.

to draw comparative assessments and the ability to meaningfully appraise these within individual LPAs.

4.4 Secondly, evidence presented to the panel indicated that there were also weaknesses with the actual data input into the viability assessments models, which included:

- The time limited nature of data inputs, such as sales values (where these are required to be at the time of writing the viability assessment);
- Subjectivity of some data used (such as design and marketing);
- The use of standardised measures in the formulation of construction and finance costs;
- Difference in methods used to calculate the value of land to be used for development;
- Disputes as to the acceptability of 20% profit margin on development.

4.5 The panel also noted that because of the subjective nature of component data within viability assessments models, variations of as little as 5% to some values could produce significant changes in the outturns or residual resource available at the end of the development scheme. Research from the University of Reading has concluded:

> *'Given that the output of such models – estimated land values or returns – can be very sensitive to relatively small changes in major inputs such as construction costs or sale prices, the implications for estimated planning obligations can be substantial.'*[7]

4.6 In the context of the above, there is an incentive for prospective developers to provide overly pessimistic viability assessments (overstating costs and undervaluing development) in that this may help reduce section 106 contributions (such as affordable homes). Indeed, in commentaries seen by the panel, it was suggested that a 'viability industry' had developed in which specialist consultants are working to secure a reduction in planning gain contributions through the viability assessment process.[8]

Transparency

4.7 Transparency was a consistent theme in much of the evidence gathering with contributors. It was noted that with the exception of a few London boroughs, viability assessments were not routinely published, and even when these were made public, they are often complex and opaque documents or were heavily redacted. This had created a perception of secrecy and mistrust, particularly among local residents and the community at large.

4.8 The panel noted examples, both within and without of the borough, of where the inability of the community to meaningful contribute and scrutinise viability assessments had perpetuated mistrust of the local planning system. The panel were of the view that improved transparency together with improved public engagement and involvement could help build community confidence in the local planning system and the difficult decisions that need to be taken in respect of viability.

[7] Real Estate & Planning, Working Papers in Real Estate & Planning 01/16, Business School, University of Reading

[8] Revealed: How developers exploit flawed planning system to minimise affordable housing. Olvier Wainwright, The Guardian, June 2015.

4.9 Evidence received from a specialist viability assessment provider suggested to the panel that there was very little data in these reports which was not already in the public domain or that could be considered commercially sensitive. Furthermore, there was a view that in the context of a housing crisis where there is a growing demand for affordable homes, it would be in the public interest to improve transparency and scrutiny of schemes which were not compliant with such local policy requirements.

4.10 Three local authorities gave evidence to the panel, all of which had introduced new Supplementary Planning Documents (SPD) for Viability Assessments within their respective LPA. Improved transparency and openness for viability assessment processes were central to the new SPDs developed.

4.11 The panel were impressed with the approach taken by a London borough, which had taken a particularly robust approach to transparency. Here viability assessments were published in full and without redaction ahead of determination at Planning Committee. Also, to help promote community participation and engagement, the developer is also required to provide a summary of the viability assessment which is also published alongside the submitted application. In the view of the authority, it was noted that this approach:

1) Improved transparency for the community and helped to ensure continued support for regeneration programmes;
2) Helped to improve understanding among local stakeholders as to why schemes were not policy compliant;
3) Improved awareness and understanding among landowners, particularly in respect of reiterating that the sale of land should be on a policy compliant basis (to help reduce over valuation).

4.12 The panel noted that the general preference for Haringey Council was to make viability assessments public, though there was no explicit policy to support this as yet. It was noted that a number of viability assessments for large planning applications had recently been published (e.g. Tottenham Hotspur Football Club) with no issues raised by prospective developers.

4.13 In summary, the panel came to the following conclusions to support its view that there should be improved transparency for the viability assessment process:

- The methodological limitations of viability models warrant further public examination and scrutiny:
- Data inputs and outputs in to these viability assessment models are subjective and should be open to public scrutiny;
- There is relatively little evidence to suggest that full disclosure would damage commercial interests or inhibit development coming forward:
- Given the national, regional and local significance in improving the supply of affordable homes, it is in the public interest that viability assessments are published to promote awareness and understanding in the community;
- An open book approach would allow the LPA to undertake a comparative analysis and assessment of the proposed development schemes in other authorities which may guide and inform negotiations on local schemes.

Review Mechanisms

4.14 Review mechanisms are a means to take account of changes in values between granting of planning permission, development and completion. Affordable homes are

secured through S106 agreements, which commit developers to a certain level or number of affordable homes within that development. This decision is made at Planning Committee, but development may not actually take place on site until 18 months later. The panel noted that in London, with house prices rising 8% per annum, the values derived from sale of private units within the development may have increased by 10-12% in this period. Thus the level of affordable homes that may be viable within a scheme may be substantially higher than when the viability assessments were completed 18 months previous. Given that the scheme may be a further 12-18 months until actual completion (in which time sales values may have increased further) the scope for increased affordable homes provision may increase further.

4.15 In this context, review mechanisms are a process through which to assess any additional profits that may accrue from increased income from rising sales, with a view to maximising policy compliance. The panel noted that in many authorities there were arrangements to share any additional profit arising from the scheme between the developer and the LPA to help meet local plan requirements (such as affordable homes). As the development may be nearing completion then this new agreement will generally be in the form of a cash payment in lieu of off-site provision. Therefore, such review mechanisms should help achieve higher levels of affordable homes.

4.16 In Haringey, the panel learnt that review mechanisms are routinely in place for all major applications that are not policy compliant. In these circumstances, the viability assessment has to be resubmitted in exactly the same format as when the original application was submitted to take into account any rise in values or fall in build costs. In Haringey, any additional profit identified through a 'clawback mechanism' is divided between the Council (60%) and the developer (40%). The panel noted that similar agreements are in place in other authorities, as these help to incentivise developers to make further gains from the development and ensure continuation on site.

4.17 The panel heard evidence from other boroughs as to how review mechanisms were applied:

- In one authority, there was a preference for advance stage review mechanisms – which are applied at the point at which there was 75% completion on site as there was more concrete data in terms of sales values and build costs through which to reassess policy compliance;
- In another authority, a review mechanism is in place for all proposed development that is not policy compliant (irrespective of size), and that this review takes place once ¼ of new units are occupied. Any revision upward in viability is split 50/50 between developer and the council.

4.18 The panel noted that review mechanisms are important in respect of viability given the time limited nature of viability assessments and that they provide an additional process in which the LPA can assess component figures that make up viability assessments. The panel noted an example from another authority where an initial off-site contribution to local infrastructure of £12m was initially agreed, but further to the review mechanism, this sum was almost doubled.

London Wide Viability Protocol

4.19 A London Borough Officers Group (LBOG) has developed a London wide viability protocol[9] (February 2016) as a response to widespread concerns to the operation of viability assessments. The group have developed a protocol which is intended to promote a more standardised methodology and process for viability assessments process across London. The protocol includes recommendations for:

- Preferred models of viability assessments;
- Openness and transparency;
- Guidance on accepted data inputs and outputs for the models (land values, development costs, sales values);
- The use of review mechanisms.

4.20 LBOG has consulted upon the protocol and is currently updating this based on the consultation feedback. The panel noted that Haringey is part of this group and has actively contributed to this process. It was noted that 27 of 32 boroughs are signed up to this process and there is support for this process at London Councils. Boroughs are being encouraged to adopt the principles and practice set out in the London Wide Viability Protocol through dedicated Supplementary Planning Documents. The GLA are also building on this protocol to develop London Plan viability SPG. It was noted that three authorities have already completed this and others are in the process of agreement. The panel noted that this additional layer of guidance will help to bolster LPA positioning on viability, and strengthen its position if challenged.

4.21 The panel noted that if there was widespread adoption of the protocol within local SPDs, this would help to develop a consistent approach to viability which would make authorities less susceptible to challenge. In addition, it is hoped that the Mayor could adopt the London Wide Viability Protocol as this would provide further status and weight in planning considerations.

5. Recommendations

5.1 Viability Assessment Process

It is recommended that a new Supplementary Planning Document (SPD) is developed or that the existing SPD for Planning Obligations is updated to ***reflect*** the principles and practice recommended within the London Wide Viability Protocol.

In addition, new viability assessment guidance that is developed and *published* should reflect the following:

(i) Outline viability assessments should be developed in consultation with developers in pre-application process, but a date to for determination can only be agreed once a full and final viability assessment has been received by the Local Planning Authority (LPA).

(ii) That there should be explicit published guidance as to the expected methodology, inputs and supporting evidence that should be used in providing viability assessments – in particular:

(a) The LPA should emphasise to prospective developers that it will not accept 'market value' approach to land values within such calculations

(b) That guidance should indicate that any profit levels on the development should be calculated on the gross development value, and between a range of 10-20%;

[9] London Borough Development Viability Protocol, Consultation Draft, London Borough Viability Group (2016)

(iii) That a statutory declaration should be provided signed by an accountable person/s, who would confirm the accuracy of information in the viability assessment and that this is consistent with the information that an applicant is using to inform their own commercial decisions and the information relied on as the basis of the release of development finance

5.2 Review mechanisms

(i) Recognising the time limited nature of viability assessments and the time lag from determination to commencement of development taking place on site, it is recommended that review mechanisms should be standard for all planning applications which are not policy compliant, to ensure the maximum public benefit is secured over the period of the development.

(ii) To allow for a more realistic assessment of viability it recommended that an 'advance stage review mechanism' takes place at the point at which 66% sales have been completed and that there will be substantive sales and construction cost evidence to support the reassessment.

5.3 Transparency

(i) It is recommended that to improve transparency, promote scrutiny and public confidence in the viability assessment process, it is recommended that all viability assessments are made public in their entirety and without redaction.

(ii) It is also recommended that a summary of the viability assessment is published alongside the application at validation.

(iii) In the interests of transparency and openness and to remove any notions of conflict of interest, it is recommended the costs of independent viability experts appointed by the Council to appraise any submitted viability assessment are charged and paid for directly by the Council. Reimbursement should then be sought from the developer who is legally liable for such costs.

(iv) That the housing and regenerations scrutiny panel is formally consulted on the emerging new SPD.

5.4 Training, skills and expertise

(i) The panel recommend that to further develop the in-house capacity and expertise of the Local Planning Authority to assess, commission and scrutinise viability assessments /appraisals:

(ii) that additional dedicated training on viability assessments is provided to existing Planning Officers;

(ii) that the Local Planning Authority explore ways (possibly in cooperation with neighbouring Planning Authorities) to recruit and retain a specialist quantity surveyor (this would not preclude the need to commission specialist viability consultants).

(iv) To support scrutiny and assessment of viability assessments and viability appraisals, the panel recommend that dedicated training is provided to members of the Planning Committee on viability assessments which should include:

(a) expectations of the London Wide Viability Protocol;

(b) emerging changes to the viability landscape (e.g. Mayor of London Housing SPG, London Housing Commission)
(c) recent legal cases and legal precedent;
(d) once updated, viability requirements as set out in the new / updated local SPD on viability/ planning obligations for Haringey LPA.

(v) Given the significance of viability assessments in securing affordable homes and other public gains and the need to extend community confidence in this process, it is recommended that such training is also extended to all members of the council.

5.5 Policy, lobbying and support

(i) That the Council write to the Mayor of London to encourage the adoption of a London Wide Viability Protocol, and make representations to London Councils to do the same.

(ii) Given the contested nature of review mechanisms (that is if they apply solely to phased developments as per the Governments Planning Practice Guidance) the council should lobby DCLG for greater clarity in guidance (or make representation to London Councils, or Mayor of London to lobby on its behalf).

Appendices

Appendix A – Scrutiny in a day programme for viability assessments (7/4/16)

Timing	Session Aim	Lead
10.00	Introduction and welcome	Panel Chair
10.05	Outline of the scrutiny process (1) the benefits of scrutiny involvement (2) aims & objectives of today's session (3) outcomes	Scrutiny Officer
10.10	Expert independent guidance for the panel – national context to viability assessments, National Planning Policy Framework, elements of viability assessments, viability methodology.	Planning Officers Society
11.00	Local Policy & Practice: the process of viability assessments in Haringey	Head of Development Management
12.00	Local challenges for viability assessments in provision of affordable housing, engagement with local Registered Providers and carbon reduction targets.	Enabling and Engagement Manager Head of Carbon Management Strategic Housing Development
12.30	**LUNCH BREAK**	
13:00	The process of viability assessments	BNP Paribas
13:30	What can be learnt from the approaches taken in other local authorities?	Cabinet Member (LB Southwark) Cabinet Member (LB Greenwich)
15:00	Developer and planning consultant perspectives on viability assessments.	Pollard Thomas Edwards GS8 Dp9 Newlon
16:30	Panel discussion – key findings, further evidence requirements, emerging recommendations.	Housing & Regeneration Scrutiny Panel
17.15	The next steps - close	

Appendix B – Additional evidence gathering session (11/5/16)

Timing	Session Aim	Lead
10.00	Introduction and welcome	Chair of Overview & Scrutiny
10.00	What can be learnt from the approaches taken in other local authorities? The pan-London approach	LB Islington
11.00	Pan London community perspectives	The London Forum of Civic and Amenity Societies

Appendix 2: Recommendations

Recommendation from Scrutiny Review	Draft response (Agreed / Not agreed / Partially agreed)	Who and when
Viability Assessment Process It is recommended that a new Supplementary Planning Document (SPD) is developed or that the existing SPD for Planning Obligations is updated to ***reflect*** the principles and practice recommended within the London Wide Viability Protocol. In addition, new viability assessment guidance that is developed and *published* should reflect the following:	Agreed. A new SPD is currently under preparation.	Planning Service . it is planned to take this to March Cabinet.
(i) Outline viability assessments should be developed in consultation with developers in pre-application process, but a date to for determination can only be agreed once a full and final viability assessment has been received by the Local Planning Authority (LPA).	This is already the case	
(ii) That there should be explicit published guidance as to the expected methodology, inputs and supporting evidence that should be used in providing viability assessments – in particular:		
(a) The LPA should emphasise to prospective developers that it will not accept 'market value' approach to land values within such calculations	This is already set out in the current Planning Obligations SPD	
(b) That guidance should indicate that any profit levels on the development should be calculated on the gross development value, and between a	Not agreed. Profit levels should reflect the current state of the market and applicants should justify their proposed profit level taking account of the current state	

range of 10-20%; ..	of the market and the risk if their project . Currently this is at 20% and only profit levels of 20% or below are accepted.	
(iii) That a statutory declaration should be provided signed by an accountable person/s, who would confirm the accuracy of information in the viability assessment and that this is consistent with the information that an applicant is using to inform their own commercial decisions and the information relied on as the basis of the release of development finance	Not agreed. There is no legal basis for this.	
2. <u>Review mechanisms</u>		Planning Service as above.
(i) Recognising the time limited nature of viability assessments and the time lag from determination to commencement of development taking place on site, review mechanisms should be standard for all planning applications which are not policy compliant, to ensure the maximum public benefit is secured over the period of the development.	Partially agreed. Currently major applications usually have a review mechanism such that if applications are not implemented within 18 months the viability will need to be rerun prior to implementation. It is intended to stipulate this within the new Planning Obligations SPD.	Planning Service as above
(ii) To allow for a more realistic assessment of viability it recommended that an 'advance stage review mechanism' takes place at the point at which 66% sales have been completed and that there will be substantive sales and construction cost evidence to support the reassessment.	Not agreed but an alternative is proposed: As above a reassessment should be conditioned where development does not commence within 18 months of grant. On large phased major development schemes a review mechanism should also be employed prior to commencement of a particular phase or phases, with any uplift to be delivered in the latter phases of the scheme. Where major development is not proposed to be phased, the s106 should include a 'clawback' based on sales value uplift only – with the sales value in sqft agreed between the Council and developer either at grant and/or upon reassessment prior to	

	commencement, with an 80:20 profit share. The sales values to be assessed after the sale of the final unit.	
<u>Transparency</u> (i) It is recommended that to improve transparency, promote scrutiny and public confidence in the viability assessment process, it is recommended that all viability assessments are made public in their entirety and without redaction.	Partially agreed. The Local validation requirements that is currently being consulted on sets out that the Council's default position is that viability assessments should be published in full prior to the determination of the planning application, after negotiations have been concluded, in line with recent Information Commissioner decisions. In some cases it may be appropriate for som e information to be redacted however the onus is on the applicant to make this case on a case by case basis.	
(ii) It is also recommended that a summary of the viability assessment is published alongside the application at validation.	This is already the case.	
(iii) In the interests of transparency and openness and to remove any notions of conflict of interest, it is recommended the costs of independent viability experts appointed by the Council to appraise any submitted viability assessment are charged and paid for directly by the Council. Reimbursement should then be sought from the developer who is legally liable for such costs.	Partially agreed. The contracts are between the Council and the viability consultant in any case and as such it is not agreed that there is a conflict of interest. Despite this the Council is working with the procurement team to put this system in process.	Planning Service.
(iv) That the housing and regenerations scrutiny panel is formally consulted on the emerging new SPD.	Agreed	
<u>Training, skills and expertise</u> (i) The panel recommend that to further develop the in-house capacity and expertise of the Local Planning Authority to assess, commission and scrutinise viability		

assessments /appraisals: (ii) that additional dedicated training on viability assessments is provided to existing Planning Officers; (ii) that the Local Planning Authority explore ways (possibly in cooperation with neighbouring Planning Authorities) to recruit and retain a specialist quantity surveyor (this would not preclude the need to commission specialist viability consultants).	Agreed. Training to be carried out for all Planning Officers by the end of April 2017. Not Agreed. The GLA are setting up a viability unit that will be used instead.	Head of Development Management to arrange
(iv) To support scrutiny and assessment of viability assessments and viability appraisals, the panel recommend that dedicated training is provided to members of the Planning Committee on viability assessments which should include: (a) expectations of the London Wide Viability Protocol; (b) emerging changes to the viability landscape (e.g. Mayor of London Housing SPG, London Housing Commission) (c) recent legal cases and legal precedent; (d) once updated, viability requirements as set out in the new / updated local SPD on viability/ planning obligations for Haringey LPA.	Agreed. Training has previously been provided and a further dedicated session will take place in 2017/18 following a review of the member training programme.	Assistant Director of Planning
(v) Given the significance of viability assessments in securing affordable homes and other public gains and the need to extend community confidence in this process, it is recommended that such training is also extended to all members of the council.	Agreed.	Assistant Director of Planning
<u>Policy, lobbying and support</u>		Cabinet Member for

(i) That the Council write to the Mayor of London to encourage the adoption of a London Wide Viability Protocol, and make representations to London Councils to do the same. (ii) Given the contested nature of review mechanisms (that is if they apply solely to phased developments as per the Governments Planning Practice Guidance) the council should lobby DCLG for greater clarity in guidance (or make representation to London Councils, or Mayor of London to lobby on its behalf).	Agreed however it is noted that this has been superceded by the Mayor's own viability SPG that is expected to be issued for consultation shortly. Agreed. Although it is noted that the Mayor's SPG is expected to cover this in any case.	Planning. Cabinet Member for Planning.

Agenda Item 12

Report for: January Regulatory Committee

Item number:

Title: **Community Infrastructure Levy (CIL) Update**

Report authorised by : **Emma Williamson, AD Planning**

Lead Officer: **Matthew Paterson x 5562**

Ward(s) affected: **St. Ann's, Seven Sisters, West Green, Bruce Grove, Tottenham Green, Tottenham Hale**

Report for Key/ Non Key Decision: **Key**

1. Describe the issue under consideration

Regulatory Committee are requested to review and provide comments on the proposed update of the CIL rate and governance procedure for its spend.

2. Recommendations

- That Regulatory Committee note the proposal to update the CIL rate in Seven Sisters, St. Ann's, West Green, Bruce Grove, Tottenham Green, and Tottenham Hale wards.

- That Regulatory Committee note the updated Regulation 123 list which sets out what infrastructure the Council expects to spend CIL on.

- That Regulatory Committee notes the proposals for Governance of CIL spend through the Capital Board.

- That Regulatory Committee recommends to Cabinet that this document is approved for Consultation and provides any comments on the document as it sees fit for reporting to cabinet.

Haringey LONDON

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Report for: **December Cabinet**

Title: **Community Infrastructure Levy (CIL) Update**

Report authorised by: **Lyn Garner, Director, Regeneration, Planning & Development**

Lead Officer: **Matthew Paterson x 5562**

Ward(s) affected: **St. Ann's, Seven Sisters, West Green, Bruce Grove, Tottenham Green, Tottenham Hale**

Report for Key/ Non Key Decision: **Key**

1. Describe the issue under consideration

1.1 Haringey Council approved the introduction of the Community Infrastructure Levy (CIL) in July 2014 and started charging on the 1st November 2014. So far (as of December 2016) the Council has issued liability notices for £11.4m and has collected almost £1.4m in Haringey CIL receipts. In addition the Council has collected £5.7m of Mayoral CIL contributions (based on £35/m^2 for all development types).

1.2 In response to an Overview & Scrutiny report in May 2016, a review of CIL rates and procedures for the governance of CIL receipts is being undertaken. This report outlines the findings of viability evidence which supports an increase in CIL rates only in certain parts of the Borough, namely Seven Sisters, St. Ann's, West Green, Bruce Grove, Tottenham Green, and Tottenham Hale wards. A partial review of the CIL Charging Schedule is therefore proposed

1.3 The review of CIL rates also offers the opportunity to update Council's Regulation 123 List – the list of infrastructure that the Council intends to spend CIL on.

1.4 Lastly, having received CIL payments, the Council needs to identify how it will manage CIL expenditure. This report sets out the proposed governance arrangements for the spending CIL receipts, including:

- how infrastructure is to be prioritised;
- the decision making process;
- the allocation of funds for both the strategic and neighbourhood proportions of CIL;
- the delineation of neighbourhoods for the purposes of the neighbourhood proportion of CIL;
- reporting; and
- auditing.

2. Cabinet Member Introduction

2.1 It has been two years since the implementation of the Haringey Community Infrastructure Levy, and land and property values have increased significantly in the East of the borough over this period. It is therefore appropriateto review our charging rates to ensure development continues to help pay for the provision of infrastructure to support growth in the Borough.

3. Recommendations

That Cabinet:

3.1 Approves publication of the revised CIL Charging Schedule (the Preliminary Draft Charging Schedule) and Regulation 123 List as set out at Appendix A for public consultation, in accordance with the CIL Regulations.

3.2 Approves publication of the proposal for the governance of CIL expenditure (as detailed in paragraphs 6.22 – 6.43) for public consultation.

4. Reasons for decision

4.1 Amending the CIL charging schedule will increase the scope of CIL receipts from new development to fund strategic infrastructure improvements in the borough.

4.2 Governance arrangements are required to ensure CIL expenditure is appropriately managed and the processes for allocating both the strategic and neighbourhood proportions of CIL are made clear.

5. Alternative options considered

5.1 The Council has been charging CIL on qualifying developments since 1st November 2014. This includes a significant differential in rates between the west and centre of the borough (£265/m^2 & £165/m^2), and the east of the borough (£15/m^2). An alternative is to do nothing, and keep the rates as they are, however, evidence suggests that the majority of the eastern area can support a higher CIL rate. It is considered appropriate that a higher CIL rate is proposed for this area, to create additional funding for strategic infrastructure in the borough to support the growth planned.

5.2 In respect of the governance of CIL expenditure, there are a range of options for how the neighbourhood proportion of CIL could be allocated. These options were explored in the ‘Scrutiny in a Day’ exercise that was undertaken by Overview & Scrutiny that resulted recommendations to advance the proposal put forward in this report.

5.3 With regard to the strategic proportion of CIL, the only reasonable alternative was to have a bidding process for the use of CIL monies. However, this option was dismissed in favour of using established processes. .

6. Background information

What is CIL?

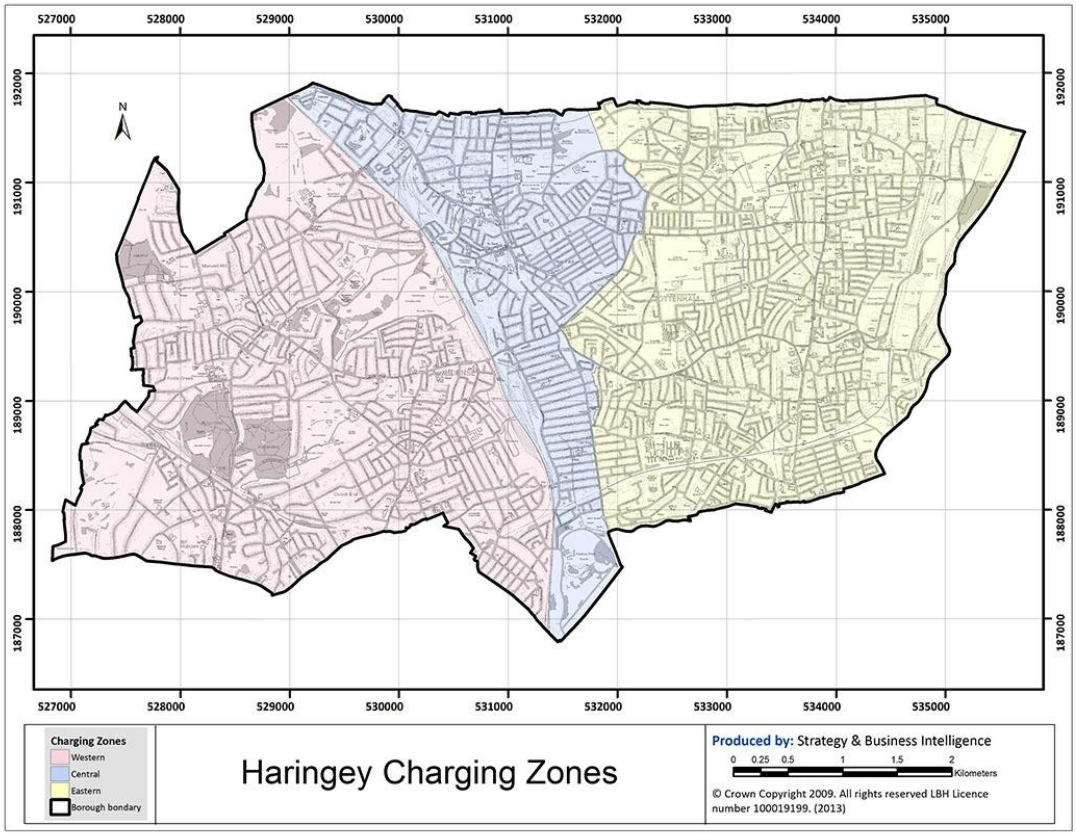
6.1 CIL is a standardised non-negotiable local levy placed on development for the purpose of raising funds to support the delivery of infrastructure that is required as a result of new development. CIL provides a more consistent and transparent mechanism to raise financial contributions, than the previous system of s106 agreements. Section 106 contributions can now only be used to secure affordable housing, employment, training and skills obligations and site specific mitigation which is necessary to make a development acceptable such as site specific Highways works, but their use has been significantly scaled back. The delineation between what CIL and section 196 can be spent on will be made clear in the forthcoming review of the Section 106 SPD.

Proposed Changes to the CIL Charging Schedule

6.2 There has been a significant increase in property values in the east of the borough over the last 2-3 years. To identify what impact this has on the viability of development, BNP Paribas have been commissioned to complete a viability study of development typologies across the borough in order to understand what changes in CIL rates may be appropriate. BNP Paribas Ltd are specialist viability consultants with a particular expertise and track record in preparing robust borough viability assessments for local authorities across England in support of bringing forward a local CIL.

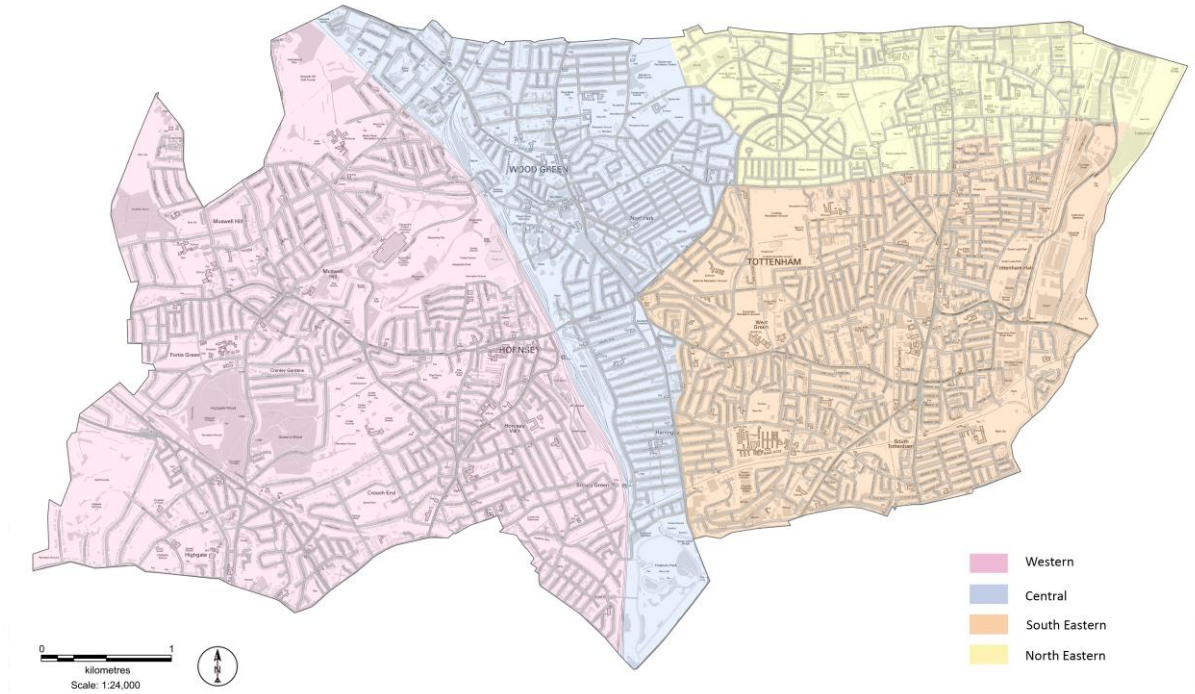
6.3 The BNP Paribas study has identified that there is scope to increase the current CIL rate of £15/m^2 in Seven Sisters, St. Ann's, West Green, Bruce Grove, Tottenham Green, and Tottenham Hale wards to £130/m^2. Conversely, the BNP Paribas study does not support changes to the current CIL rates elsewhere across the borough. In particular, the study is clear that there is no scope to increase residential CIL rates in North Tottenham (Northumberland Park and White Hart Lane wards), or within the central or Western Charging Zones. Based upon this evidence base, the remainder of the charging schedule will not be amended.

6.4 The existing CIL charging zones map is set out below.



6.5 The Proposed new CIL charging schedule map is below.

Haringey Charging Zones



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6.6 The proposed changes to CIL rates are shown in the track changed table below.

Proposed Amended CIL Charging Schedule for Haringey (for Preliminary Draft Charging Schedule Consultation)					
	CIL charge (£/square metre)				
Use	**Western**	**Central**	**South Eastern**	**North Eastern**	**Mayoral CIL**
Residential	£265	£165	£130	£15	£35
Student accommodation	£265	£165	£130	£15	£35
Supermarkets	£95				£35
Retail Warehousing	£25				£35
Office, industrial, warehousing, small scale retail (use class A1-5)	Nil Rate				£35
Health, school and higher education	Nil Rate				Nil
All other uses	Nil Rate				£35
Superstores/supermarkets are defined as shopping destinations in their own right where weekly food shopping needs are met and which can also include non-food floorspace as part of the overall mix of the unit. Retail warehouses are large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items, and other ranges of goods, catering mainly for car borne customers.					

Estimate of change in revenue

6.7 Since the implementation of CIL in 2014, the Council has collected approximately £1.4m in Haringey CIL. In addition, liability notices have been issues for a further £11.7m, which will continue to be collected over the coming years. The details by ward are set out below (noting that no CIL liable schemes received planning consent or commenced between Nov 2014- Mar 2015, thus no CIL was collected in FY 2014/15).

Ward	collected 2015-16	collected 2016-17	Total Liability Notices issued by Ward	Outstanding Liability Notices
Alexandra			84,266.75	84,266.75
Bounds Green		55,841.28	576,614.34	520,773.06
Bruce Grove	1,593.00	584.97	34,831.97	32,654.00
Crouch End	70,410.50		1,161,912.80	1,091,502.30
Fortis Green		280,871.12	1,757,426.36	1,476,555.24
Harringay	40,619.00	33,329.67	2,552,023.84	2,478,075.17
Highgate	668,884.35	154,614.25	3,930,074.26	3,106,575.66
Hornsey			558,464.15	558,464.15
Muswell Hill	6,625.00		1,003,313.57	996,688.57
Noel Park			180,214.65	180,214.65
Northumberland Park		2,624.46	26,362.85	23,738.39
Seven Sisters		64.19	9,191.44	9,127.25

Stroud Green	1,245.50		384,657.31	383,411.81
St. Ann's	2,805.00		166,063.92	163,258.92
Tottenham Green	630	12,750.00	67,207.08	53,827.08
Tottenham Hale			23,342.59	23,342.59
West Green	11,595.00		158,279.22	146,684.22
White Hart Lane	705	6,300.00	7,110.00	105.00
Woodside		10,598.97	395,853.94	385,254.97
Total	**805,112.35**	**557,578.91**	**13,077,211.04**	**11,714,519.78**

6.8 The data above shows that the Haringey CIL is still in a "bedding in" period. Due to planning consents lasting for three years, although a total in excess of £13m has been calculated as liable, only £1.4m has been collected. This is due to the payment of CIL being at the point of commencement of development. As such the residual £11.7m-worth of CIL liable development currently has planning consent, but has not yet commenced development. Assuming the developments are commenced in the coming years, the collected amount will increase over the coming years.

6.9 Initial modelling on existing site allocations, on which planning applications are anticipated in the period 2018-2026, within the south eastern charging area are set out below. Over a 9 year period (2018-2026), this increases the estimated average CIL receipts across this cohort of sites from £240,900 p.a. to £2.09m p.a.

Site Name	CIL @ £15	CIL @ £130
Bruce Grove Station (BG2)	£2,916.00	£25,272.00
Tottenham Chances & Nicholson Court (TG2)	£4,074.32	£35,310.78
Bruce Grove Snooker Hall & Banqueting Suite (BG3)	£4,664.84	£40,428.59
Tottenham Police Station & Reynardson Court (TG3)	£4,880.14	£42,294.57
Red House, West Green Rd (SA58)	£5,558.05	£48,169.73
L/b Seven Sisters Road & Tewkesbury Road (SA35)	£8,559.00	£74,178.00
Constable Crescent (TH13)	£25,205.40	£218,446.80
Vale/Eade Roads (SA33)	£25,376.25	£219,927.50
Tottenham Delivery Office (BG4)	£25,771.50	£223,353.00
Herbert Rd (TH12)	£33,325.80	£288,823.60
18-20 Stoud Green Road (SA37)	£61,776.00	£535,392.00
Gourley Triangle (SS4)	£100,859.53	£874,115.93
Ashley Road North (TH7)	£113,152.95	£980,658.90
Station Interchange (TH2)	£137,772.00	£1,194,024.00
Welbourne Centre & Monument Way (TH10)	£189,000.00	£1,638,000.00
Hale Wharf (TH9)	£339,916.50	£2,945,943.00
Arena Retail Park (SA29)	£364,045.50	£3,155,061.00
Tottenham Hale Retail Park (TH3)	£897,059.68	£7,774,517.22
Total	**£2,168,330.71**	**£18,792,199.50**

6.10 The above data is based on “indicative capacities” as used in the preparation of Local Plan policies, and the capacities should be considered as minima. As CIL is a per square metre levy, the revenue will increase proportionally if higher densities are granted.

What can CIL be spent on?

6.11 The CIL Regulations set the context for the spending of CIL funds on infrastructure required to support the development of an area. The CIL Regulations encourage the accumulation of CIL funds into a 'pot'. Unlike other obligations or charges, CIL spending does not need to be directly related to the donor development and can address infrastructure needs in general within the wider area.

6.12 The key points set out by the CIL Regulations and Guidance relating to CIL funding are:

- CIL should be spent on infrastructure including: roads and other transport, schools and other education, community facilities, health, sport / recreation and open spaces;
- The infrastructure funded must support the development of the area;
- It can only be spent on capital projects, although associated revenue spending to deliver the project or to maintain the capital infrastructure item is also permissible;
- CIL can be used to increase the capacity of existing infrastructure or to repair failing infrastructure, if needed to support development; and
- CIL and Section 106 (s106) should not be secured to fund the same infrastructure project.

The Regulation 123 List

6.13 Regulation 123 of the CIL Regulations requires charging authorities (the Council) to set out a list of those projects or types of infrastructure that it intends to fund, or may fund, through the levy. Government guidance indicates that this list should be based on the evidence of the infrastructure required that the Council prepared in support of its Local Plan and has relied upon, for the examination of its draft charging schedule, to demonstrate a funding gap that justifies the introduction of the levy on development.

6.14 The Council’s current Regulation 123 list is set out below and contains project specific infrastructure items taken from the Council’s Infrastructure Delivery Plan – the evidence base for the Local Plan of the infrastructure required to support the development and growth planned for therein.

Lordship Lane Recreation Ground Improvements
Down Lane Park Improvements
Bruce Castle Park Improvements
4 Improved Greenway Cycle & Pedestrian Routes
Alexandra Primary School Expansion
Welbourne Primary School Expansion
Bounds Green Primary School Expansion

6.15 It is proposed that the Regulation 123 list is revised and, rather than listing specific projects, should set out a list of generic types of strategic infrastructure eligible for CIL funding (as below). This approach is adopted by the majority of boroughs in London and ensures the Council has greater flexibility in allocating CIL funding to the broadest range of strategic infrastructure provision necessary to support development. It also better recognises that development taking place in different parts of the borough are likely to give rise to very different infrastructure needs and that a range of different funding streams may be used to fund these in whole or part, of which CIL may be one option.

6.16 In accordance with the CIL Regulations, the revised Regulation 123 List, shown below, will also be subject to public consultation and examination in public.

Haringey CIL funding may be applied in whole or part to the provision, improvement, replacement or maintenance of the following infrastructure:
Educational Facilities
Further Education Facilities
Health and wellbeing Facilities
Parks and Open Spaces
Social and Community Facilities
Transport and Highways (excluding works that area required as part of a development proposal to be secured through a Section 278 Agreement)
Enterprise Space
Sports and Leisure Facilities
Public Realm Improvements
Community Safety Measures
District Energy Network and associated infrastructure
The above list is not in order of priority.
The above list excludes infrastructure projects that are required to make a development acceptable in planning terms in accordance with the planning policies set out in the Council's Local Plan. Whilst CIL will be the Council's main mechanism for securing funding towards the infrastructure that is required to support the cumulative demands from development in Haringey, there will be some instances where individual development gives rise to their own requirements for infrastructure in order to make the development acceptable in planning terms. Such infrastructure will be secured as part of the development through the use of planning conditions or planning obligations. Further details on this approach are set out in the Council's Planning Obligations SPD.
This Regulaiton 123 list therefore explicitly excludes the provision of infrastructure that is required to make a development acceptable in planning terms and which meets the legal tests of Regulation 122 of the CIL Regulations. Through the publication of this list the Council therefore retains its discretion to negotiate necessary planning conditions and s106 planning obligations to secure such infrastructure.

CIL and Planning Obligations (s106)

6.17 Under CIL, developers can still be required to directly provide both 'off-site' infrastructure, through s106 contributions, and 'on site' improvements through

planning conditions to mitigate the direct impact of the development proposed (e.g. landscaping, access roads). A Planning Obligations SPD setting out what obligations will be collected through s106 and CIL was adopted by the Council in October 2014.

6.18 As it is proposed to alter the approach to the Regulation 123 list, it will be necessary to review the Planning Obligations SPD to ensure there is clarity around the Council's expectations for the infrastructure needs of development that will fall to CIL and that which will be secured via s106, eliminating the scope for any potential 'double charging' of developers for the same item of infrastructure. Further updates to the Section 106 SPD will also be made including, for example, updates to the Employment, Skills and Training requirements.

Distribution of CIL funding

6.19 As per the CIL Regulations and Guidance, the Local CIL is proportioned and allocated using the following approach:

- 5% is retained by Haringey Council to cover administrative costs (including consultation on the levy charging schedule, the issuing of liability notices, enforcing CIL, legal costs and reporting on CIL activity);

- 15%, known as the Neighbourhood Proportion, is to be spent on neighbourhood projects within the neighbourhood of contributing development (up to a maximum of £100 per existing Council Tax dwelling). In accordance with Regulation 59C, neighbourhood projects can include funding towards:
  - the provision, improvement, replacement, operation or maintenance of infrastructure; or
  - anything else that is concerned with addressing the demands that development places on an area.

  The funding allocation rises to 25% where a Neighbourhood Plan in place. At the present time, no Neighbourhood Plans have been adopted within Haringey, although the Highgate Neighbourhood Plan is at an advanced stage, and one is being developed in Crouch End;

- 80%, known as the Strategic Proportion, is retained by Haringey Council to allocate to projects in accordance with the Council's adopted CIL Regulation 123 List.

6.20 It is very unlikely that CIL will generate enough funds to completely cover the cost of new infrastructure needed to fully support planned development. As such, there will be competing demands for this funding. With this in mind, it is important to ensure that there are robust, accountable and democratic structures in place to ensure the spending of CIL funds are prioritised in the right way.

6.21 The sections that follow set out the proposed governance arrangements and approach for how decisions will be made on the prioritisation and expenditure of CIL.

Identifying the specific infrastructure projects to be funded by CIL

Strategic Proportion

6.22 It is intended that all allocated spend relating to the Strategic Proportion of CIL will be controlled and governed through the Council's Capital Board, chaired by the Section 151 officer.

6.23 In preparing the Haringey's Local Plan, that sets out how much and where growth in the borough should be delivered, the Council was required to produce an Infrastructure Delivery Plan (IDP) identifying the infrastructure needed to support planned development. The IDP takes account of the more detailed infrastructure assessments undertaken for areas masterplanned to date by the Council, including Tottenham Hale and High Road West, alongside the investment and delivery plans of our partner service providers, such as TfL & the NHS.

6.24 Within the context of the generic infrastructure types set out in the Regulation 123 list, the IDP will be used as the starting point for the identification of specific infrastructure projects for the strategic proportion of CIL expenditure. It is intended that the IDP be a 'live' document updated periodically to take account of changes in service provision, funding regimes and new projects. All relevant partner infrastructure providers are engaged in the review process. Work will be undertaken on the current IDP to set out infrastructure provision by Neighbourhood Group area (see paragraph 6.31 below) and a trajectory of short, medium, and longer-term projects, including key trigger points and any mutual dependencies for delivery, including alignment with the Council's Capital Programme.

6.25 As a result of the work described above it is intended that the Capital Programme will be refreshed so it is very clear which infrastructure improvements are being funded through CIL. The refreshed plan will be approved by Capital Board and will form part of the annual report to Cabinet to approve the overall Capital Programme.

6.26 Where CIL fiunding is requested for projects proposals for the use of the CIL will be put forward to the Capital Board using the current processes with prior approval from the Assistant Director Planning.

Neighbourhood proportion

6.27 Where there is a neighbourhood plan in place, the neighbourhood plan should identify the local neighbourhood projects required to support development proposed by the plan or to give effect to policies/proposals within the plan. Projects eligible for CIL funding should be specifically identified and, where appropriate, projects prioritised (see the assessment criteria for prioritising infrastructure to be funded by CIL set out at paragraph 6.39).

6.28 CIL eligible neighbourhood projects could include, for example: road and footpath improvements; tree planting; new or improved play spaces and facilities; community safety measures (e.g. CCTV, lighting); new or improved cycling facilities; traffic calming measures; improvements to school grounds and

buildings; and the improvement of local facilities such as libraries, community centres or sports halls. Such projects could be funded in whole or part through CIL receipts.

6.29 The Council will cost the eligible neighbourhood projects (including project management costs, contingencies and long-term maintenance provision) and will pool the neighbourhood proportion of CIL receipts raised within the designated neighbourhood area to pay for the items therein, investigating other sources of funding (such as grants and match funding) where possible.

6.30 Outside of neighbourhood plan areas, the CIL Regulations allow the Council as Charging Authority to decide what its own bespoke definition of a 'local' neighbourhood area is. As such, the wards in Haringey have been grouped into seven CIL Neighbourhood Groups (see Appendix A) based upon having the same CIL rate and having regard to the broad distribution of growth planned through the Local Plan. This is the approach recommended by Scrutiny in order to streamline the process, provide for a meaningful level of CIL funding to deliver larger projects, and ensure an element of strategic decision making across these seven areas:

Area 1 – Fortis Green, Alexandra and Muswell Hill
Area 2 – The areas of Highgate & Crouch End outside of the neighbourhood plan areas, along with Hornsey and Stroud Green
Area 3– Bounds Green and Wood Side
Area 4 – Noel Park and Harringay
Area 5 – White Hart Lane and Northumberland Park
Area 6 – West Green, St Ann's and Seven Sisters
Area 7 – Tottenham Green, Bruce Grove and Tottenham Hale

6.31 Supported by officers, ward members will play a key role in consulting with the local communities to identify the local neighbourhood projects that could fall to the Neighbourhood Proportion of CIL to fund in whole or part.

6.32 A formal consultation process will be undertaken in each Neighbourhood Group area, commencing in April 2017. In addition to asking for potential specific projects, the consultation will ask people to indicate a priority by broad infrastructure type (i.e. transport, public realm, education, health, community safety, open space, culture and leisure). This information will assist in establishing the priority to be assigned to the specific neighbourhood projects identified.

6.33 The proposed list of local neighbourhood projects will then be reviewed by the Planning team to ensure the projects are those eligible for CIL funding. Once the list of neighbourhood projects has been established for each area, officers will cost the projects, will complete a proforma for each, and will prioritise CIL expenditure having regard to the feedback from consultation and the assessment criteria. The final neighbourhood project lists and accompanying proformas and assessments will be published on the CIL pages of the Council's website.

6.34 Depending on the outcomes from the consultation and the scope and nature of the neighbourhood projects to be advanced, it may be appropriate to introduce

a threshold (e.g. £50,000) to delineate between smaller and larger projects, with the Neighbourhood Proportion of the CIL apportioned on a 40:60 basis to fund the different projects over different timeframes. Decisions on use of the neighbourhood portion for projects under £50,000 will be delegated to the Assitant Director of Planning. Projects over this value will need to be authorised by the Capital Board.

6.33 The Council will then pool the Neighbourhood Proportion of CIL raised from development within the Neighbourhood Group area until such time as the required level of funding is achieved when arrangements will be made to release the CIL monies and deliver the specific project.

6.34 Consultation with the community within each CIL Neighbourhood Group will be undertaken every two to three years to ensure the projects and priorities are still the most relevant to the local community.

The proforma

6.35 As with all projects on the Council's capital programme, projects identified to be funded by CIL, will need to be accompanied by a standardised proforma setting out the following:

- The scope of the project;
- Outline business case;
- The overall cost and outline breakdown of costs;
- The timetable for delivery of the project;
- Who will the project be delivered by;
- The public benefits of the project;
- How the scheme will support the development of the neighbourhood area;
- What other funding sources have been identified/explored;
- Arrangements for ongoing maintenance if any; timescale;
- Details of consultation - level of stakeholder support;
- A determination as to any potential State Aid issues.

6.36 As set out above neighbourhood spend under £50,000 can be agreed by the Assitant Director, Planning. Projects over this value will need to be presented to the Capital Board.

Prioritising the infrastructure projects to be funded by CIL

6.37 Strategic infrastructure and neighbourhood projects identified for the allocation of CIL spend will be assessed against the following set of guiding criteria and will be justified and prioritised accordingly:

a. The proposed project has the support of the service provider or operator;
b. The use of CIL funding is necessary as no alternative funding sources are available to deliver the proposed infrastructure, including funding that may be made available in a later funding period (the exception is where there is an urgent need for the infrastructure and the Council can secure the CIL funds to be reimbursed at specified later date);

c. The proposed infrastructure will promote a sustainable form of development and will not give rise to local impacts;
d. The use of CIL funding can help to optimised the delivery of identified infrastructure through the ability to leverage other sources of funding, such as match or gap funding, or to reduce borrowing costs;
e. The use of CIL funding can provide additionality to a capital infrastructure project that maximises the benefits of the parent project where mainstream funding does not provide for this;
f. The use of CIL funding can increase the capacity of existing strategic infrastructure;
g. The use of CIL funding can help to deliver coordinated improvements within the area;
h. The use of CIL funding can help to accelerate the delivery of regeneration initiatives;
i. The use of CIL funding will help further sustainable economic growth for the benefit of the area or the borough;
j. The proposed infrastructure is of a sufficient scale or scope so as to positively impact the local area;
k. The proposed infrastructure can be delivered within 24 months of authorisation;
l. The use of CIL funding represents value for money and will not give rise to long-term liabilities that place a financial burden on the service provider or operator.

6.38 The more criteria met, the greater the priority the CIL funding project will receive.

The decision making process

6.39 Similar to existing s106 arrangement, it is recommended that Officers in the Planning team manage both the Strategic and Neighbourhood Proportion of CIL with recommendations for the Stratregic portion,and recommendations for the neighbourhhod portion over £50,000 going to Capital Board. This includes consultations, the receipt of infrastructure proposals, assessments, recommendations for priorities, monitoring of delivery, auditing and reporting.

6.40 This approach is particularly relevant to the Strategic Proportion of CIL, ensuring that, through the assessment and negotiation of individual strategic planning applications, the infrastructure needs of both the development site and the wider area can be coordinated. It will also enable the consideration of whether the identified strategic infrastructure to be funded by CIL, can be delivered by a developer as ‘works in kind’. Such arrangements are both cost effective and ensure the timely delivery of necessary infrastructure, including that to be delivered via S106 or other obligations, to support the development.

6.41 The subsequent disbursement of CIL expenditure following Capital Board decisions will be delegated to the Assistant Director of Planning.

Reporting

6.42 C IL spend will be reported through the Capital Programme Board monitoring and reporting processes. Outstanding liabilities and expenditure will also be

reported within the Authority's Monitoring Report, which is reported to the Regulatory Committee and Cabinet and published annually. This follows the existing reporting procedures for s106. Where necessary, updates as to the status of large contributions, such as those linked to major development, can be provided on request.

Accounting for CIL

6.43 In order to meet the Council's accounting obligations and to ensure efficient oversight of budget setting, all capital expenditure including CIL funded projects, must be recorded as part of the Council's medium term financial plan.

Next steps in Amending the CIL Charging Schedule and the Regulation 123 List

6.44 There are two public consultation stages, and an Examination in Public by an independent inspector in the preparation of a CIL charging schedule. The proposed timeframe to carry out the CIL review is set out below.

Table 2: Milestones in preparation of amendments to the Haringey CIL	
Task	**Completion Date**
Preliminary Draft Charging Schedule approved by Cabinet	January 2017
Preliminary Draft Charging Schedule consultation	February-March 2017
Draft Charging Schedule and updated Planning Obligations SPD approved by Cabinet	April 2017
Draft Charging Schedule and updated Planning Obligations SPD consultation	April-May 2017
Submission to the Planning Inspectorate	June 2017
Examination in Public	August 2017
Received Inspectors Report	September 2017
Cabinet meeting to recommend adoption of CIL Charging Schedule & adopt Planning Obligations SPD	November 2017
Adoption of CIL Charging Schedule at Full Council	December 2017
Implementation of Haringey CIL	1st January 2018

7. Contribution to strategic outcomes

7.1 Priority 4: Drive Growth from which everyone can benefit. By amending the CIL rate upwards, CIL receipts will be increased as a source of funding for local and strategic infrastructure projects.

7.2 Priority 5: Create homes and communities where people choose to live and are able to thrive. By amending the CIL rate, increased revenues will be made available to fund local and strategic infrastructure projects which will ensure that the necessary infrastructure is provided to make Haringey's places

8. Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance and Procurement

8.1 In June 2016 Cabinet approved a 10-year capital strategy and there were a number of infrastructure projects within this strategy which it was anticipated will be funded from the strategic element of the Haringey CIL. This reduces the Council's underlying need to borrow to fund its capital infrastructure programme.

8.2 Any new schemes, which it is anticipated will be funded from CIL, will need to follow the same approvals and monitoring processes as outlined in the Council's standing orders and financial regulations in relation to capital expenditure.

8.3 This will ensure that CIL infrastructure schemes are fully aligned with the Council's core capital investment programme, affordability is properly considered and appropriate financial controls are in place.

8.4 It is understood that the neighbourhood element could be utilised in a number of ways e.g. the Council delivering an infrastructure project itself or by passing monies to an organisation to deliver the scheme. Again, the normal Council approvals and monitoring processes should be followed as above.

Legal

8.5 As set out in the CIL Regulations when setting rates in a charging schedule the Council must strike an appropriate balance between the desirability of CIL funding the actual and estimated costs of infrastructure required to support development (taking into account other actual and expected funding sources) and the potential effects of CIL on economicviability in its area.

8.6 The process for revising a charging schedule is as set in the report and follows the CIL Regulations. This includes: preparing a draft charing schedule for consultation; publication of the draft charging schedule; submitting it together with a statement of representations received to an independent examiner for the holding an examination in public of the draft charging schedule; having regard to and publishing the examiner's recommendations; and then if applicable, to approve the charging schedule at a meeting of the Council and publish and give notice of the approved charging schedule.

8.7 There is no such set process for revising the Regulation 123 list but the Government's Planning Practice Guidance states that the changes should be clearly explained and subject to appropriate local consultation.

8.8 Apart from the approval of the charging schedule all other governance arrangements are executive functions and can be allocated and delegated as appropriate and in accordance with the Council's Constitution.

Equalities

8.9 The Council has a public sector equality duty under the Equality Act (2010) to have due regard to:

- Tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the

characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;

- advance equality of opportunity between people who share those protected characteristics and people who do not;
- Foster good relations between people who share those characteristics and people who do not.

8.10 An Equality Impact Assessment will be undertaken and accompany final decisions (expected December 2017) on Haringey's Community Infrastructure charging schedule, updated Regulation 123 list of infrastructure and proposed governance arrangements.

8.11 The consultation on the draft proposals will help inform this EqIA and the final reccomendations. We will engage with a wide range of people and stakeholders during the consultation process, including those that share protected characteristics.

9. Local Government (Access to Information) Act 1985

Existing CIL Charging Schedule
http://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/pre-application-guidance/community-infrastructure-levy-cil

Infrastructure Delivery Plan

Scrutiny Panel Report on CIL Review
http://www.haringey.gov.uk/planning-and-building-control/planning/planning-applications/pre-application-guidance/community-infrastructure-levy-cil

Report for: **Regulatory Committee 16 January 2017**

Item number:

Title: **Wood Green Area Action Plan**

Report authorised by: **Lyn Garner, Director, Regeneration, Planning & Development**

Lead Officer: **Gavin Ball x 5132**

Ward(s) affected: **Noel Park, Woodside, Harringay, West Green, Alexandra, Bounds Green**

Report for Key/ Non Key Decision: **Key**

1. Describe the issue under consideration

1.1 Cabinet are requested to review and approve the "preferred option" Area Action Plan for Wood Green. This will be the key planning document governing the regeneration of the Wood Green (including Haringey Heartlands) area, providing a statutory framework for the determination of all new development proposals within the area.

2. Cabinet Member Introduction

n/a

3. Recommendations

1. That Regulatory Committee considers the findings of the Wood Green AAP & Investment Framework consultation report, as set out in Appendix A.

2. That Regulatory Committee provide comments on the "preferred option" Wood Green Area Action Plan ("AAP") for approval by Cabinet prior to statutory public consultation, as set out in Appendix B. The AAP sets out the following vision: *'Wood Green will be north London's most prosperous and liveable town centre. It will combine outstanding places for people to shop, socialise and create, with a wide range of businesses. It will be a focus for opportunity and growth, a productive economic capital for Haringey where people can come together, exchange ideas and create new services and products.'*

3.1 This statutory preferred option proposes c7,700 net additional housing units, and 4,000 new jobs, together with improvements to the retail offer in the town centre, public realm improvements and associated community and social infrastructure thus unlocking the potential that the provision of Crossrail 2 brings to Wood Green. This is an increase of 3,400 units from the Site Allocations which is currently at Examination in Public, and expected to be adopted in 2017.

4 Reasons for decision

4.1 The AAP creates a positive, statutory, basis for determining planning applications within Wood Green and provides a means to unlock the further regeneration potential delivered by Crossrail 2. Once adopted, the AAP will:

- Safeguard Wood Green's Metropolitan town centre status, by enabling an expansion of town centre floorspace, particularly for comparison retail uses, expanded and enhanced leisure uses, and the creation of an improved evening economy;
- Revitalise the centre by increasing demand for town centre uses through the creation of 4,000 new jobs and 7,700 new homes;
- Enable a range of new pieces of urban realm including the creation of a new town square on the site of a new Crossrail 2 station entrance, which will act as the centre point of a regenerated Wood Green;
- Enabling the use of Council-owned land to act as a catalyst for regeneration by creating a positive planning framework enabling regeration in Wood Green;
- Establish enhanced north/south connections through the centre, enabling residents to have better access to services within the centre;
- Co-ordinating new infrastructure in the regenerated town centre, to support the area's increasing population;
- Establish a set of sound planning principles to guide investment within the area.

4.2 There are currently dependencies that are required to be resolved prior to the completion of the AAP document. These are summarised as:

Dependency	Implication
Lack of Crossrail decision regarding Seven Sisters- New Southgate spur (currently anticipated for Spring 2017)	Critical to delivery of the AAP. The Council supports the creation of a new Central Wood Green station, and the current draft AAP has been drafted on the basis of this being TfL/DoT's final position. The AAP preferred option can come

	forward in advance of a decision, and can be used as an indication of the benefits that could flow from a positive decision.

5 Alternative options considered

5.1 As set out in the Issues & Options Consultation Report, a number of "options" for the redevelopment of Wood Green were considered, and consulted upon. The Council has previously approved for submission a set of Site Allocations for Wood Green totalling approximately 4,300 net additional homes, which are at an advanced stage of preparation, and should be considered a baseline minimum for the quantum of development to be included in the AAP.

5.2 As set out in the consultation report, there is support for a high level of intervention, supporting co-ordinated and significant growth in Wood Green, when linked to a new Crossrail station.

6 Background information

Local Plan/ London Plan context

6.1 Wood Green is allocated as a growth area in The Local Plan: Strategic Policies (2013), and as a potential Opportunity Area in the London Plan (2015). The submitted Site Allocations DPD (2016) confirms the spatial distribution and quantum of growth anticipated to come forward within the centre, identifying the potential for 4,300 net additional residential units, 47,000m^2 of (gross) new employment floorspace, and 17,000m^2 of new town centre floorspace.

6.2 The AAP will supersede the submitted Site Allocations within the Wood Green area, and add AAP area-specific policies on issues covering town centre boundaries and uses, preferred locations for smaller and family-sized housing units, employment generation, the Wood Green Cultural Quarter, potential tall building locations/ views protection, improving the evening economy, and meanwhile uses.

6.3 These policies will be superseded with more detailed Site Allocation policies reflecting a new vision for regeneration in Wood Green, within the context of the provision of additional transport infrastructure in the area in the form of Crossrail 2. Together, when combined with the proposed suite of thematic policies, the AAP will provide an improved and more detailed narrative regarding the development of Wood Green.

Consultation so far

6.4 Consultation on the Issues & Options for the Wood Green AAP was carried out between February and April 2016 on four options for the regeneration of Wood Green. Over 30 events and 2 online surveys were used to collect the views of a broad range of local residents, businesses, traders, service providers, community organisations, landowners and public bodies. Over 23,000 flyers and letters, 100 posters, banners and 2,000 digital messages were used to promote the consultation. Over 1,100 people have been engaged with, with over 500 forms of feedback received, including 23 written responses.

6.5 Generally the community and major landowners of Wood Green, together with public bodies, are largely supportive of widespread redevelopment or significant transformation of Wood Green (Options 3 & 4 in the 2015 Options consultation document). The majority of respondents agree that major change is required to deliver Wood Green's potential, and in particular that the redevelopment of the Mall would be beneficial for the area. The Council is therefore progressing a vision which will deliver significant change, focussing on creating an improved town centre.

Transport and circulation

6.6 Respondents were supportive of the potential arrival of Crossrail 2, with many seeing the transformative potential of a new central Wood Green Station as being a positive. There was support for the establishment of a strong east-west connection between the High Rd and the cultural quarter/ Heartlands area, and many respondents were supportive of the removal of the Mall with a more permeable street-based network. Managing traffic in the area is recognised as being a significant issue. The Council has subsequently commissioned pieces of work to understand how a new central area of Wood Green could work, including implementing a new pedestrian network at the Mall site, and a high quality east-west route. A transport assessment of the preferred option will be carried out to ensure that the most appropriate decisions are being made with regards management of the road network.

Housing

6.7 Most respondents appreciate the need for new homes to be created in the area, however there was some concern about the affordability of new homes that will be created. There was qualified support for rehousing existing/ affected residents in an improved standard of accommodation, however some residents are concerned that they could become priced out of the area.

Existing planning policies will be used to ensure that an appropriate proportion of new homes are affordable, and that affordable stock levels are not reduced.

Social Infrastructure

6.8 Local residents sought assurance that any increase in population increase in the AAP area would be met with sufficient facilities in terms of health and education. An updated Infrastructure Delivery Plan will be produced to show what new facilities are required and how they will be funded.

Employment

6.9 Many people felt that diversifying the uses within the town centre will significantly improve the local economy and create employment, and that Crossrail 2 would attract more people to spend time and money in the Centre. There was concern about the loss of affordable workspace within the Cultural Quarter. The Council will seek to increase, not decrease the number and range of jobs in the centre, and particularly within the Cultural Quarter.

Retail/ Town Centre Uses

6.10 Respondents generally supported the idea of the creation of a new multifunctional centre for Wood Green providing a new library, council customer service centre, shops, community events and market linked to a new Crossrail 2 station. People would like to see both high quality and independent shops, a department store, cafes and restaurants, and a diverse range of community facilities, including a theatre and a swimming pool.

Accessibility and Inclusion

6.11 There is agreement that making the area more walkable, safe, and easy to navigate will improve the feel of the area for many. Human-scale design, pedestrian-friendly streets and new public places for people to meet and relax were supported. People would also like to see a reduction in traffic, cleaner streets and developments designed to encourage an active lifestyle would improve health. Accessible and inclusive design for the elderly and disabled was considered important.

Environment and sustainability

6.12 There was support for planting more trees and greening the area, as well as providing better waste and traffic management systems to improve the local environment. Providing new open spaces and greening streets were seen as a good way to increase biodiversity. There was concern about the impact tall buildings could have on the area. Work will be commissioned to understand the opportunity to create new, and improve access to open space in Wood

Green. Additionally a tall buildings study will seek to provide guidance on the most suitable locations for new tall buildings in Wood Green.

Local distinctiveness and culture

6.13 There is support for well designed buildings which create new public spaces, and make Wood Green a more attractive destination. Respondents recommended that the Cultural Quarter could be a greater asset and a key character area, but there is concern that existing artists are being priced out of the area. There was a strong feeling that removing the Mall could create opportunities to create a more harmonious and visually pleasing High Rd.

Short-term projects

6.14 Respondents were presented with the opportunity to suggest short term initiatives, which may be initiated ahead or in some cases during the regeneration of Wood Green, taking advantage of temporarily vacant sites. A meanwhile policy supporting temporary projects will be included in the next version of the Plan.

Tie-in with Wood Green Investment framework

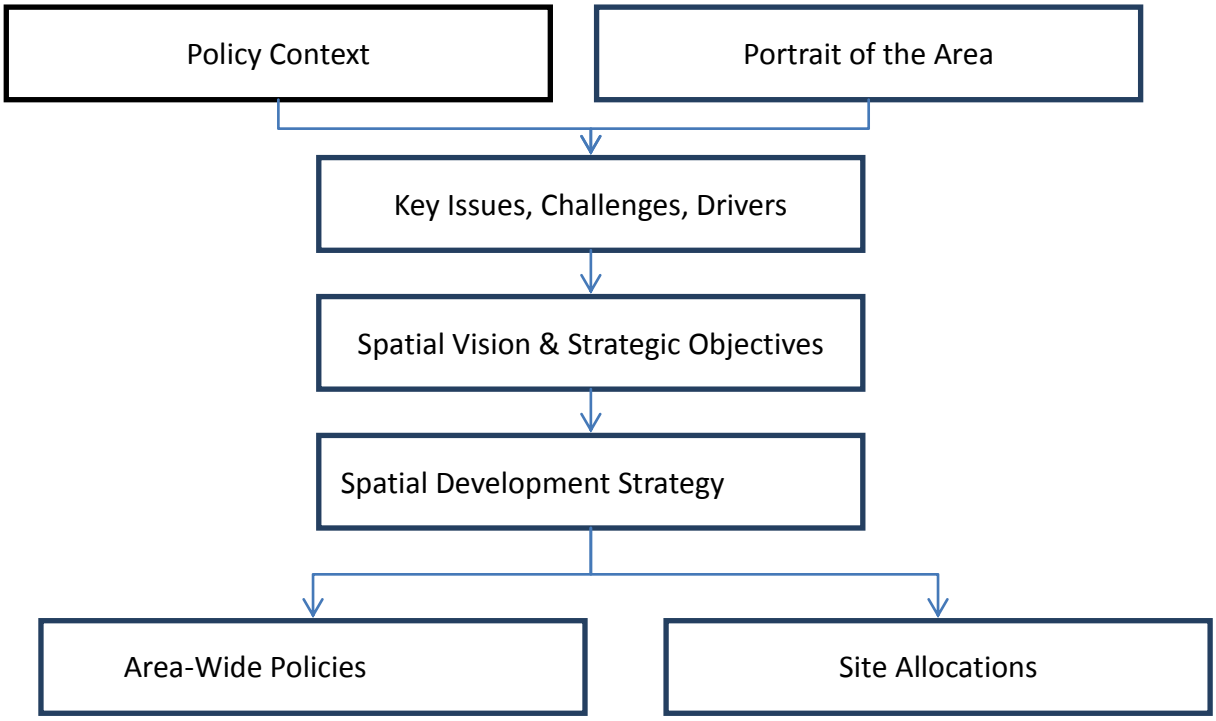
6.15 The Council has commenced the preparation of an Investment Framework for Wood Green. This portfolio of work will act over the long term to spur investment in the area, including co-ordinating and influencing the plans of major landowners, including the Council, and local businesses. It will include a number of projects including masterplans for the delivery of sites, co-ordinating infrastructure investment decisions, and managing meanwhile projects.

6.16 The Area Action Plan will provide a statutory land-use basis for determining planning applications, and undertaking land and property interventions to consolidate land parcels together, and as such is critical to the delivery of investment in Wood Green. Following the adoption of the Area Action Plan, the work undertaken as part of the Investment Framework will seek to deliver the development allocated, and objectives identified in the AAP.

6.17 Together the AAP and the Wood Green Investment Framework will provide a comprehensive, and statutory, framework that provides clarity and certainty to landowners, developers, service providers and the community about how places and sites within the Wood Green AAP area will develop, and against which investment decisions can be made and development proposals can be assessed.

Area Action Plan format

6.18 The Wood Green Area Action Plan is required to be in conformity with existing London-wide, and Local Plan policies. The locally distinctive characteristics of the area will inform where local responses to the existing policy position is appropriate.



6.19 Vision: AAP Area

Wood Green will be north London's most liveable town centre. It will combine outstanding places to shop and socialise with a wide range of creative and prosperous businesses and be an attractive destination and a focus for opportunity and growth.

6.20 Spatial Objectives: AAP Area

1. **Creating a productive and innovative economy:** Redeveloping underused sites to create a range of new workspaces and offices to accommodate growth for local and London-based businesses, creating 4,000 new jobs.
2. **Creating a town centre fit for a modern economy**: Enhancing street activity, revitalising and refreshing the town centre, creating additional places to shop, meet, and relax, improving opportunities to do business by creating space for markets, independent traders, and larger national retailers.
3. **Creating a liveable and interactive urban environment**: Creating safe, welcoming public spaces where people will enjoy spending time.
4. **Revitalising the evening economy**: Bringing more restaurants, cafés and places to socialise, in both the day and the evening, making Wood

Green one the best places to shop, eat, drink, and share ideas in London.

5. **Creating new homes**: Building 7,000 + new homes that current and future residents can afford, with value from these being spent on an improved public realm and other town centre infrastructure.
6. **Serving the borough**: Making the most of Wood Green's accessible location, performing a sub-regional Capital role in supporting and complementing neighbouring town centres.
7. **Celebrating the areas diversity and heritage**: Build upon the area's existing mix of cultures and lifestyles, heritage, and cultural/community capital, making residents proud to live in Wood Green.

Timeframes

6.21 Following the conclusion of the consultation, all responses will be analysed and responded to. Where appropriate, changes will be made to the document. The revised "proposed submission" version of the document will then be consulted on for a period of 6 weeks prior to being submitted to the Planning Inspectorate for Examination in Public. This consultation, and Examination, deal solely with issues of soundness and legality. Dates for these next steps are:

Stage of Plan preparation	Date
Cabinet Meeting	24th January 2017
Reg 18 Preferred Options consultation	February 7th - March 2017
Reporting of consultation outcomes, and seeking Cabinet authority to Publish the AAP for Examination in Public	June Cabinet
Proposed Submission (Reg 19) consultation	June-July 2017
Submission to Planning Inspectorate	August 2017
Examination in Public	October-November 2017
Receipt of Inspector's Report	December 2017
Adoption by Full Council	February Cabinet & Full Council 2018

Co-ordination with major landowners

6.22 Wood Green, as would be expected within a metropolitan centre, has a number of institutional investors with interests on larger land parcels. The Council is working with these in a number of ways. Workspace, National Grid in association with St. William, and Capital & Regional, as particularly large landholders, have formed a Wood Green Advisory Board, to work with the Council in sharing aspirations for the regeneration of Wood Green. The Council is seeking to engage with all landowners within the centre, to agree the objectives of the AAP and Investment Framework.

Potential Issues with new development

6.23 As Wood Green is an existing urban area, new development must come with the side effect of replacing existing uses, and these will directly and indirectly affect local residents and businesses.

6.24 In order to grow and regenerate the town centre, the Plan proposes the redevelopment of The Mall. This will create a generational change in the streetscape within Wood Green, and represents the most significant change for visitors to the centre. The Mall currently has c200 residential properties above it, which will need to be relocated in order to commence development. In addition to this there are c100 units on top of Bury Rd car park, and some residual residential units above shops in the Turnpike Lane area totalling c40 units.

6.25 Due to the complexity of redeveloping a constructivist building such as this, land will need to be provided to decant existing businesses to enable The Mall's owners, and the town centre more generally, to keep trading while the development takes place. For this reason, and to maximise the opportunity of growing Wood Green's town centre overall, the residential properties on Caxton Rd (numbers 1-19) and Mayes Rd (numbers 86-100 and 63-81) will be allocated for redevelopment to create new mixed use development. This is considered to be the minimum number of properties required to ensure the level of intervention required which will enable a successful regeneration of Wood Green Town Centre.

Consultation

6.26 In 2015 an organisation with a specialism for engaging with the public was appointed by Haringey to carry out community engagement to support the development of a future plan for Wood Green. The process had two stages, the first stage helped understand people's needs and aspirations and the second stage aimed to test objectives and explore ideas with local stakeholders and the community.

6.27 The second stage, consultation on the Wood Green Area Action Plan Issues and Options Report (AAP Issues and Options Report), was carried out between February and April 2016. Activities included a pop up shop on the high road, workshops, events and online surveys to collect the views of a broad range of local residents, businesses, traders, service providers, community organisations, landowners and public bodies. A consultation report can be found on the council's website.

6.28 A significant percentage of the consultation responses showed support for the highest growth options and the widespread redevelopment of the town centre. The comprehensive redevelopment of the town centre will affect some existing parties and will significantly transform Wood Green's townscape. It was proposed at Regulatory Committee in January 2016 that Haringey repeat the Regulation 18 stage of consultation when a more progressed Area Action Plan Draft Preferred Option (AAP Draft Preferred Option) was ready which would more clearly set out the impact of a high growth approach.

6.29 Subject to approval at Regulatory Committee and Cabinet in January 2017 a second round of Regulation 18 consultation will commence in February 2017 on the AAP Draft Preferred Option. This statement sets out the purpose of the consultation and the proposed activities to be delivered.

Purpose of the Consultation and Engagement

6.30 The purpose of the consultation and engagement to take place in February to March 2017 is to help to promote the statutory consultation on the AAP Preferred Option and also help to support the wider regeneration programme by building and maintaining relationships with stakeholders, promoting an open and accessible process and identifying issues and opportunities which are important to the community but which may sit outside of the spatial planning policy remit.

6.31 The outcome of the events will be that communities in Wood Green and Haringey are:

- well informed about the current regeneration plans for Wood Green
- well informed about projects which are already in the development pipeline
- engaged with the statutory consultation process on the Draft AAP
- given a voice on investment priorities in placemaking and infrastructure investment

6.32 At the end of the consultation period a meaningful and representative number of stakeholders will have participated in the statutory consultation on the AAP Draft Preferred Option. The council will also have a more developed understanding of community priorities for placemaking and social and community infrastructure which will inform decisions on funding and phasing.

Approach

6.33 The consultation on the AAP Issues and Options Report carried out in early 2016 involved a six week exhibition at a shop on the high road, officers are trying to secure another shop on the high road but if this is not possible it may be that the exhibition will have to be mobile and move from location to location.

6.34 The AAP Draft Preferred Option will be made available on the Council's website and in locations around Wood Green for a six week period. During this time all stakeholders will be invited to make comments on the option by letter, email or by filling in a feedback form. There will be a series of activities during this period to allow stakeholders to understand and discuss the proposed AAP policies and also the opportunities and constraints around delivery, funding and phasing.

6.35 At the close of the consultation and engagement period all comments will be collated into a report and published on the Council's website. The Council will then consider the consultation findings and this will influence the Wood Green Area Action Plan Publication Draft (AAP Publication Draft), the findings will also be used to inform the Investment Framework.

Before the consultation commences:	Communication setting out what/ why/ where of the proposed consultation and engagement would only commence after a positive decision at Regulatory Committee and Cabinet. At least 10 days (including two weekends) notice would be given for public events and meetings by: • Public notices in the local press • Notification emails/ letters to consultees on the Planning Service database and Wood Green Regeneration database • Notification letter to directly affected parties (i.e. owners and occupiers of buildings and land with proposed site allocations) • Site notices for site allocations • Notification via Council's online support media such as blogs and social networks • Flyer drop to all households and businesses in consultation area • Posters in shop windows and community hubs
During the consultation:	• Plans and supporting information will be published on the Council's website • Plans and supporting information will be made available to view in local library and community centres • Public road show and drop in sessions at different locations in consultation area • Presentations/ discussion at meetings of stakeholders and interested parties forums • Walk abouts/ cycle trips – open to all – to discuss specific areas

	• Door to door conversations with directly affected parties (i.e. owners and occupiers of buildings and land with proposed site allocations) • Online questionnaire and mapping tool TBC • A free-phone service will be available • Equalities monitoring will be carried out at all events
After the consultation ends:	• A report setting out who was consulted, how they were consulted and a summary of the main issues raised will be published on the councils website within 4 weeks • A report setting out how the comments have been taken into account in the revised documents will be published at the same time as the next draft of the document

7 Contribution to strategic outcomes

7.1 Priority 4: Drive Growth from which everyone can benefit. By producing this document, the Council is sending a clear message that Wood Green is ready to receive investment that yields new employment floorspace, securing more, and a wider range of jobs, including in an expanded retail sector. Additionally, by prioritising local access to new jobs through construction schemes, new opportunities will be created for local residents to increase their skills within the construction sector. By planning for growth, the infrastructional requirements of new development will be planned for, and new development will be located and oriented in such a way to optimise delivery and access to new facilities for existing and new residents.

7.2 Priority 5: Create homes and communities where people choose to live and are able to thrive. The AAP creates a policy framework for the delivery of 7,700 new homes in the Wood Green area, as well as an enhancement of Wood Green Metropolitan Town Centre, which together will create an enhanced Wood Green in which local residents are proud to live, with excellent access to local services and jobs.

8 Statutory Officers comments (Chief Finance Officer (including procurement), Assistant Director of Corporate Governance, Equalities)

Finance and Procurement

8.1 Once adopted, the Wood Green AAP determines how planning applications will be assessed. The Council has a statutory duty to consult on the plan and the cost of this consultation will be met from existing Planning revenue budgets.

8.2 The AAP identifies the potential for 7,700 new homes (an increase of 3,400 from existing plans),as well as increased employment floorspace and 4,000 new jobs. These increases from the current assumptions in the Local Plan would lead to increased demand for Council services and increased council tax and business rates revenue. There is also potential income from Community Infrastructure Levy on the new development which will help to fund changes in infrastructure needs.

8.3 The Council is also preparing the Wood Green Investment Framework which is the framework to deliver the AAP, co-ordinate other plans, projects and investments in the Wood Green area.

Legal

8.4 Regulation 5 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) ("the Regulations") identifies as a local development document any planning document which relates to a part of the area of a local planning authority, identifies that area as an area of significant change or special conservation and contains the authority's policies in relation to that area. Such a document forms part of the local plan in accordance with which planning applications must be determined unless material considerations indicate otherwise. It must, therefore, be adopted in accordance with the procedure set out in the Regulations, comprising statutory pre-submission public consultation, consideration of representations received during the consultation, submission to the Secretary of State, public examination, revision to account for the recommendations from public examination (if necessary), and adoption by full Council.

8.5 Section 19(2) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that the local planning authority in preparing a Local Development Document such as an Area Action Plan must have regard to, amongst other considerations, national policies, the London Plan and advice in guidance issued by the Secretary of State and other requirements (if applicable) set out in the Regulations, such as local transport policies.The AAP must be in general conformity with the London Plan.

8.6 The National Planning Policy Framework ("NPPF") states that a local planning authority should produce a single local plan for its area and that any additional development plan documents (such as the AAP) should only be used where clearly justified.

8.7 The NPPF aslo states that early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses to be essential, and that each local development document should be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. The local plan should also be based upon and reflect the NPPF's presumption in favour of sustainable development, which should be done by identifying and providing for objectively assessed needs and showing how the presumption will be applied.

8.8 The NPPF holds that in order for a plan to be considered "sound" so that it may be recommended for adoption it should be:

- Positively prepared
- Justified
- Effective
- Consistent with national policy

8.9 The AAP must be accompanied by a sustainability appraisal incorporating a strategic environmental assessment.

8.10 The Council will have to ensure it works proactively with other authorities on any strategic cross boundary issues as per the duty to co-operate.

8.11 The consultation must be carried in accordance with the Regulations and the Council's statement of community involvement.

Equalities

8.12 The Council has a public sector equality duty under the Equality Act (2010) to have due regard to:

- tackle discrimination and victimisation of persons that share the characteristics protected under S4 of the Act. These include the characteristics of age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex (formerly gender) and sexual orientation;
- advance equality of opportunity between people who share those protected characteristics and people who do not;
- foster good relations between people who share those characteristics and people who do not.

8.13 We will be proactive in consulting with a wide and diverse range of people and stakeholders on the preferred option Wood Green Area Action Plan. This will include groups that represent those with protected characteristics. Documents will be made available in accessible formats upon request.

8.14 Equality impact assessments will be carried out to inform the final decision on whether to adopt the Wood Green Area Action Plan when it returns to Cabinet following the statutory consultation period. The impact assessments will focus on the following issues:

- The relocation of people and businesses should the proposal to redevelop the Mall and properties along Mayes and Caxton Road proceed. An impact assessment will identify the groups affected, capture their views and put forward mitigating measures.

- How the overall Area Action Plan is expected to impact on different groups living and working in the Wood Green area, covering physical accessibility and the environment, the sufficiency of community infrastructure, employment opportunities and the housing mix.

9 Appendices

Appendix A - Wood Green AAP & Investment Framework consultation report.

Appendix B - Wood Green Area Action Plan Preferred Option Development Plan Document

10. Local Government (Access to Information) Act 1985

a. Local Plan: Strategic Policies (2013)
b. Alterations to the Local Plan: Strategic Policies DPD (Proposed Submission Version, 2016)
c. Local Plan: Development Management Polices DPD (Proposed Submission version, 2016)
d. Local Plan: Site Allocations DPD (Proposed Submission version, 2016)
e. Statement of Commnitity Involvement (2013)

All documents are available at http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework

WOOD GREEN'S FUTURE

WOOD GREEN'S FUTURE
ISSUES & OPTIONS
CONSULTATION REPORT

Haringey LONDON

Soundings

August 2016

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WOOD GREEN'S
FUTURE

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WOOD GREEN'S
FUTURE

EXECUTIVE SUMMARY

1. Overview

1.1 Introduction

Between February and April 2016 a consultation exercise was conducted on the future regeneration of Wood Green Town Centre in support of the production of an Area Action Plan (AAP) by Haringey Council fulfilling the statutory requirements of Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The main purpose was to gather opinions on four options showing different levels of change in Wood Green. This would then help to inform a preferred option which would be the subject of a further round of consultation. This report has been prepared by Soundings, an independent consultation company who also facilitated the public engagement.

1.2 Consultation activities

Over 30 events and 2 online surveys were used to collect the views of a broad range of local residents, businesses, traders, service providers, community organisations, landowners and public bodies. These included placing a notification in the local press, making copies of the document available in Council offices and in local libraries, and notifying everybody affected, as well as those on the Council's planning consultation database. In addition pop-up events, door-to-door sessions, targeted meetings and workshops; with the main activity being a public drop-in exhibition at a vacant shop on the High Street.

1.3 Facts and figures

23,000 flyers and letters,100 posters and banners in relevant locations in Wood Green and over 2000 digital messages and posts, were used during the consultation. More than 1,100 people have been engaged with over 500 forms of feedback received, including 22 written responses from public bodies and landowners. These have all been categorised and analysed to inform the findings in this report.

2. Synopsis of findings

2.1 Overall response to the Options

The community and major landowners of Wood Green, together with relevant public bodies are mostly supportive of widespread redevelopment (Option 3) or significant transformation of Wood Green town centre (Option 4). The majority of people agree that major change is required to deliver the agreed goals of: Improving the uses of the town centre; Making unique places for people; Creating a well connected place; and Developing Wood Green as Haringey's sustainable 'capital'.

2.2 Statutory consultees

There is general support for the current direction of development, including suitability for tall buildings and for improved east west connectivity. Recommendations include further consideration of the transport strategy including all modes (vehicular, bus, cycle and pedestrian). Further work is recommended on locations of tall buildings in relation to heritage assets and strategic local views. A number of responses and comments relate to the need for the provision of social infrastructure for healthcare, sports and the protection and enhancement of green space. Other recommendations relate to natural resources, the environment and well-being - with the need to address air and water quality, drainage, watercourses and water demand.

2.3 Major landowners

Landowners positively received the ambitious plans for Wood Green including a central Crossrail 2 station that would maximise connectivity and assist in delivering high levels of housing and workspace. The proposed east west link to the Cultural Quarter and Alexandra Palace is welcomed. Landowners would like to see flexibility

in the plan in approach to density and mix and design. They also emphasise the importance of growth being supported by social and transport infrastructure.

2.3 Community

There is widespread agreement with the ambitious intentions of the plans shown in Options 3 & 4. Many shared the concern that Options 1 & 2 lack ambition. This reflects a readiness for change. There was concern though about the way such plans would be delivered, especially regarding the relocation of residents whose homes will be redeveloped, the reprovision of work and retail space, and the likelihood of disruption caused by construction works. Developing small and meanwhile projects to improve Wood Green in the short-term and involving local people to make the place unique are considered a good approach.

3. Key themes from the public consultation

3.1 Transport and circulation

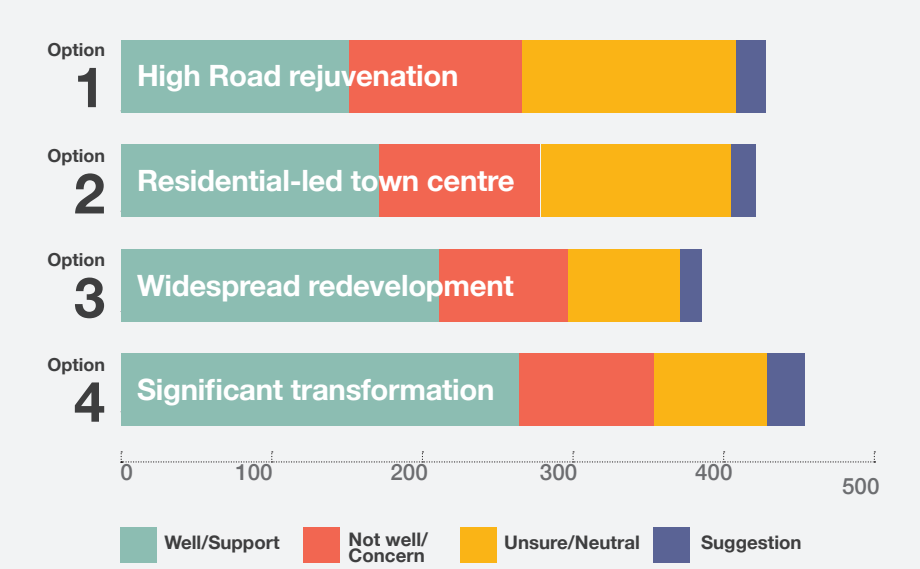
People are supportive of the arrival of Crossrail 2 with many seeing the benefit of a single central station, although a number of people are concerned that the area around Turnpike Lane station will, as a result, be left out of the plans and will not receive the improvements and regeneration it needs.

Many were happy with the replacement of the Mall by a street-based and opened up town centre.

There was a high level of support for the East-West Green Link connecting the High Road with the Cultural Quarter and Alexandra Park.

Managing traffic to reduce congestion and pollution is a big local priority including the provision of cycle lanes and measures to restrict rat running and use of residential streets for access and parking.

COMMUNITY FEEDBACK ON THE OPTIONS AND HOW WELL THEY DELIVER THE GOALS FOR WOOD GREEN



(out of 1688 comments)

3.2 Housing (and affordability)

Most people accept the need for more and better quality housing; however concerns were raised about the affordability of new homes and being priced out of the area. The potential to rehouse existing residents in better homes was received well. For many the key concern with being rehoused is staying close to family friends and good neighbours; others need to be assured that they can stay in the same area; while some would like to move out of the area.

3.3 Social Infrastructure

People want to be assured that sufficient social facilities and amenities will be provided for the increased population. They want to know what additional education, health and leisure facilities will be provided.

There was a high level of support on improving accessibility to Alexandra Palace and provision of arts spaces and cultural venues. People are supportive of a new library and the main council offices being moved to the centre of Wood Green, and also of more space for outdoor activities within the East-West Green Link. People want to see a range of diverse community facilities, including a theatre and possibly a swimming pool. Providing things for young people to do was considered as critical.

3.4 Employment

Many people felt that diversifying the uses of the town centre would significantly improve the local economy and create employment and that Crossrail 2 would attract more people to spend time and money in the area. At the same time there was concern over the loss of workspace within the Cultural Quarter for existing tenants of the Chocolate Factory, and the likely increased rents.

3.5 Retail (A new Town Square)

A large number of people liked the idea of a new central multifunctional town square with a new library, council customer service centre, shops, community events and a market linked to a new Crossrail 2 station. People would like to see quality and independent shops, a department store as well as a better range of cafes and restaurants.

3.6 Accessibility and inclusion

There is agreement that making the area more walkable, safe and easy to get around will improve the sense of well-being for many.

Pedestrian friendly streets and new public places for people to meet and relax received a good response.

People also feel that traffic reduction, street cleaning and designs encouraging active lifestyle would improve health.

Accessible and inclusive design for all and especially for the elderly and disabled is a priority.

3.7 Environment and sustainability (a green town centre)

Lots of participants liked the idea of planting more trees and greening the area as well as providing better waste and traffic management systems to improve the environment.

Providing new open private and public spaces and greening the streets were seen as good ways to increase biodiversity.

Some concerns were mentioned about overcrowding and overshadowing from tall buildings having a negative impact.

3.8 Local distinctiveness and culture

Generally people said that well designed buildings and spaces such as the proposed East-West Green Link between the town centre and Alexandra Palace and Park, the new market and new library would make Wood Green a new attractive destination in London and a unique place residents are proud of. Providing room for local initiatives, such as community-led projects, was suggested as a solution to help make the emerging plans unique. Some thought that the town centre redevelopment concept could be bolder.

A large number of participants said that the Cultural Quarter could be a greater asset and a key character area but there is a need to enable existing artists to (afford to) stay.

Lots of people said they were happy that the Mall will be redeveloped and shop fronts improved on the High Road to make the place more harmonious and visually pleasing. People regularly said that they want better ‘quality’ for Wood Green.

3.9 Short-term projects and LABs

99 short-term project cards were selected and filled-in by the community. People said they liked the idea of engaging the community to develop quick and unique solutions to improve Wood Green in the short-term. The most popular projects were about sustainable transport, local food growing or selling, hosting exciting events and cultural activities. To make these ideas real Soundings proposed the formation of a LABs (Local Action Bands) with participants who were interested in helping developing these projects further.

4. Next steps

4.1 Consultation on Preferred Option

Informed by the consultation findings on the four options, the preferred option will be consulted on early in 2017.

WOOD GREEN'S
FUTURE

CHAPTER 01
INTRODUCTION

Purpose of this report

A future plan

This consultation report has been prepared by Soundings, on behalf of Haringey Council. It provides a record of the public consultation and stakeholder engagement events carried out between February 2016 and April 2016 on the draft Wood Green AAP - Issues and Options document; and then accompanying exhibition presenting the four broad options for Wood Green.

Aims of consultation

The aim of the consultation was to notify about the intention to produce an AAP for the area and to capture the views of local residents, visitors, businesses, public bodies, community organizations and other local stakeholders on options for a long-term regeneration plan (15-20 years) for Wood Green. The options respond to the needs, opinions and aspirations that local people and users of the area expressed during the initial stages of the consultation from June to November 2015. These also included

Toward a preferred option

The findings from the main consultation are presented in this report broken down by, stakeholder type, options, redevelopment topics, town centre uses, geographical character areas, and placemaking qualities. Feedback will inform the future development of Wood Green.

The developed plan will be presented as the 'preferred option' and will be subject to consultation in late 2016 / early 2017 (to be confirmed).

Exhibition at the consultation hub

Process overview

The consultation and engagement programme has been organised into four stages.

This report sets out the findings of the consultation on the draft Wood Green Area Action Plan (formally known as Regulation 18 (stage 3A).

Stage 1: Taking soundings

- Raise awareness of the project and consultation process,
- Develop a database of interested organisations and individuals,
- Develop a better understanding of the local area and the community's needs and aspirations.
- Establish a Community Liaison Group (CLG) for ongoing consultation.

Stage 2: Objectives and ideas

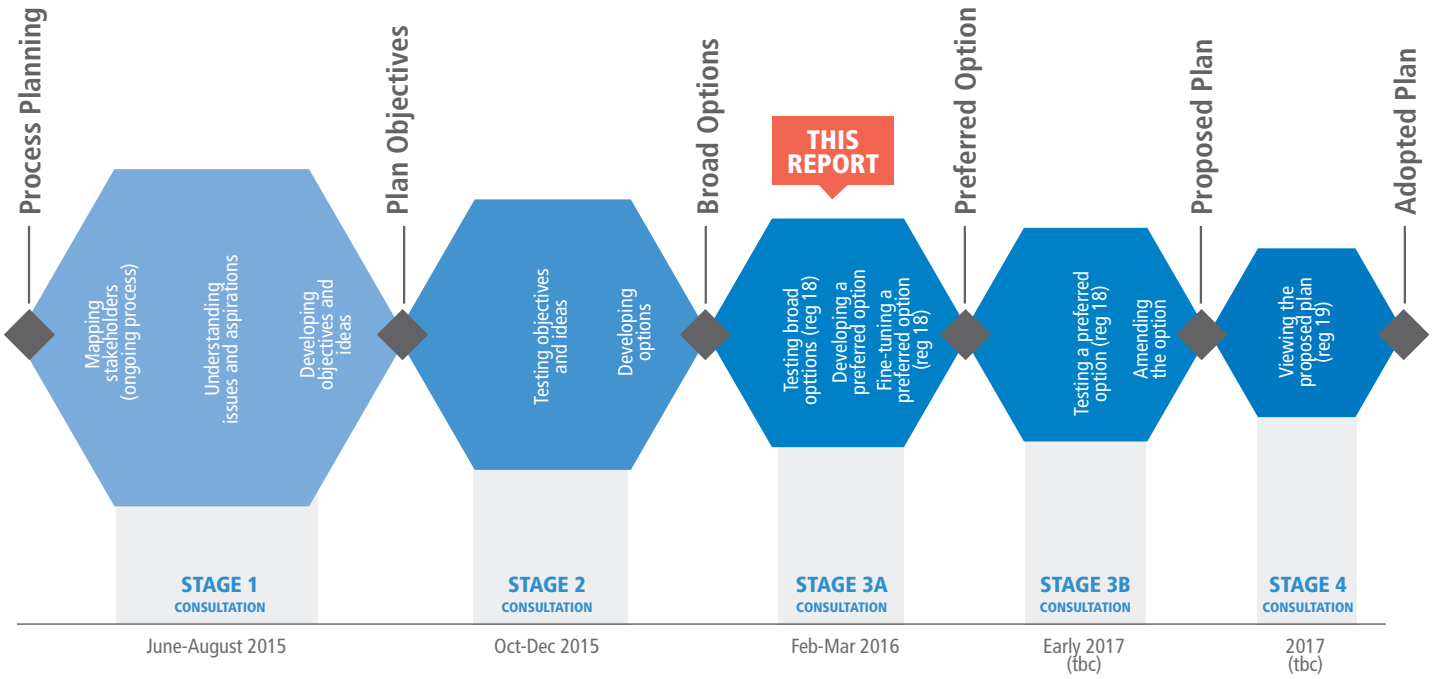
- Get feedback on initial thoughts and principles guiding the plan,
- Check that the issues, initial ideas and objectives are in line with local views,
- Target any under represented section of the local community (geographic, demographic or interest).

Stage 3 (A+B): Testing the option(s)

- Consult on the broad options for Wood Green and elements within them and later a developed and tested preferred option,
- Get feedback on the council's preferred direction as part of the Statutory Consultation process Regulation 18.
- Ensure potentially impacted groups are engaged.

Stage 4: Preferred plan

- Present the preferred plan in response to feedback from Stage 3 and as part of the Statutory Consultation process Regulation 19,
- This will be the last stage of consultation on the Wood Green AAP. The statutory consultation will be about the legal compliance of the document.



General consultation process

Consultation methodology

Varied and large groups of stakeholders are linked to the future regeneration of Wood Green in many different ways. As such a comprehensive process was designed to raise awareness and then capture views and concerns of the widest possible group. This was made possible by using a series of both broad and focused communications, consultation tools and events.

Between February and April 2016, there were 30 different events including workshops, pop-ups and drop-in sessions at the consultation space.

Multiple stakeholders have been met and heard. They range from ward councillors to hard-to-reach groups and from businesses and residents potentially impacted by the options to key stakeholders and general public as well as council officers.

In total, more than 1100 people have been involved and at least 1500 people verbally informed about the regeneration plan. They filled in more than 300 forms - themselves or with the help of the team, took more than 100 online surveys, completed about 100 short-term projects cards and gave a total of 130 different comments during the workshops.

Such detailed feedback has been essential to test the options and to build a strong understanding of the specific needs and desires of everyone interested in the future of Wood Green.

Further details on the range of stakeholders, the communications approach, the events timeline, the consultation tools used and the outcomes are given in appendix 1.

Focus session at the consultation hub

About Wood Green

The heart of Haringey

First recorded in 1502 as a clearing of Tottenham Wood, then an attractive location for country retreats by the New River, and then later a farmer community, Wood Green has kept reinventing itself. Most recently, since the borough was formed in 1965, it has become the heart of Haringey. It draws in people from across North London to shop, work, commute, socialise and to do business.

Great assets

With its own bustling and diverse community, outstanding transport connections, a busy High Road, the iconic Alexandra Palace on its doorstep and beautifully designed housing estates, Wood Green has great heritage and the potential for an even better future. However in recent years it has declined and turning this around is a priority

Unique identity

Wood Green has a strong identity linked to its retail offer, diversity and culture. The aim is to make sure this strong identity is protected and celebrated as the plan is being developed.

Once known as **Tottenham Wood**

1613 New River constructed

1836 Culverting of the River Moselle begins

1894 Wood Green created as an urban district

1927 Noel Park Estate completed

20 minutes to Central London

1965 With Tottenham & Hornsey forms Borough of Haringey

Area population **28,453***

24% Population growth between 2001-11 Highest in Haringey

1936 Ally Pally hosts world's first public television service

221,000 Visitors to town centre per week

337 Retail units

CELTIC BAKERS — Bread is made in Wood Green and sold across London

49 Restaurants, cafes & takeaways

3.3% Vacancy rate, national average is 13.7%

180 Creative studios in the Chocolate Factory

93% of Haringey businesses employ 1-9 people

In Haringey **1,000** business start and cease each year

11,000 Local jobs**

24ha of brownfield land identified as opportunity sites

1 Artist residency to open in 2016

Only **0.5 ha** of green spaces within the regeneration plan boundary

5 Ice hockey clubs at Alexandra Palace

1 licensed radio station broadcasting in Turkish for 24hrs - LTR

26.7 million pound scheme to restore Alexandra Palace

LOCAL CONTEXT

2 Cinemas

18 Hairdressers & beauty parlours

2650 Off-street parking spaces

£1 for a box of dates in the market

11,229* Household units

£4.2m public realm improvements between Wood Green & Turnpike Lane tube stations

80.6% of residents in good health

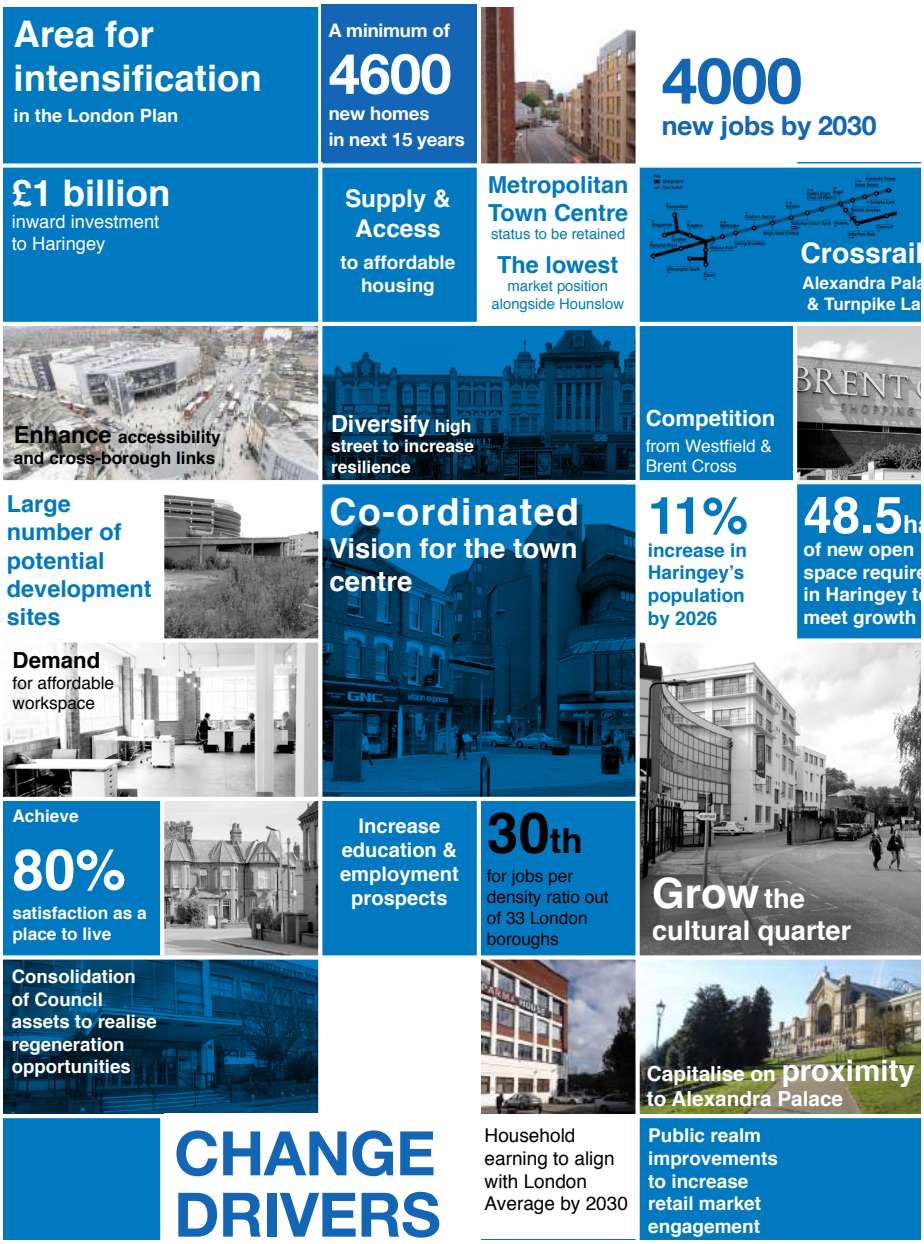
1 Independent 'Big Green Bookshop'

Average House Price **£419,066**

11 Listed Buildings, monuments or structures

Noel Park & Woodside wards
* As above, excluding self employed & sole traders

Wood Green's assets



Wood Green's opportunities

Wood Green's Future Plan

Prepare for the future

Everyone with a connection to Wood Green is rightly proud of its history as a thriving town centre, and excited about its future as a place to live, work and visit.

Haringey Council is committed to the future of Wood Green and rejuvenation is a key objective in the Corporate Plan 2015-18. It wants to address a number of challenges including bringing transport improvements with Crossrail 2, securing thousands of new homes and jobs, bringing new life to the high street for long-term economic growth, creating more welcoming public spaces and making the most of its connections to immediate neighbours like Alexandra Palace.

Wood Green regeneration projects

The council is creating a regeneration delivery plan and investment framework for Wood Green that will determine how to fulfil the area's potential and to secure the investment needed to make this happen. The investment framework will also help the council to make well-informed decisions on its own housing and the future use of the land it owns.

The regeneration delivery plan will support the production of an Area Action Plan (AAP), which provides specific planning policy and guidance for an area where significant regeneration or investment needs to be managed. The AAP will set out how change could happen, e.g. where new buildings might go, and what parts of Wood Green's character should be protected and enhanced.

Change is already being kickstarted by the council's support of a number of meanwhile projects including the recent launch of the Green Rooms Art Hotel on the Station Road and the establishment of the Wood Green Business Forum.

Summary of previous consultation findings

During November 2015 a week long series of consultation events explore ideas to address identified issues affecting Wood Green.

General reception

With a few exceptions, people supported the ambition for change and were generally interested, positive and enthusiastic at the prospect of the regeneration of Wood Green, recognising the need to enhance the town centre and unlock its potential.

Some people were unsure about the feasibility of the vision (costs and timeline), concerned about the potential rises in taxes and/or rents and the potential impacts on the community of major change.

About the Four Goals

Most participants agreed with the Four Goals presented for Wood Green.

These were:

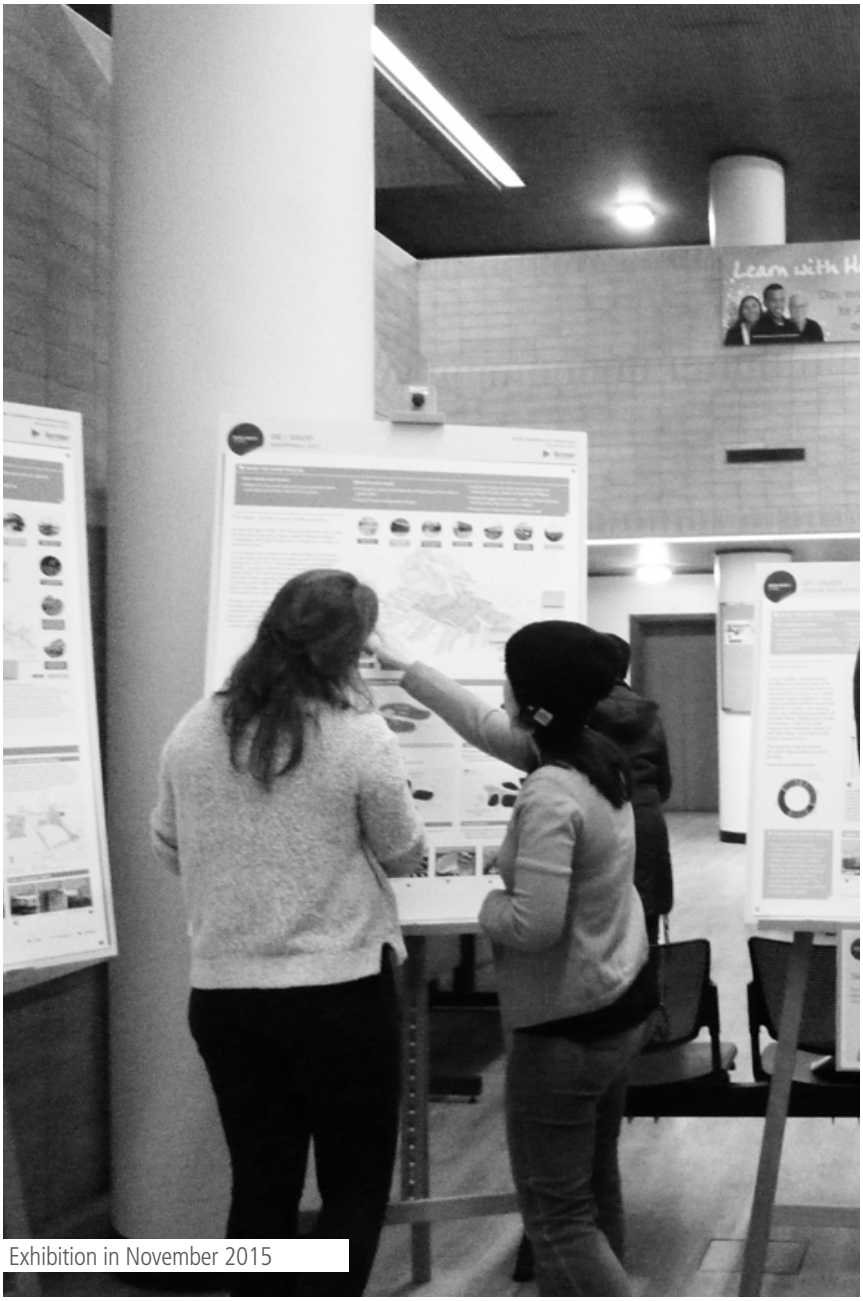
- Improving the uses of the town centre
- Creating a well connected place
- Making unique places for people
- Developing Wood Green as Haringey's sustainable capital.

About the ideas by topic

The exhibition explored key topics for Wood Green:

- Belong
- Live
- Shop
- Work
- Enjoy
- Connect
- Respect
- Quick wins.

To the right is a high-level summary of what people said.



Exhibition in November 2015

BELONG | Identity and character

The priority for most is to address the issues that give Wood Green a poor reputation whilst introducing more greenery, enhancing local assets and improving quality generally.

LIVE | Housing

People generally support the drive for new and better homes but only if they are affordable and bring benefits to the local community.

LIVE | Safety and Well-being

For many safety is a top priority with making the place more attractive and better designed.

SHOP | High Street

Most people desire a better range of shops combined with other uses such as art, culture and community activities.

SHOP | Shopping City / Mall

People find the Mall generally oppressive and unaesthetic with unsafe and unwelcoming backs of buildings. People are enthusiastic about improving or even redeveloping this part of the town centre.

WORK | Cultural Quarter

The Cultural Quarter is considered by most that know it a great asset which should be better promoted, used and integrated, to create more jobs and support new enterprises and to build on Haringey's heritage of engineering and manufacturing.

ENJOY | Leisure and Recreation

Top needs for leisure and recreation are multipurpose leisure centres such as a modern library including community and cultural activities and a multisports facility including a swimming-pool.

ENJOY | Public and Green Spaces

There is agreement that Wood Green needs more greenery overall and that existing and new public spaces should be more accessible, better maintained, with seating and spaces to socialise.

CONNECT | Transport and Parking

This is seen as a key issue for Wood Green to resolve. Many people would like to see less surface parking and better defined spaces for public transport, cyclists and pedestrians.

CONNECT | Links and wayfinding

It is felt the area needs more visual reference points such as community art and better physical connections with the West towards the Cultural Quarter, Alexandra Palace and east towards Noel Park.

RESPECT | Environment

The idea of a local energy production centre combined with other uses such as leisure was welcomed with enthusiasm. Greener transport systems, ecology, better use of natural resources and developing sustainable buildings were considered good ideas.

QUICK WINS | Meanwhile projects

Several participants were keen to see community-led projects developed to improve Wood Green whilst regeneration plans take place.

CHAPTER 02
WOOD GREEN AREA ACTION PLAN ISSUES AND OPTIONS

Overview

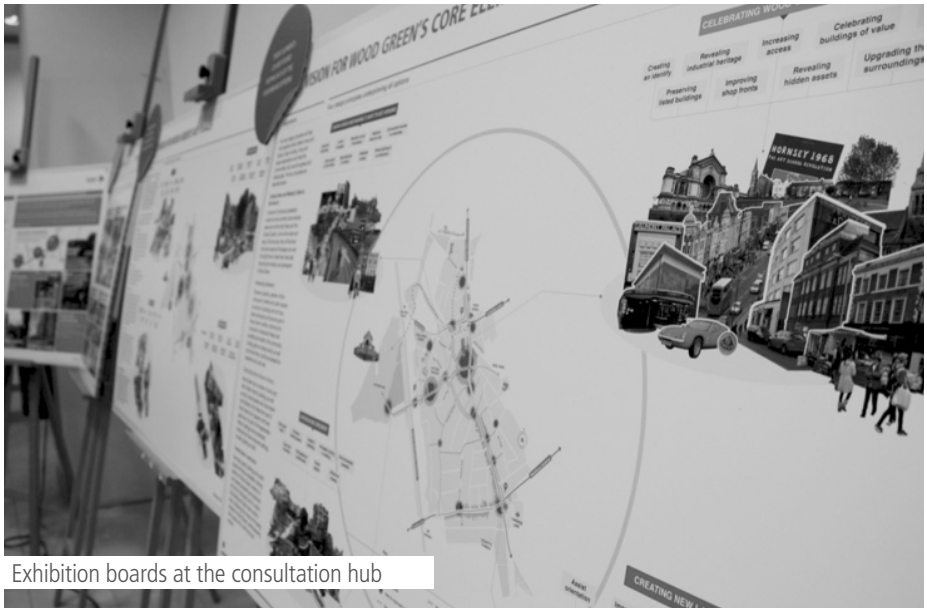
In February 2016 the council published the Wood Green AAP (Area Action Plan) - Issues and Options - document. The document sets out the current situation in Wood Green and the issues to be addressed. Within it the objectives and vision for the town centre are developed into four varying thematic and spatial options with different levels of development.

The public exhibition, held between 22nd February and 20th March, presented the same information in a more accessible and distilled format. The complete set of the exhibition boards are to be found in appendix 2.

The public exhibition comprised 4 parts:

1. Wood Green and the regeneration plan
2. Shared goals and objectives
3. 4 broad options for a long-term plan
4. Ideas for short-term projects

Issues and Options report



Exhibition boards at the consultation hub

Shared goals and vision

Shared goals

Four shared goals combined the council's stated objectives for Wood Green (November 2015) and community priorities raised during the first two consultation stages.

The goals are:
1. Improving the uses of the town centre;
2. Creating a well connected place;
3. Making unique places for people;
4. Developing Wood Green as Haringey's sustainable capital.

Vision for Wood Green's key places

Informed by a number of evidence-based studies, the shared goals have been translated into spatial plans. These show how key thematic character areas could be located within Wood Green.

These five types of places are:
1. Working;
2. Urban living;
3. Town centre;
4. High Road;
5. Local destinations.

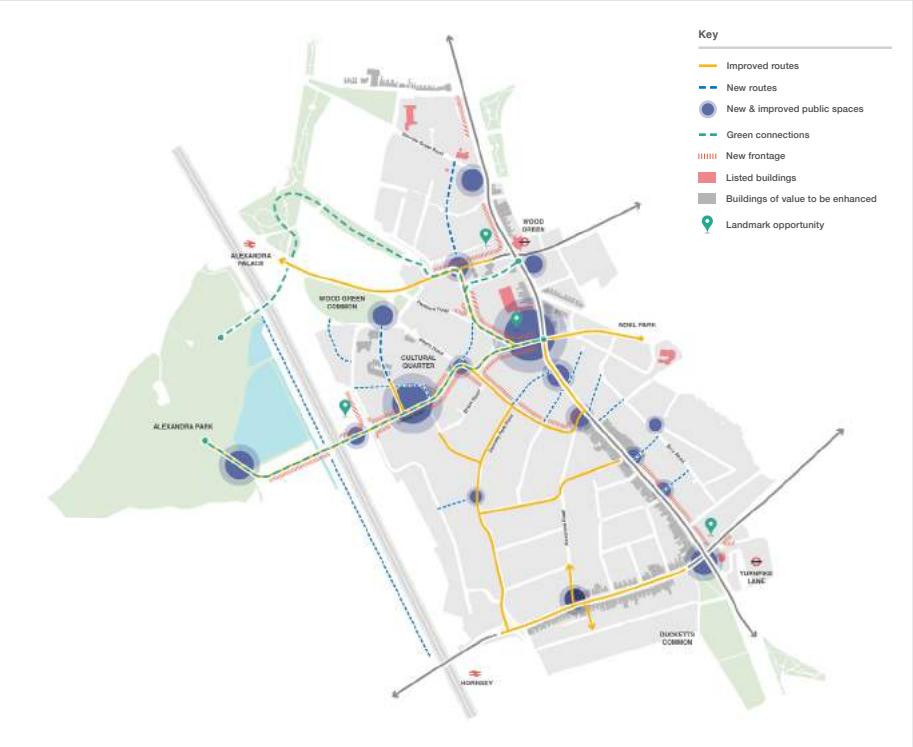
Vision for Wood Green's core elements

A further spatial framework shows how four core elements based on the findings of previous consultation could bring structure, connect areas and develop the character of Wood Green.

These core elements are:
1. Linking areas and making it safe to get around;
2. Introducing greenery;
3. Celebrating Wood Green's history;
4. Creating new landmarks.

Please find more detail about these elements in the appendix 2.

Sample of the vision for Wood Green's key places board



Sample of the vision for Wood Green's core elements board

Options for a long-term plan

Basis for the options

Four broad options have been developed which present a range of approaches, levels of development, building heights, densities, economic priorities and timelines for delivery. The options have varying priorities in terms of land-use, the potential for improving levels of connectivity and the provision of new public spaces. They also respond to the impacts of differing locations for Crossrail 2 stations and the council's new accommodation, as well as the location of the Arriva bus garage.

A detailed understanding of the area and extensive public and stakeholder consultation underpins each option. They have also been informed by research and analysis including a review of relevant policy, site studies, stakeholder interviews, viability assessments and technical reports that consider specific issues - such as how to improve the economic performance of Wood Green Town Centre.

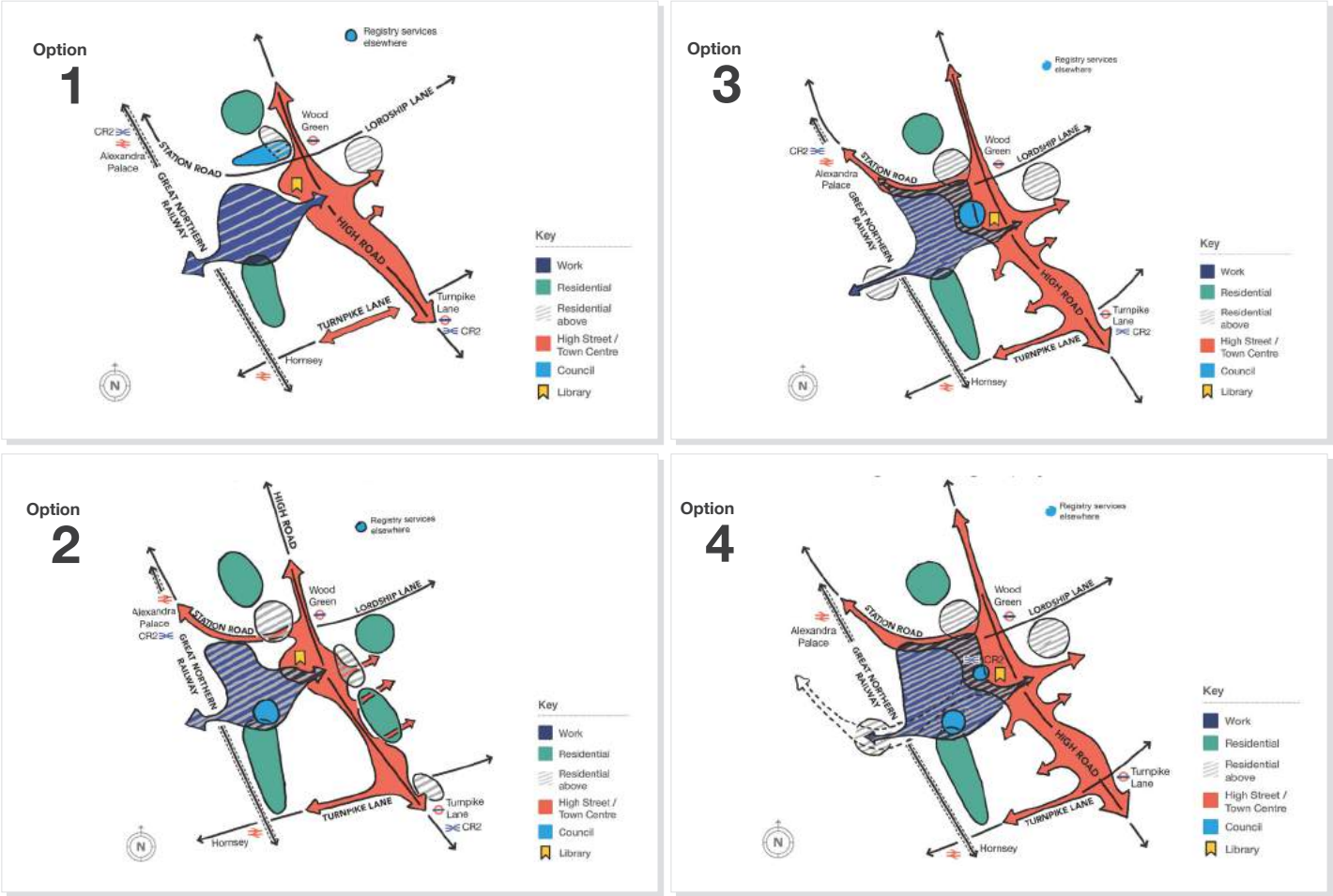
Four broad options

The four options are:

- Option 1. High Road rejuvenation "A Regenerated High Street For Wood Green"
- Option 2. Residential led town centre "New neighbourhoods to live in"
- Option 3. Widespread redevelopment "A centre to play and work"
- Option 4. Significant transformation "An attractive hub in Haringey"

The following pages describe each option and show a sample of the material presented at the exhibition.

Please find more detail about these elements in the appendix 2.



Sample of the options introduction board

Option 1. High Road rejuvenation

"A Regenerated High Street For Wood Green"

Option 1 continues the implementation of already planned improvements principally targeting council owned sites. It will attract a better range of shops, food and drink outlets, bring an overall improvement in cleanliness and appearance, support the existing leisure offer and space for work and bring forward residential development on smaller sites throughout the area.

All sites for new (re)developments are described in the Site Allocations DPD that was subject to consultation in 2015. These sites have been chosen because of their potential for better buildings in terms of quality of architecture, optimization of land use and compatibility of uses in an accessible town centre.

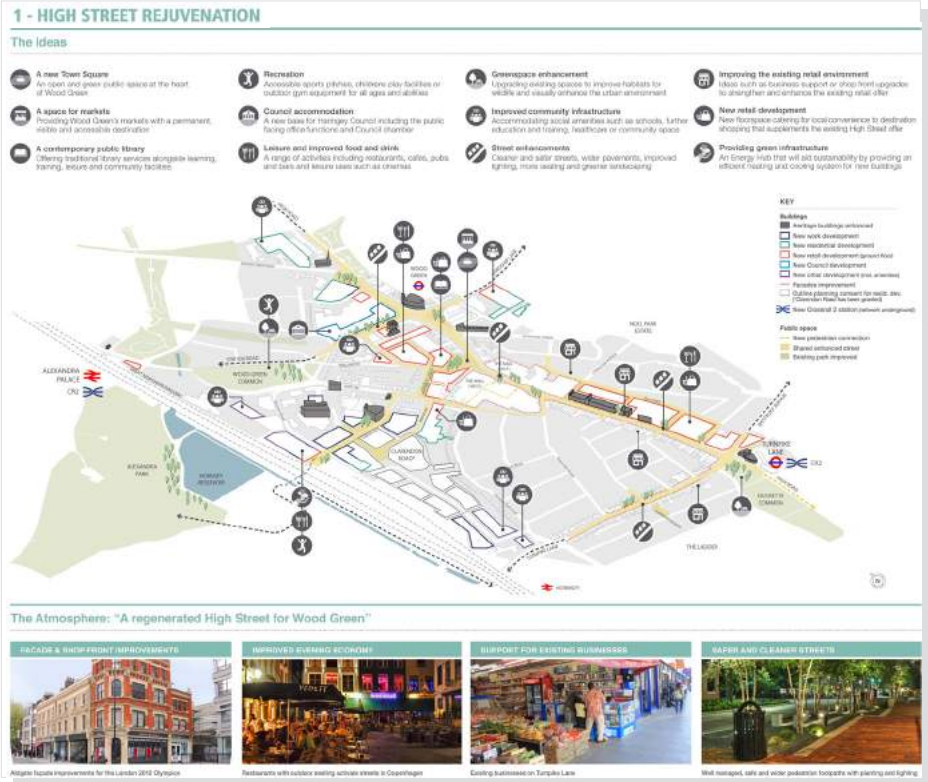
New developments include a library, council's buildings and a town square. The option assumes 2 new Crossrail 2 Stations at Wood Green and Turnpike Lane.

Option 2. Residential led town centre

"New neighbourhoods to live in"

Distinctive centres will be formed with Option 2 with a clustering of retail and leisure around Turnpike Lane and Wood Green stations and a smaller scale High Street between these, with new residential led development on re-developed sites on the East of the High Road, including a re-developed eastern Mall.

Major additions to Option 1 include:
1. A green link starting from Alexandra Park;
2. The redevelopment of the eastern part of the Mall;
3. The council relocation along the green link and on the town square;
4. The creation of a second pedestrian link to Alexandra Park;
5. The further redevelopment of the Cultural Quarter.



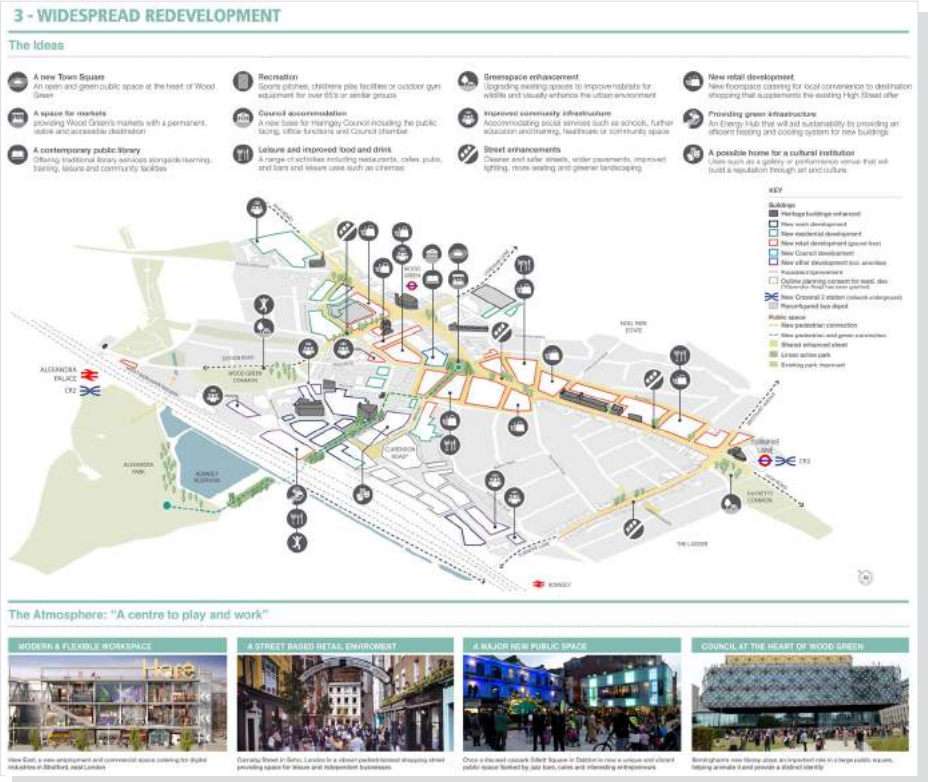
Samples of the 2 first options boards

Option 3. Widespread redevelopment

"A centre to play and work"

A Town Centre rather than a shopping centre emerges with Option 3: the redevelopment of the Mall (east and west sides) brings about the opportunity to make a 'street based' town centre with a major square for people to enjoy, offering a mix of community, civic, retail, leisure and work facilities.

Major additions to Option 2 include:
1. The redevelopment of the western part of the Mall;
2. The creation of a cultural centre along the green link;
3. The development of a new residential street around the current River Park House;
4. The relocation of a part of the Arriva bus garage on the Mecca Bingo site.



Option 4. Significant transformation

"An attractive hub in Haringey"

Based on a single, central Wood Green Crossrail 2 station and the redevelopment of the Mall (east and west sides), Option 4 involves increased density and intensified retail, residential, civic and employment uses. It creates an important hub for Haringey and enables strong and direct links to Alexandra Palace as well as the forming of a strong employment and cultural area.

Major additions to Option 3 include:
1. Only one Crossrail 2 station in the centre of Wood Green;
2. The demolition of blocks behind the current Mall to extend fully the green link between the town square and Alexandra Park;
3. The full relocation of the bus garage somewhere in Haringey;
4. The redevelopment of the Vue Cinema area.

Samples of the 2 last options boards

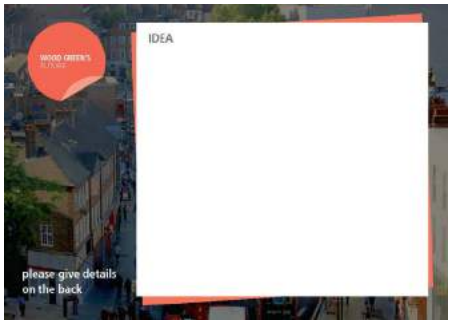
Ideas for short-term projects

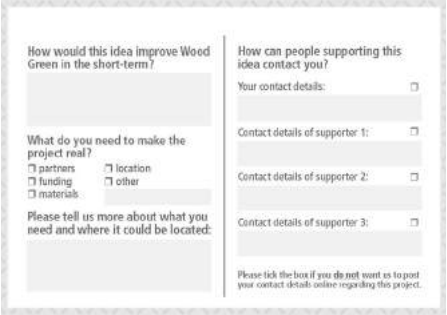
Because many local people had expressed an interest in short-term projects at the public exhibition in 2015, we allocated a space for these during the second exhibition in spring 2016.

More than 250 examples of quick, simple and low-cost projects were presented alongside blank cards that people could complete with their own ideas.

Participants could choose projects as either an 'initiator' - a person who suggested a project - or a 'supporter' - a person who backed a proposed project.

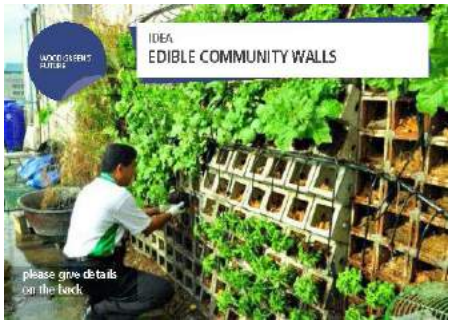
The intention is that these participants and other interested individuals come together to form the Wood Green LABs (Local Action Bands) to improve Wood Green in the short-term, whilst the long-term plans are developed.





Samples of short-term projects cards


IDEA
ONGOING COMMUNITY PLANNING


IDEA
EDIBLE COMMUNITY WALLS
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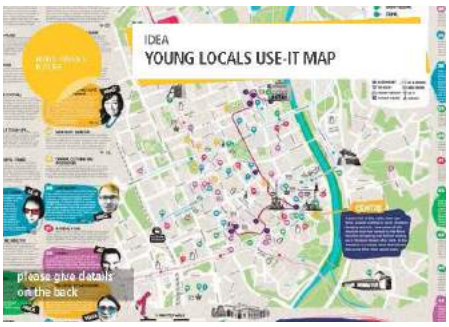
on the back


IDEA
FARMERS MARKET
please give details
on the back


IDEA
YOUNG LOCALS USE-IT MAP
please give details
on the back


IDEA
ARTY ZEBRA CROSSINGS


IDEA
COMMUNITY SHADE ART
please give details
on the back


IDEA
GUIDE BOOK ON WOOD GREEN


IDEA
URBAN FOOD FESTIVAL
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IDEA
LOCAL ART STREET DISPLAY
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IDEA
WOOD GREEN FIT-RAIL
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IDEA
BLIND WALLS FURNITURE
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IDEA
SHARED NEIGHBOURHOOD CARS
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IDEA
SAFE ART JUNCTIONS
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on the back


IDEA
DIY CYCLING LANES
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IDEA
POP-UP SHOPPING CENTRE
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WOOD GREEN'S
FUTURE

CHAPTER 03
STATUTORY STAKEHOLDERS & LANDOWNERS RESPONSES TO AAP ISSUES & OPTIONS DOCUMENT

Introduction

The council received 22 written representations in response to the Regulation 18 - consultation on Wood Green planning document (Area Action Plan - Issues and Options). These comprised 13 statutory consultees and 9 major local landowners.

The following findings report is separated into the two categories of respondents.

A further four written representations from local people (local residents and artists from the Chocolate Factory) were received and these have been databased and analysed as part of the public consultation findings reported on in Chapter 4.

Responses from statutory stakeholders

The summary of representations below relates to the following respondents:

GLA (Greater London Authority) and TfL (Transport for London), London Cycling Campaign, Historic England, Environment Agency, Sport England, Natural England, Thames Water Utilities Ltd, Metropolitan Police Service, Highways England, NHS London - Healthy Urban Development Unit, Haringey Liberal Democrats Party, Catherine West - Member of Parliament for Hornsey and Wood Green, Crouch End Neighbourhood Forum.

Stakeholders have mostly focused on certain topics only. Please find the full written responses in appendix 5.

Options and redevelopment process

Comments received from 6 public bodies support for the objectives of the AAP. Options 3 & 4 were seen to be best placed to deliver environmental improvements as well as to reach the target for homes, jobs and economic growth. TfL noted that they had no preference between Option 3 & 4 with regards to one or two Crossrail stations and will continue to explore both options.

Flexibility in the plan was noted as key as well as assurances on deliverability. A concern was mentioned over potential disruption and how this is managed.

Transport, connectivity and accessibility

Five respondents made 12 comments regarding transport.

There was agreement that increased transport connectivity to central London and other employment areas resulting from Crossrail 2 will drive significant regeneration and housing benefits for the town centre. There was also support for improved east-west connectivity.

Some suggested that further consideration needs to be given to: capacity and connectivity of the bus network; a suitable location for a reprovided Arriva bus garage, additional bus standing space; and the prioritisation of sustainable transport modes such as walking and cycling. One stakeholder mentioned that two Crossrail 2 stations would benefit a larger number of people. A borough wide Transport Strategy was recommended.

Housing

Three stakeholders commented on this subject. The GLA considered that the growth envisaged is in line with the council's projections and the London Plan (statutory spatial development strategy for the Greater London area). Other comments related to the need to reprovide housing and provide genuinely affordable homes. Some said that population projections are required.

Retail

Concerns were expressed by two stakeholders over viability especially in relation to other North London centres and the need to safeguard other nearby district centres such as Crouch End. Also mentioned was the need to take account of changing shopping habits.

Employment

One respondent said that there is a need to protect the community and cultural legacy by promoting the Cultural Quarter for affordable workspace and creativity.

Building density and height

Four public bodies commented with regards to this topic. The GLA agreed in principle that Wood Green is an appropriate location for tall buildings. Concerns related to the impact of tall buildings on heritage assets, views of Alexandra Palace and to potential over-development. A tall building validation study was recommended by one participant.

Community infrastructure

This was the most commented topic with 13 comments from 8 consultees. It was noted that the council may wish to revise its CIL (Community Infrastructure Levy) planning tool for local authorities to help deliver infrastructure to support the development of their area) to reflect the uplift in values for public benefit and coordinate requirements per development.

It is questioned whether Crossrail 2 funding will impact on the ability to deliver social infrastructure. It was mentioned that commitments should be made regarding the provision of GP services and health care infrastructure and to ensure no net loss of playing fields, sports facilities and existing green spaces. These should be preserved and improved some said.

It was also suggested that the AAP should include a section mapping existing social infrastructure, quantifying existing health infrastructure and showing deprivation and health inequalities. There is a willingness to work together to test the plans and consider locations for social infrastructure such as health care.

Finally one consultee noted disappointment that no commitment was made for the provision of a swimming pool.

Environment

19 comments from 5 consultees were received linked to natural resources, health & wellbeing and environmental sustainability with the following recommendations:

There should be a greater focus on water courses that could be brought to life, offer public access and have their water quality improved (with quality objectives). An idea put forward was that the Moselle river is de-culverted wherever possible.

The plan should consider the Thames River Basin Management Plan. It was also noted there is a critical drainage area in the northern part of the plan area and that Sustainable urban Drainage systems (SuDs) should be promoted.

It was said there is a need for Level 2 Flood Risk assessments for new sites. And finally, it was noted that a net increase in water demand should be taken in account.

Some respondents said there should be measures to address the predictable increase of nitrogen emissions and pollution caused by traffic.

One respondent advised embedding the principle of active design into the plan to encourage active/healthy lifestyles.

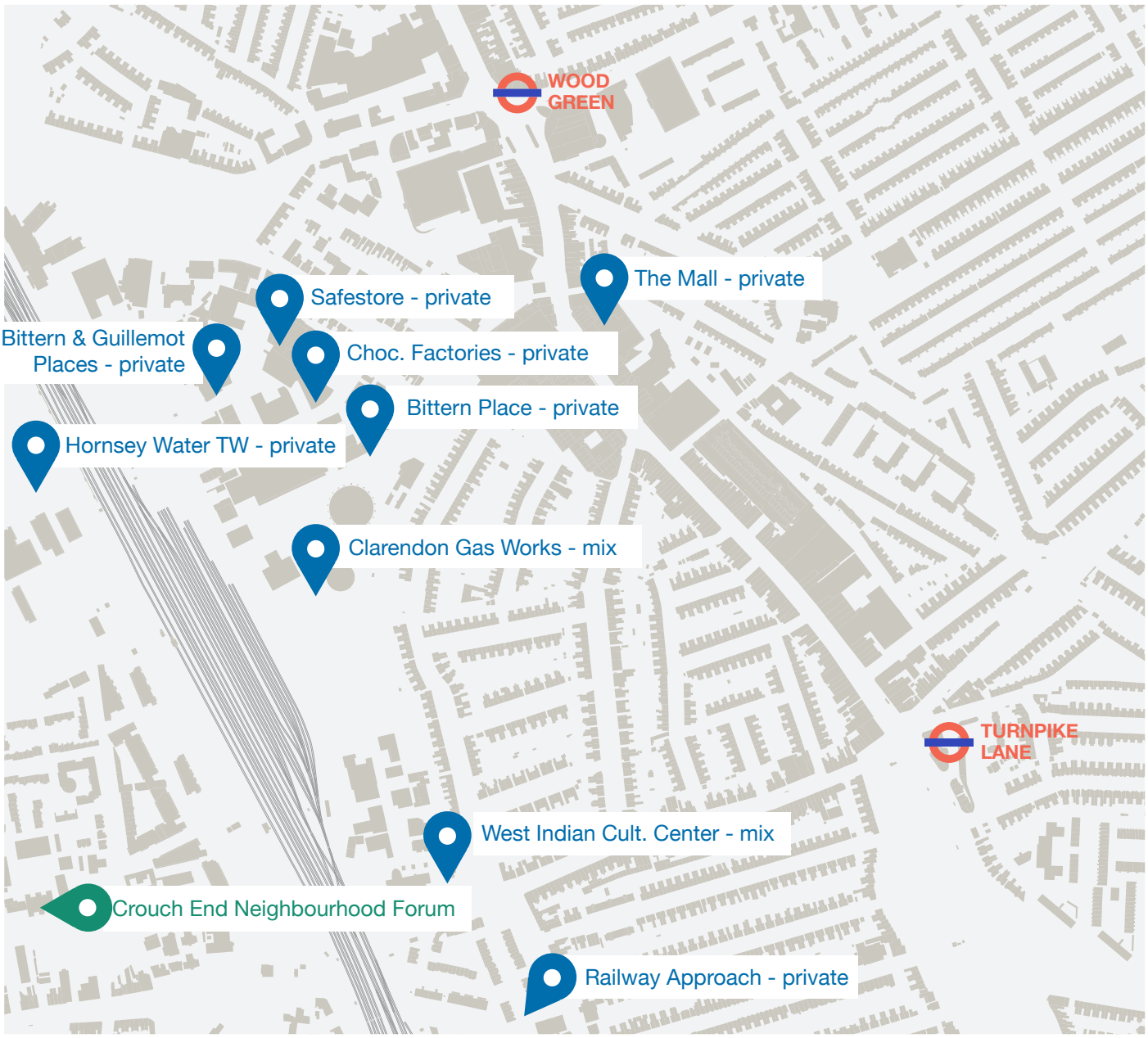
'LANDOWNERS' AND STATUTORY STAKEHOLDERS THAT HAVE RESPONDED TO THE FORMAL CONSULTATION

LOCAL OVERARCHING STAKEHOLDERS

- Catherine West Memb. Parl.
- Haringey Liberal Dems

BROADER OVERARCHING STAKEHOLDERS

- GLA & TfL
- London Cycling Campaign
- Environment Agency
- Sport England
- Thames Water Utilities Ltd
- Natural England
- NHS London Healthy UDU
- MET Police Service
- Highways England



Responses from landowners

The summary below is of the representations made by some of the key landowners (composed of freeholders and long leaseholders) in Wood Green.

Comments were particularly related to the following sites (please look at the map page 19): The Mall, The Chocolate Factory 1 & 2, Clarendon Road Gas Works Site, Olympia Trading Estate, West Indian Cultural Centre, Hornsey Water Treatment Works, Safestore Site, Railway Approach / Hampden Road, Guillemot Place and Bittern Place.

Options and redevelopment process

The ambitions presented in the AAP for Wood Green were positively received by all 13 respondents, with some stating specific support for the single Wood Green Crossrail 2 station and four respondents for Options 3 or 4 (1 or 2 Crossrail stations). Reasons included the potential that a single Crossrail 2 station would have to maximise connectivity and assist in delivering high levels of housing and workspace. There was a willingness generally to cooperate and work with the council to explore options as part of the plan development.

Flexibility

A number of responses questioned either the existing or proposed boundaries for the Town Centre and the Cultural Quarter defining the areas for retail and employment. A proposal from two landowners was made to extend the Cultural Quarter boundary to include the Metropolitan Police compound on Western Road and clarification was requested on the boundary along Coburg Road.

Some concerns were raised over the plan being too prescriptive and a risk to development. Flexibility was suggested with regards to the mix of affordable housing and workspace on one hand and economic and business growth on the other hand. It was suggested that the mechanism and form of achieving flexibility should be explained in the AAP.

Connectivity and accessibility

There was general support for improving access to businesses, especially the east-west connectivity and the improved link to the Cultural Quarter proposed. This was considered as a positive ambition that would help attract high quality employers as well as improve links to Alexandra Palace. A number suggested that improvements were needed to the Penstock tunnel (going under the railway and linking Wood Green to Hornsey and Alexandra Palace). They also said that consideration should be given to the opportunity to link through the Thames Water Treatment Works, directly into the Park.

Housing

Three landowners expressed their wish to protect their development opportunities and suggested that housing and employment targets should be a minimum. The landowner of the Thames Water Treatment Works wished to affirm the suitability of this site for housing development, subject to Thames Water's operational clearance.

Employment

This was recognised as a key issue for the success of Wood Green. Stakeholders said generally that increasing housing and workspace provision would help delivering quality employment, economic prosperity and achieve Haringey's growth ambitions on employment and residential density. A number of respondents recognised the benefits of SME (Small and Medium-sized Enterprises) workspaces, the demand within Haringey for artist studios and the currently limited number of flexible workspaces within the area. They said that given its location and accessibility, Wood Green could become a more sought after location for SME workspace.

However it was also noted that viability and delivery should not be restricted by development control or capped rents nor current demand for SME workspace. It was also noted that SME workspace development needed to be funded through the intensification of sites and greater residential densities. One respondent raised concern over "workspace" being identified as the only proposed land use for the Cultural Quarter in terms of employment generating uses.

Building density and height

Ten comments on heights and density were made. It is noted that to deliver quality and additional workspace, this would require an increase in residential densities to the level identified in Table 3.2 of the London Plan. Some said they would like a more flexible and design-led approach that would take consideration of local context, character, proximity to public spaces and connection hubs. They also noted that height can be used to create markers and wayfinding devices.

A specific comment was made regarding the need for a landmark building to replace the historic gasholder (44m high).

Others would like to see the density and heights on their sites increased to reflect the ambition for Wood Green to become an Opportunity Area and to deliver the quantum of new homes needed, including the area around the West Indian Cultural Centre and Hampden Road.

A number of comments noted the need to reconcile the AAP with the Local Plan Policy about views (DM5) that locates significant local views which cross Wood Green and could restrict the council's ability to deliver the quantity of development required.

Community infrastructure

A couple of consultees noted the need for a review of the CIL (Community Infrastructure Levy) to meet the aspirations of the AAP in terms of infrastructure and to undertake household projections. This is to ensure sufficient growth. Also it has been said that there is a need for further testing in terms of infrastructure requirements, quantum and mix of development, and viability.

Environment

Opportunities for environmental and ecological enhancement far and above any retention of the filter beds on the Thames Water Treatment Works site is recommended along with positive support for the New River Path and green network.

OPTIONS

WOOD GREEN'S
FUTURE

CHAPTER 04
COMMUNITY RESPONSES TO THE OPTIONS

Introduction

The majority of community responses were received from public exhibitions, door-to-door sessions, completed surveys and focus meetings such as resident associations.

The findings are presented in the following categories:

a) Feedback on the redevelopment process itself

b) Feedback on the options by

- uses facilities
- character areas
- placemaking qualities.

Response to the options

Of the four broad options presented for regeneration the findings from the community indicated strong support for Option 4, which proposed the most significant transformation for Wood Green. The idea behind this option is to make it a remarkable centre in Haringey and an important hub in North London.

What participants liked the most about Option 4 was:

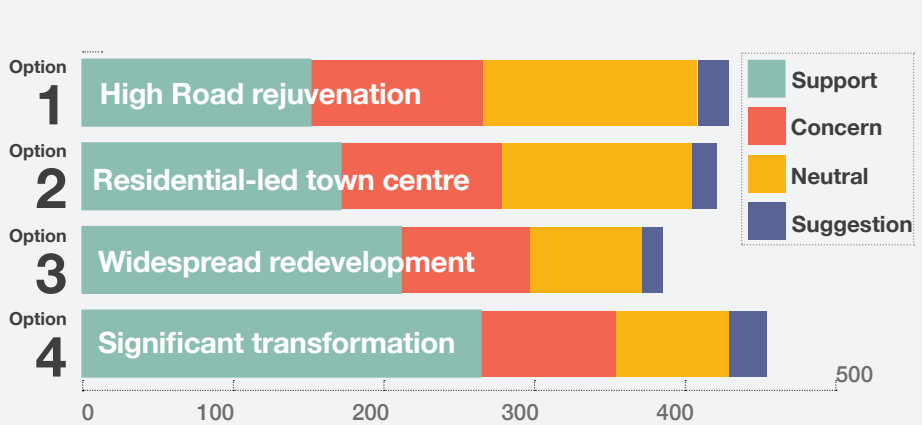
- An ambitious project responding to a need for change;
- The town square, the new library and central Crossrail 2 station;
- The redeveloped town centre including the removal of the current Mall, with quality public spaces and an extension toward the Cultural Quarter;
- The green link and connection with Alexandra Palace and Park;
- The better mix of uses and retail offer.

There were also a few questions and suggestions about Option 4.

Some were curious to see what a renewed centre would look and feel like. A few thought it would be good to keep an indoor sheltered shopping area. A few had concerns about where traffic would go if the High Road is more pedestrian friendly.

Finally some asked about where impacted residents and traders would be relocated.

HOW WELL DID EACH OPTION DO ACCORDING TO THE COMMUNITY?



Nature and amount of comments for each option (out of 1688 comments)

Response to the options versus the goals

On the online survey and feedback forms, participants could tell us how well each of the four options were doing against the four goals that bring the community's needs and the council's aspirations together.

As you can see below, of the 120 people who took this part of the survey, more felt that Option 4 matched each shared goal better than the others.

Goal 1. Improving the uses of the town centre (68% of support for Option 4),

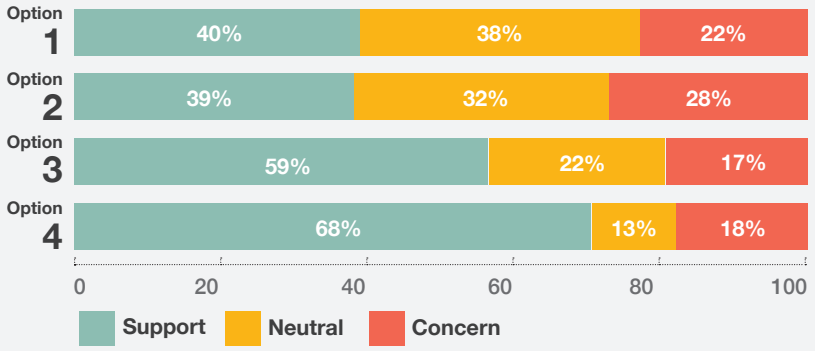
Goal 2. Making unique places for people (66% of support for Option 4),

Goal 3. Creating a well connected place (66% of support for Option 4),

Goal 4. Developing Wood Green as Haringey's sustainable capital (60% of support for Option 4).

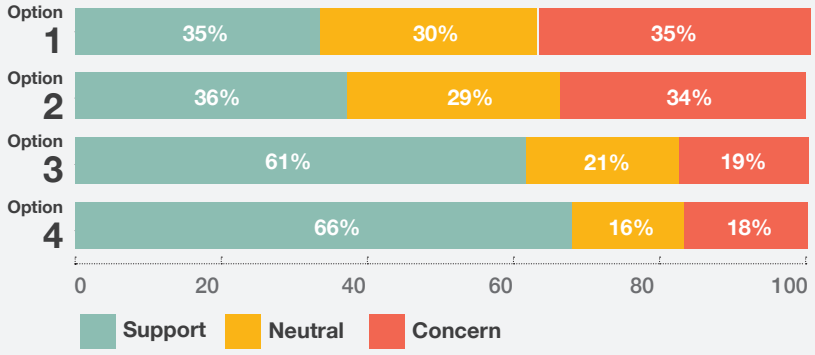
This reflects the community members' interest in an ambitious plan and 'readiness' for a significant change to improve Wood Green.

GOAL 1 - HOW WELL DID PEOPLE SAY THE OPTIONS IMPROVE THE USES OF WOOD GREEN TOWN CENTRE?



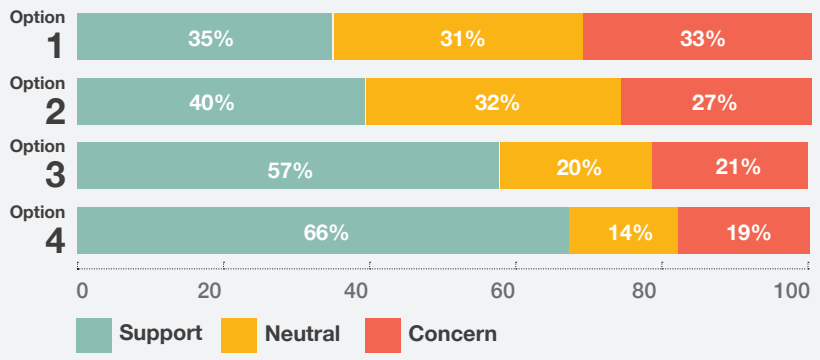
Options scoring by the community in terms of uses (out of 120 responses)

GOAL 2 - HOW WELL DID PEOPLE SAY THE OPTIONS MAKE UNIQUE PLACES FOR PEOPLE IN WOOD GREEN?



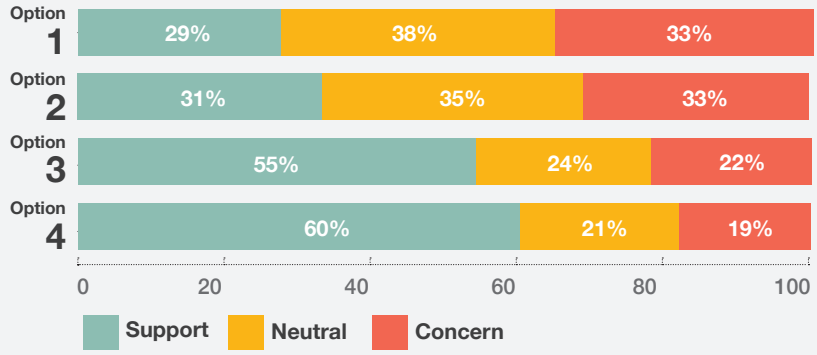
Options scoring by the community in terms of placemaking qualities (out of 113 responses)

GOAL 3 - HOW WELL DID PEOPLE SAY THE OPTIONS MAKE WOOD GREEN WELL CONNECTED?



Options scoring by the community in terms of connections (out of 113 responses)

GOAL 4 - HOW WELL DID PEOPLE SAY THE OPTIONS MAKE WOOD GREEN A 'CAPITAL'?



Options scoring by the community in terms of social and environmental facilities (out of 114 resp.)

REDEVELOPMENT

Comments on the redevelopment process

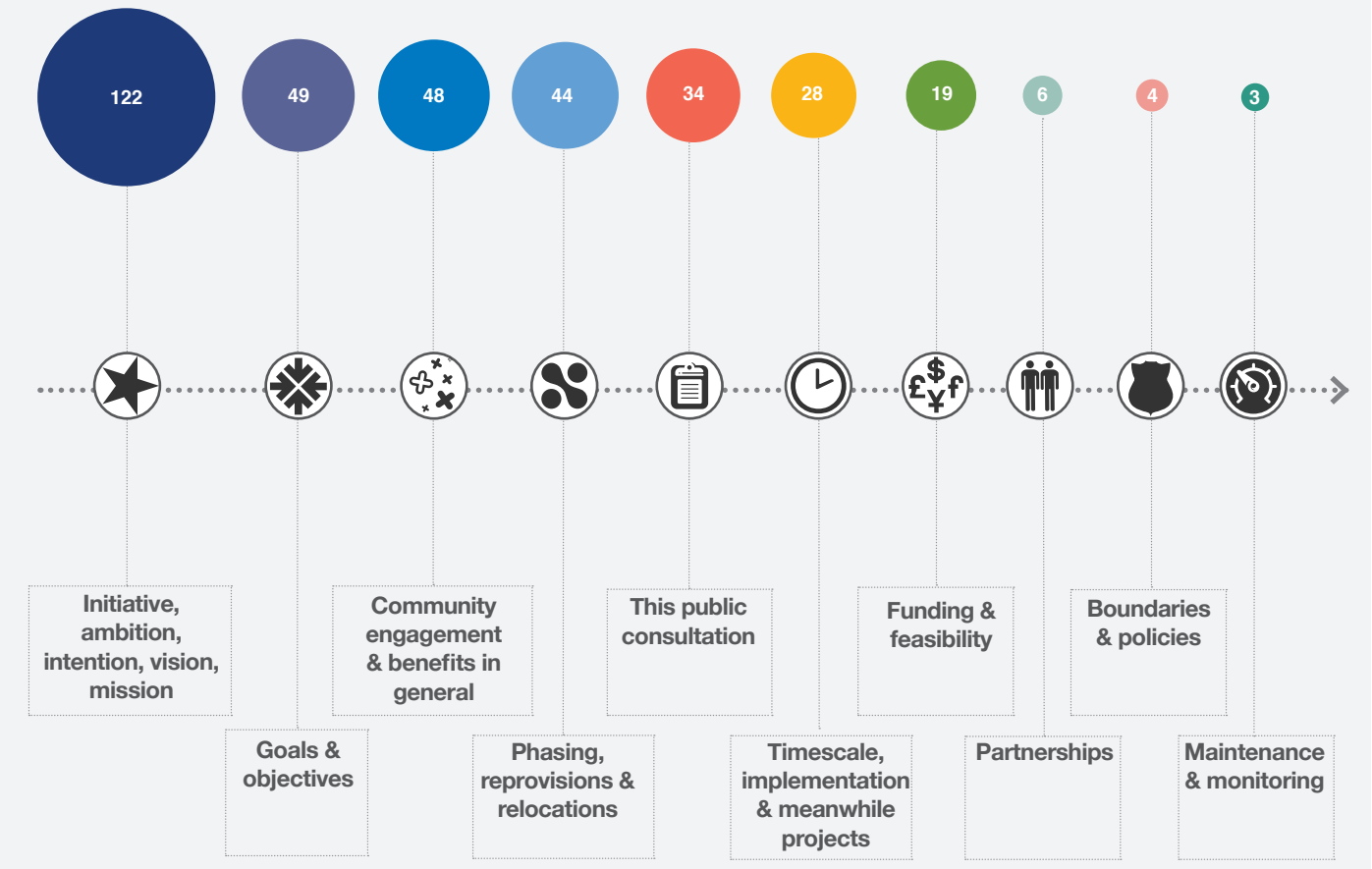
The bar chart below shows the most talked about topics in connection with the redevelopment process.

There were some interesting questions about the plan's development and consultation's process. See pages 28 and 29 for more information.

A FAQ (Frequently Asked Questions) booklet was available at the exhibition and online. Some questions were about aspects of the plan that are being developed in the next stage such as around delivery and phasing.

These elements will be subject to future consultation on the preferred option.

WHAT ARE THE MOST DISCUSSED TOPICS ABOUT THE REDEVELOPMENT PROCESS?



Process topics most discussed by the community / Stage 3A (out of 348 comments)

Initiative, ambition, intention, vision, mission
122 comments

+ SUPPORT

A large majority of people supported the intention, aspirations and ambitions of the plans (49) and said Wood Green is in desperate need of improvement.

Most people liked Option 4 (30) because it showed the highest ambition however some people thought Options 1 and 2 were better as they would be recession proof and less disruptive (9), and others liked Option 3 as a balance between disruption and change (7).

- CONCERNS

A number of residents raised concerns about demolishing the Mall and bridge (8).

Of the 4 options, Options 1 and 2 were the ones which most people felt lacked ambition (16).

A few felt that Option 4 does not provide enough certainty and may be too ambitious (3).

Goals & objectives
49 comments

+ SUPPORT

Overall, people agreed with the common goals of the plans (39), describing them as ambitious (3), studied and deliberate (1), and offering the chance for investment (1).

- CONCERNS

People worried about congestion and overcrowding (3), whilst others were concerned about the focus on public transport and traffic - either too little, or too much (2).

Community engagement & benefits in general
48 comments

+ SUPPORT

Many participants were in favour of short-term community-led projects and were ready to help deliver them (36).

- CONCERNS

There was concern that the plans would attract more corporate companies, rather than 'community-led' initiatives or ethical companies (5).

Some respondents were also concerned that there were few specific community benefits for the old and young in the plan (4).

There was also concern over how people who are relocated out of Wood Green could benefit from the changes (3).

Phasing, reprovisions & relocations
44 comments

+ SUPPORT

Some were supportive of relocation as an opportunity to have new housing designed specifically to their needs - e.g. disabled access (3).

- CONCERNS

There was some concern at the lack of clear information in the proposals as to how and what housing, retail and work space relocations and provisions would be made (21).

Sky City residents were worried about being relocated outside of the borough (2) and thus being separated from neighbours and communities (5).

Representatives of impacted facilities such as the Asian Centre were concerned about the future accessibility of their premises as good public transport and vehicular access is currently a major incentive for their members (2).

A resident from the Caxton Road area was worried that the council wouldn't buy the properties that need to be demolished for the plan for a fair price and would unfairly use its CPO - Compulsory Purchase Order powers (1).

§ SUGGESTIONS

Some suggested that people living above the Mall - in Page High and Sky City estates - should be provided with accommodation within the area (2), and that this should be 'like-for-like' (5) and if possible with better outdoor areas.

There were also suggestions that reasonable alternative accommodation for Cultural Quarter artists should be offered as part of the plan (3).

This public consultation
34 comments

+ SUPPORT

Many commented that the information presented at the public consultation was useful (11), and that staff were helpful (8).

§ SUGGESTIONS

A few suggestions were made to simplify the understanding of the options for instance with a comparison chart for the 4 different options, photos and 3D views (9).

Also some expressed the need for a project website (3).

A couple of comments described the consultation materials as being too detailed or not detailed enough (3).

Timescale, implementation & meanwhile projects
28 comments

- CONCERNS

The main concern was the disruption during the construction works (12) for instance about how Arriva would continue to deliver bus services or the loss of income for shops.

Some participants were surprised that there was no indication about the timescale for each option (9).

A few suggested the regeneration should happen as fast as possible to quickly improve the area and prevent too long disruptions (4).

§ SUGGESTIONS

There should be more short-term projects shown on the plan as quick wins for the area (2).

Someone said that the plan should be broken into smaller doable projects in case there are no investors interested or no Crossrail 2 stations coming (1).

Funding & feasibility
19 comments

+ SUPPORT

There was support for one Crossrail station, instead of two, if this would lower the cost of the development (2).

- CONCERNS

There was a fair amount of concern over the very large scale of the project, the cost and the long term implementation (7).

§ SUGGESTIONS

Many people wanted to know more about how the regeneration scheme will be funded (10).

Partnerships
6 comments

- CONCERNS

Many people expressed concerns about the dependency of the plans on TFL decisions - e.g. for Crossrail 2 (5).

§ SUGGESTIONS

There was one suggestion that TfL could change Wood Green to zone 2/3, as they have at Stratford (1).

Boundaries & policies
4 comments

- CONCERNS

Someone was unclear how the boundaries of the plan had been chosen (1).

§ SUGGESTIONS

Some thought that boundaries of the plan should stretch further than Turnpike Lane (2).

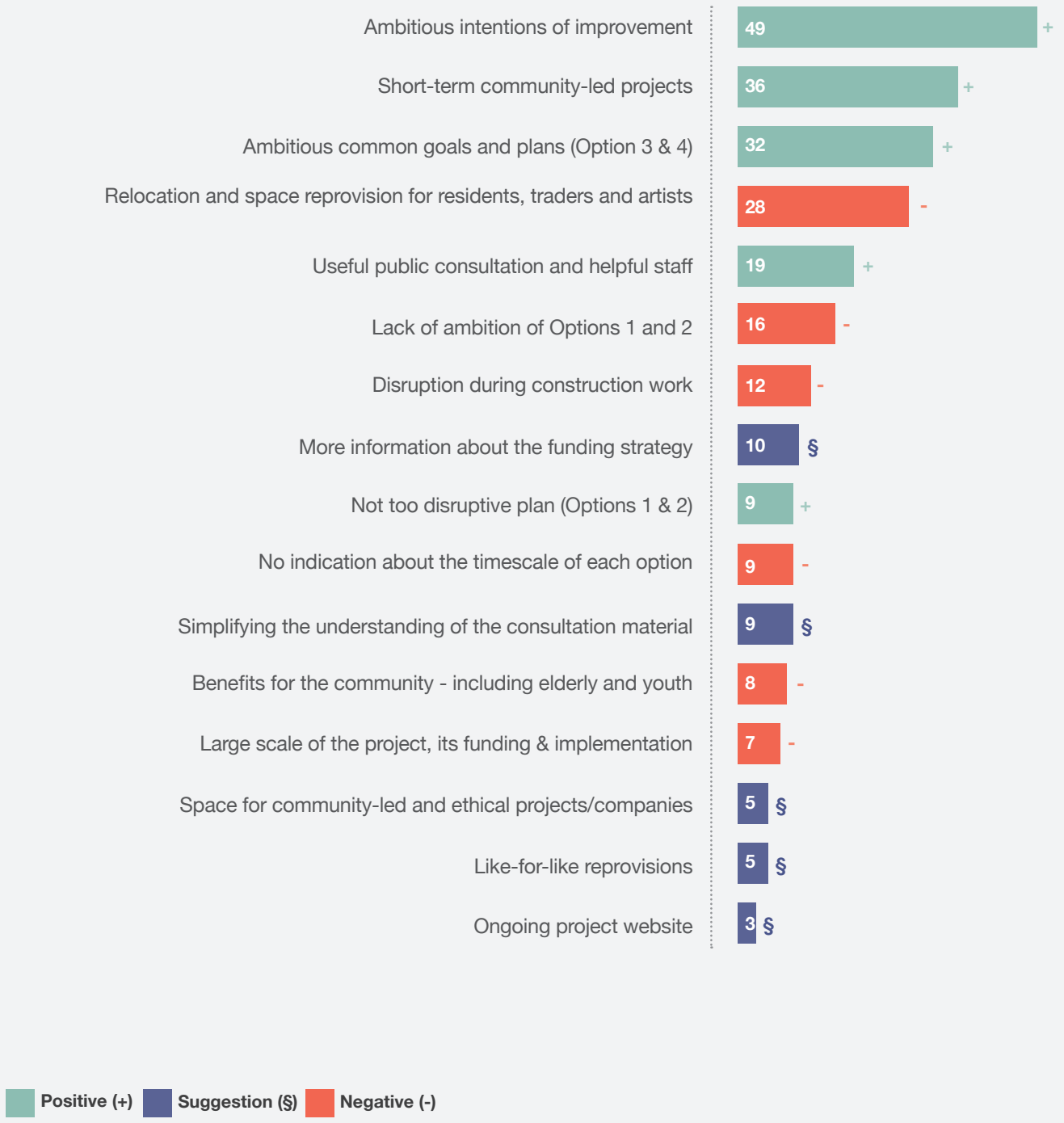
There was a suggestion that there should be policies created to ensure there are enough affordable homes in the plan (1).

Maintenance & monitoring
3 comments

- CONCERNS

There were concerns that the current level of maintenance of the High Road and surrounding areas will not be enough to maintain the proposed Green Link and other new public spaces (3).

WHAT ARE THE HOTTEST TOPICS ABOUT THE REDEVELOPMENT PROCESS?



Top groupings of community comments on the process / Stage 3A (out of 348 comments)

TOWN CENTRE USES

Comments by uses

In this part of the report, we have grouped comments on all options by use or activity, to inform the next stage of developing the preferred option.

The table below shows that the uses most discussed were about transport and parking, public spaces, housing and retail.

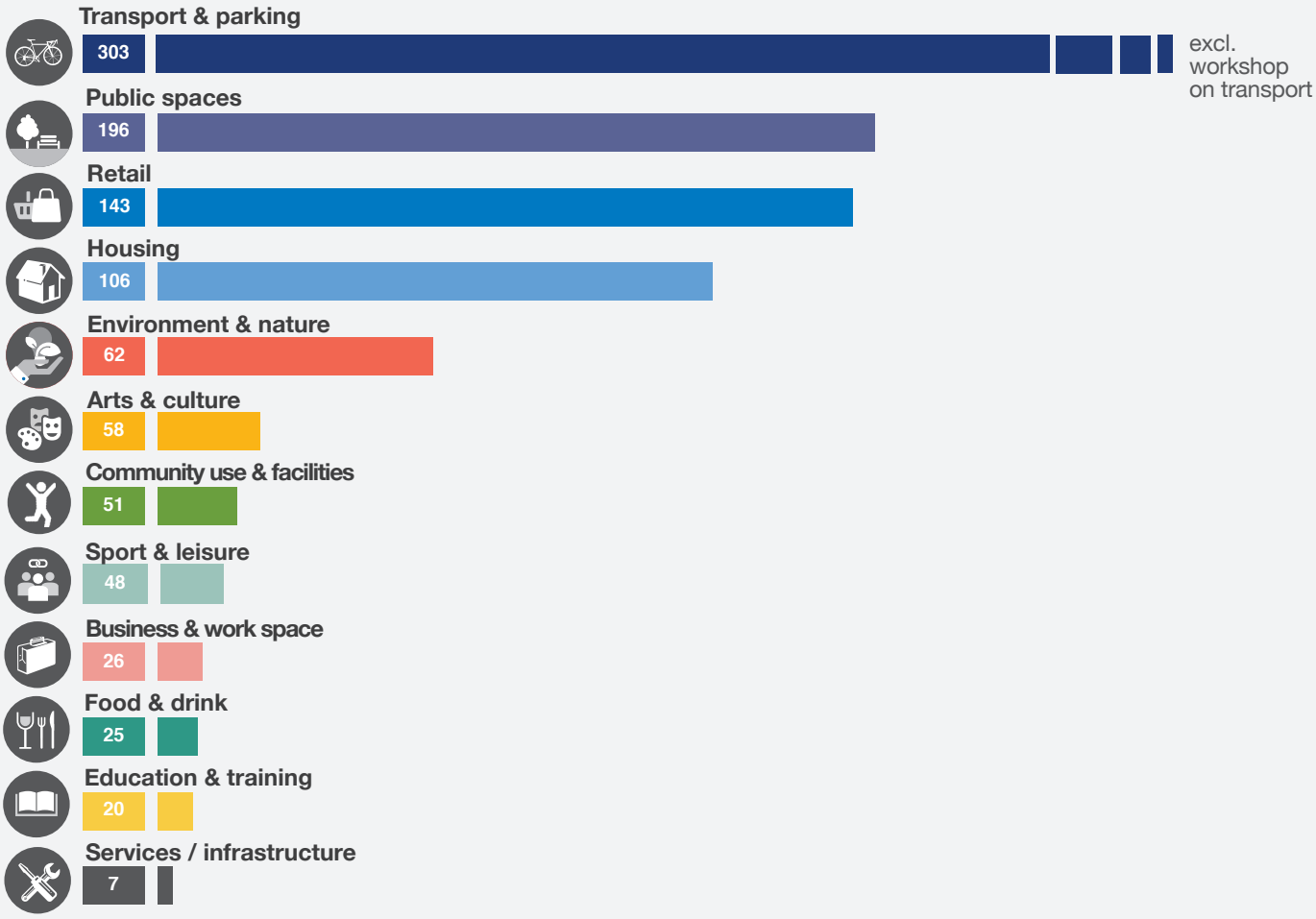
On transport and parking most comments were about Crossrail 2.

On public spaces comments where mostly about the new town square and the green link.

For housing, comments were generally about the new housing provision and the importance of taking account of the needs of existing residents.

Regarding retail, most of the comments were about the need for an improved mix of retail and comments concerning the redevelopment of the Mall.

WHAT USES AND ACTIVITIES HAVE THE COMMUNITY MOST DISCUSSED?



Uses most discussed by the community / Stage 3A (out of a total of 1050 comments)

Transport & parking
303 comments

+ SUPPORT

Nearly double the amount of people favoured the one central Crossrail station because they felt it would better serve local people (41). 25 people, particularly those living around Turnpike Lane, preferred the two stations option (one at Alexandra Palace and one at Turnpike Lane).

Many felt that the plans supported more efficient transport networks and connections across Wood Green (25). Plans to improve the connectivity between Alexandra Palace, the Cultural Quarter and the High Road were popular with many residents (30).

A few people supported an increase in bus garage capacity either through redevelopment or relocation (8).

- CONCERNS

Concerns focused around the possibility of the area becoming too dense and congested (16).

Concerns related to Crossrail 2. These included the decreased connection between Wood Green and Alexandra Palace with one Crossrail station (9); dependency on TfL decisions (4); and disruption during Crossrail 2 construction (1).

Some were concerned about the lack of parking provisions shown in the plans (11). Whilst others focused on the lack of traffic and cycling provision (7) and the risks of restricting traffic causing more problems (2).

§ SUGGESTIONS

Almost half of the suggestions around transport were based on improving traffic management - on High Road, Hornsey Park Road and Bounds Green Road (37) and implementing cycling lanes and facilities (13).

A few respondents suggested that new and existing stations in the area need step free access (6), as well as more general improvements and expansions (4). Some recommended integrating the bus garage and new Crossrail 2 station (6).

There were a handful of suggestions to increase East-West links to and from Alexandra Palace (6).

There was one suggestion for a Park and Ride for the area (1).

Public spaces
196 comments

+ SUPPORT

Most people support the idea of a new green, pedestrian friendly and well located town square (34), including places to sit, meet and relax (19).

The majority of those viewing the public exhibition supported Option 4 as the best proposal for improving the use of the town centre, and creating unique spaces for people (74).

There was support for a market (14), and most people wanted this to be outdoor (10).

- CONCERNS

A small number of participants highlighted that anti-social behaviour in new and existing public spaces needs to be addressed (3).

A few people mentioned that they do not want a market (5).

There were also a handful of comments expressing concerns about the design of the public spaces within the town centre - e.g not enough emphasis on public areas, design not very distinct. (4).

§ SUGGESTIONS

There were suggestions that these public spaces should be kept clean and well maintained (8), and perhaps be sheltered (9).

Generally, people suggested public spaces with particular street features (15) such as water installations, street furniture, playgrounds, and new iconic landmarks.

There was a suggestion that there should be toilets at Ducketts Common (1).

Retail
143 comments

+ SUPPORT

For the most part, we saw support for replacing Shopping City with an entirely new structure, including the Mall bridge (29). A few people explicitly favoured a street based retail environment (5).

People generally wanted a broader range of shops including markets (17) and small independent businesses (2).

People also supported the rejuvenation and development of the High Road as seen in Options 1 and 2 (13).

- CONCERNS

Others expressed concerns about the plans being too retail-led (4); retail spreading beyond the High Road (1); or Wood Green becoming like Westfield in nature (2).

There was concern over the process of changing the retail offer, such as loss of profit for shop owners (3) and loss of jobs and workplaces in the area (1).

§ SUGGESTIONS

Many suggestions we received about retail, proposing a better balanced mix of use and higher quality shops (27) and retail premises (5). Many comments also suggested a more creative industry with more independent shops (14) and for Wood Green to keep its unique character (4).

i STATEMENTS

Statements about the current state of Wood Green were mostly about the high amounts of low quality shops (17) and partly concerned with the area looking unattractive (3).

Housing
106 comments

+ SUPPORT

There was popular support for the building of new housing proposed in the plans, including the opportunity to re-house existing residents (31).

Some support came for housing in better homes within mixed use areas (3), such as with the Civic Centre and retail (3).

Overall, there was a good response to the housing plans with a number of responses linking the plans to improving Wood Green as a place to live either through quality of life (2), or being affordable and value for money (4).

- CONCERNS

The most frequent concerns around housing were based around housing becoming unaffordable (26).

§ SUGGESTIONS

There were some comments that rehousing should be within the local area only (7). Additionally, people suggested that houses should be both affordable, and good quality (8).

Environment & nature
62 comments

+ SUPPORT

Overwhelmingly, there was support for the East-West Green Link (23), as well as more green public areas generally (24).

- CONCERNS

There was concern over the capacity of options 1 and 2 to improve and increase green space (2). There was also concern over the lack of focus on improving existing green spaces, not just new ones (2).

§ SUGGESTIONS

Some suggestions were made for implementation of community gardens and pocket parks (6), as well as more greenery along the High Road (3).

Other suggestions included green roofs on new buildings (1), and relating the East-West Green Link to the hidden Moselle River (1).

Arts & culture
58 comments

+ SUPPORT

Many supported improving accessibility to Alexandra Palace (14).

Others mentioned that they supported more arts spaces and cultural venues within the plans (9), including the inclusion of the Cultural Quarter in the redevelopment plans to make Wood Green a distinctive culture destination (10).

- CONCERNS

The main overall concern was the risk of Wood Green loosing its cultural diversity (2) including the fear of losing two cinemas (1); no reference to the artist community in the plans (1), and no solid plan for a theatre (1).

§ SUGGESTIONS

There was consensus from participants that rent rates in the Cultural Quarter should be affordable (4), and available to local artists and performers as co-working spaces (3).

Some people said that it wood be good to have a large communal space at the library available for indoor markets, public performances and community-led projects (5).

Similarly, it was suggested there should be increased council support in supplying suitable spaces for artists from the Cultural Quarter (4).

One suggestion was to use containers as temporary work spaces (1), whilst others recommended setting up an open access print studio (2).

Someone suggested that the new library could be a cultural one-stop shop in Wood Green combining the library with a museum containing the archives of Haringey. (1)

Community uses & facilities
51 comments

+ SUPPORT

There was general support for a new library and the main council offices being moved to the centre of Wood Green (17).

- CONCERNS

There was strong concern for the lack of service provision to cope with the increased population in the area (16).

§ SUGGESTIONS

There were some comments suggesting that more youth services are needed (6). Similarly, people suggested more provision for older people (4).

Specific suggestions included creating an information centre in the area (2), facilitating a community land trust/co-op in the area (1), and combining the library and Civic Centre (1).

A couple of people were interested in the idea of having a large multigenerational cultural centre that would be used at different times of the day and the week (2).

Sports & leisure
48 comments

+ SUPPORT

In this area, we saw support for more space for outdoor activities built within the East-West Green Link (5).

We also saw a number of supportive comments for the development of the Mecca Bingo and Vue Cinema land for a leisure centre (4).

§ SUGGESTIONS

Many suggestions pointed towards a swimming pool and leisure centre (19).

There were also suggestions for the building of public space which could encourage leisure activities such as park gyms (3), as well as spaces for activities for children (3).

Specifically, suggestions for a theatre (2), festival (1), and skateboarding park (1), were mentioned.

Business & work space
26 comments

+ SUPPORT

Frequent comments showed support for the creation of more work space in Wood Green (2), including shared workspaces (2), to bring more employees into the area (2).

Some supported a general increase in investment in the area for work spaces (2), and others supported new workspaces being clustered at Wood Green and Turnpike Lane (2).

- CONCERNS

The main concerns raised were based around the envisioned gaps in the plans. These included lack of business opportunities including engineering and manufacturing (2); lack of balanced uses (1); and benefits to local people, rather than external companies (1).

High price of work space (3) and relocation during the development (1) was a concern for a few participants.

§ SUGGESTIONS

Suggestions were mainly made on the role the council could play in the creation of work spaces in the regeneration. These included keeping rents at current prices (4); using planning tools to keep current studios intact (1); providing support for artists seeking suitable studios (2) and offering alternative accommodation to business who have to vacate (1).

Food & drinks
25 comments

+ SUPPORT

Some people supported the plan's better provision of restaurants and places to meet (2), including a market (3).

Others, liked the improved evening economy provision (3).

- CONCERNS

A small number of people showed concern that a more active evening economy could cause more anti-social behaviour (3). One respondent pointed to Option 1 as an example of a plan without enough cafe provision (1).

§ SUGGESTIONS

Notably, most people suggested the need for an improved diversity of restaurants, cafes and bars (13).

Education & training
20 comments

- CONCERNS

There were a number of respondents who expressed the opinion that there was no need for a new library building (5). A couple of other comments were concerned about the possible Civic Centre demolition (2).

§ SUGGESTIONS

Notable suggestions to improve the education and training prospects in the area included hosting a university or college campus in the area (3), opening up Crossrail 2 apprenticeships to Wood Green's youth (2), and adding a cafe to the library to make it a more appealing work space (1).

Technical services & infrastructure
7 comments

- CONCERNS

Mainly, respondents expressed concerns around litter and rubbish disposal services (4). Others were concerned with drainage and sewage provisions (2).

§ SUGGESTIONS

There was one suggestion of using waste to create cleaner energy (1).

WHAT ARE THE HOTTEST TOPICS ABOUT THE TOWN CENTRE USES?

Top groupings of community comments on uses (out of 1074 comments)

Manned sessions at the consultation hub

TOWN CENTRE AREAS

Comments by areas

Different areas in Wood Green have been the subject of discussion. On the next pages you will find a summary of comments by areas.

The areas most discussed were:

1. Wood Green Central Area
   - New town square and library
   - New shopping and High Road
   - The link to Alexandra Park
   - The Cultural Quarter
2. Area around Turnpike Lane Station
   - Ducketts Common
   - Turnpike Lane Station
   - Turnpike Lane
3. North High Road
   - River park House,
   - Arriva bus garage,
   - Mecca Bingo hall,
   - Vue cinema
   - Civic Centre

WHICH AREAS HAVE THE COMMUNITY MOST DISCUSSED?

Areas most discussed by the community / Stage 3 A (out of 516 comments)

Around the new town square & library
188 comments

+ SUPPORT

Many people supported Option 4 as the best option to develop Wood Green as Haringey's capital (68).

There was a strong indication that most people support a Crossrail 2 station in the middle of Wood Green (24).

A lot of responses also strongly supported having a proper, opened up town centre (30) that is green (6) and with the chance for a market (7) or evening activities (4).

Many also liked the redevelopment of the library in a central location (16) and combined with a new Civic Centre and Haringey's customer service (1).

- CONCERNS

Concerns centred on tall buildings creating a dark and over-dense place (6).

There were a handful of comments which rejected proposals for a central Crossrail station (8). Some also were concerned about loss of Sky City (3).

Representatives of the Asian Centre expressed their need to stay central in Wood Green (2).

§ SUGGESTIONS

There were a few suggestions that there should be more places to sit and socialise in the town centre (7).

People also want to see more greenery along the High Road (3).

Concerning the library, people suggested keeping it on the ground floor (1) and creating more community spaces inside (2).

The new shopping centre & the High Road
120 comments

+ SUPPORT

Many supported the idea of replacing Shopping City with a new structure (32).

Lots of residents also supported the proposal of a broader range of shops and restaurants on the High Road (13), and improving the High Street environment more generally (14).

Many supported traffic and road provisions shown in the plan, including wider streets (2), more cycling lanes (2), and The High Road being at least part pedestrianised (2).

A few comments supported the chance for independent retailers (5), markets (4) and improved evening economy (1).

- CONCERNS

Some people did show concerns over loosing the Mall completely (14).

A few responses were concerned about having residential areas near the High Road or Mall (5).

§ SUGGESTIONS

Many people wanted to see higher quality shops in any future development of the town centre. (15).

There were a few suggestions to keep a variation on the mall, either refurbished (1), or a new more modern mall (1). There were also ideas about putting Crossrail 2 inside the mall (1) and keeping the Mall's market Hall (1).

A few suggested creating more cycling facilities and lanes on the High Road (4), as well as zebra crossings and more traffic lights (2).

A few people focused their suggestions on keeping Wood Green's retail/High Road character (5).

The link to Alexandra Palace
71 comments

+ SUPPORT

The vast majority of people supported the idea of a new link towards Alexandra Palace (37), and many liked its linear design and park like qualities (9).

In general, people supported a better connection to Alexandra Palace either through sightlines (7), Crossrail 2 (3) or a bridge (3).

- CONCERNS

A few people were concerned by the proposed bridge above Hornsey reservoir as it would be expensive and the access to the Palace from there would still be difficult because the land is very steep (3).

There was a small amount of concern that the East-West Green Link vision seemed unlikely to be achieved because of the housing that would need to be demolished to deliver it (1).

One person didn't want to see better links between Wood Green and Alexandra Park as it would diminish the character of each area (1).

§ SUGGESTIONS

Some people suggested that the link should be pedestrianised (2), or that there should be better transport towards the Palace (1).

There were a couple of suggestions for a cycling path between the Palace and Wood Green (2), as well as more innovative solutions such as a cable car or electric vehicles (2).

The Cultural Quarter
57 comments

+ SUPPORT

A large amount of support came for better access between Wood Green and the Cultural Quarter (14).

Alongside this, many also supported the redevelopment and improvement of the Cultural Quarter and Chocolate Factory (10).

- CONCERNS

There were concerns about the redevelopment of the Cultural Quarter, namely around the price of rents increasing (8), possibly causing vulnerable groups to be priced out (4).

There was also concern that there would be an overall loss of 'messy' studio space in the Cultural Quarter (9).

§ SUGGESTIONS

The main suggestion for this area was that work spaces should be affordable (7).

Specific suggestions included using containers as temporary work spaces (2 comment); improving cycling access in the cultural quarter (1) and more public art and sculpture in the area (1).

i STATEMENTS

The Cultural Quarter was cited as a unique space for artists and musicians (1).

Bus garage, River Park House, Vue Cinema area, Civic Centre
43 comments

+ SUPPORT

There was some support for the idea of moving the bus garage (6) and increasing its capacity (1).

A little support for the redevelopment of the Civic Centre was seen (1), as well as the notion of housing on this site (1).

- CONCERNS

Mainly, concerns focused around housing being built above the bus garage, as it would be very noisy for residents (6).

There were also some concerns that the height of buildings proposed on this site and garage area were too tall (7).

A number of people were against demolishing the Civic Centre (4), and using some of the area for housing developments (1).

§ SUGGESTIONS

We also saw a number of supportive comments for the development of the Mecca Bingo and Vue Cinema land for a leisure centre (4).

A few suggestions were made to demolish River Park House (3).

Suggestions about the bus station included that it should be easily accessible (2) and perhaps integrated into the Crossrail station (1).

Two people suggested replacing the Vue cinema by, for instance, a swimming pool as the cinema is not using land in an optimal way (2).

Some people suggested it would be a good idea to relocate, improve or redevelop the travellers's site next to the Civic Centre (5),

Around Turnpike Lane station
32 comments

+ SUPPORT

Support in this area was focused around the prospect of a Crossrail 2 station here, linking to Alexandra Palace (18).

- CONCERNS

A number of people expressed concerns that without a Crossrail 2 station at Turnpike Lane, this area would become further run down, especially with activity focused more on the centre of Wood Green (4).

People also were concerned at Tunrpike Lane's lack of a landmark (3).

§ SUGGESTIONS

Some respondents wanted to see cleaning and enhancing of Turnpike Lane facades in the plans (4).

Similarly, some also wanted to see more investment in the evening economy around Turnpike Lane station (5). Additionally, there was suggestions of further activities available on Duckett's Common (2).

Clarendon Road & Park Malvern area

4 comments

+ SUPPORT

There was a small amount of support for the plans' integration of Wood Green and Clarendon Road (1).

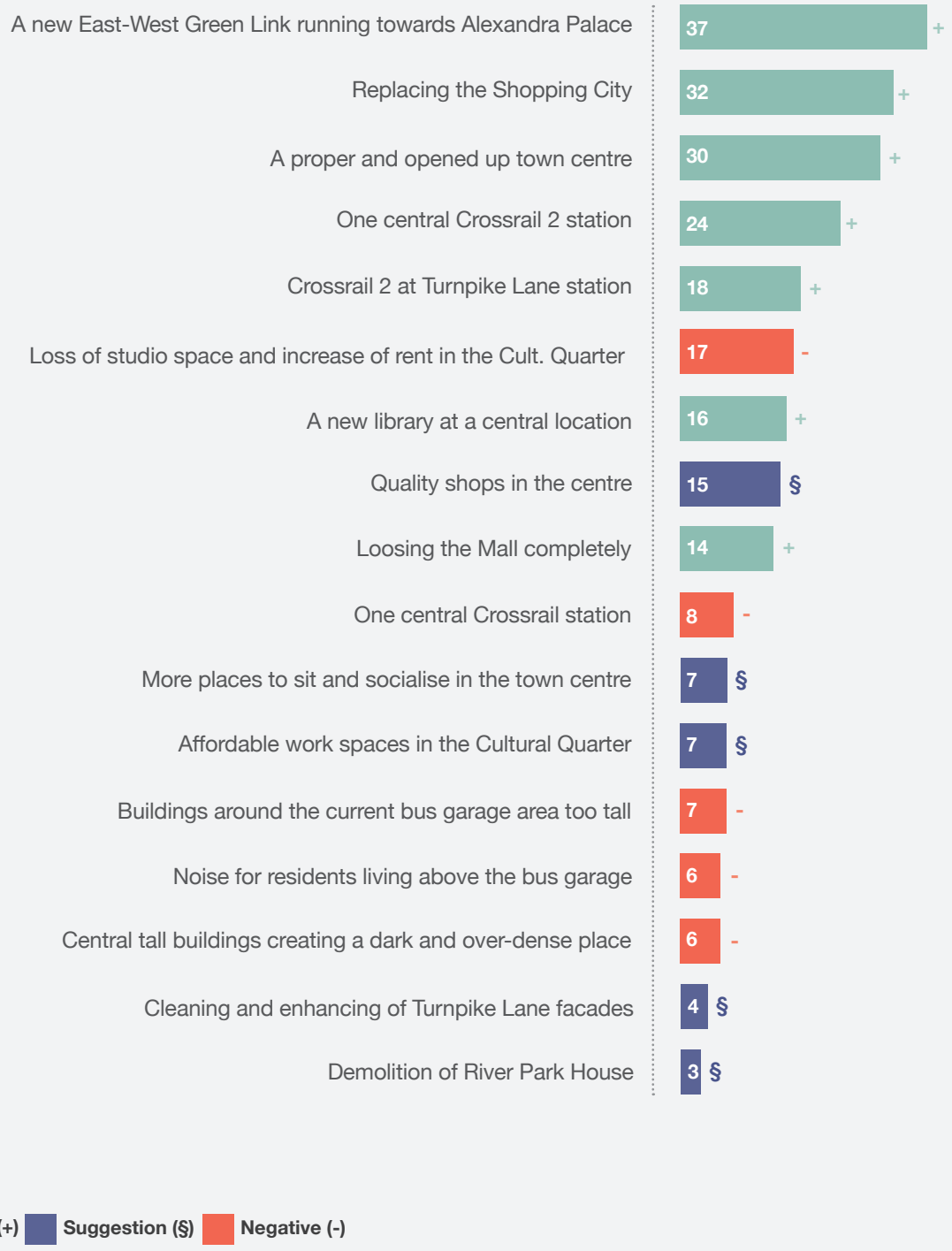
- CONCERNS

The main concerns from residents were around the impact changes to Clarendon Road would have on traffic and the movement of people in the area (2).

§ SUGGESTIONS

Someone pointed to the need for a clear road layout along Clarendon Road (1).

WHAT ARE THE HOTTEST TOPICS ABOUT THE TOWN CENTRE AREAS?



Top groupings of community comments out of 516 comments on areas

PLACEMAKING

Comments by placemaking qualities

During the consultation, the four options showed a high-level of possible ideas for Wood Green's future. Already at this scale, it was possible to distinguish if the plans were creating placemaking qualities.

What is placemaking?

That is the ability - mostly through design - to create places that are good for people, the environment, the economics and the identity/culture of an area.

The following section lists what people have said about each of the qualities that are needed to make a good place.

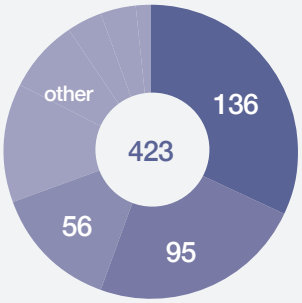
These are very important for the next stage of development of the plan which is called the 'preferred option'. This will show a more detailed option plan for the area.

For further details see appendix 3.

WHAT ARE THE TOP 3 PLACEMAKING QUALITIES MOST DISCUSSED?

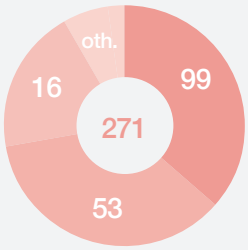
People's Well-being

about social qualities



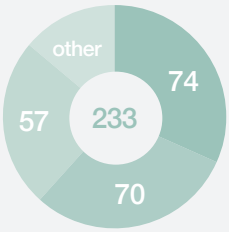
Economic Vitality

about economic qualities



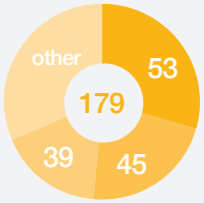
Environment Friendliness

about environmental qualities



Local Character

about cultural qualities



136 Walkability & accessibility
Support for the East-West Green Link, concern about overcrowding, suggestions about disabled and elderly access.

95 Human scale & slow city
Support for the new town square, concern about tall buildings, suggestions about public spaces and features.

56 Health
Concern about pollution and flytipping, suggestions about maintenance and bins provision.

99 Mix of uses
Support for complementary uses to retail, suggestions of missing activities and buildings.

53 Community-based economy & affordability
Support for affordable housing, works and retail space.

16 Generators & flows distributions
Support for Crossrail 2 arrival to boost the local economy and concern about extra flows management.

74 Resource management & clean environment
Support for trees planting, better waste management and decreasing the traffic.

70 Biodiversity
Support for more public, common and private green spaces and the upgrading of the existing parks.

57 Flexible design
Support for multipurpose facilities and spaces for different people and at different times and suggestions for flexible new work, retail and housing units.

53 Room for local initiatives
Suggestions on providing space for local talents and giving room for community-led projects.

45 Distinctiveness, innovation & wayfinding
Support for new particular and attractive spaces and facilities and suggestion about a bolder identity and more special elements.

39 Visual harmony
Support for the Mall removal and the renovation of the High Road facades.

Qualities most discussed by the community / Stage 3 A (out of 1097 comments)

CHAPTER 05
FINDINGS ON SHORT-TERM PROJECTS IDEAS

As many of the participants had expressed an interest in short-term projects at the public exhibition in 2015, we allocated a space for these during the second exhibition in spring 2016 which was about testing four broad options for Wood Green's Future plan.

Short-term projects brochure

A brochure (see in appendices) has been developed to show the projects that people chose as either an 'initiator', a person who suggested a project or a 'supporter', a person who backs a proposed project.

The intention is that these participants and others come together to form Wood Green LABs (Local Action Bands). In the spirit of exchange and with permission from participants, we have included contact details with each of the groups projects on page 19 of the brochure.

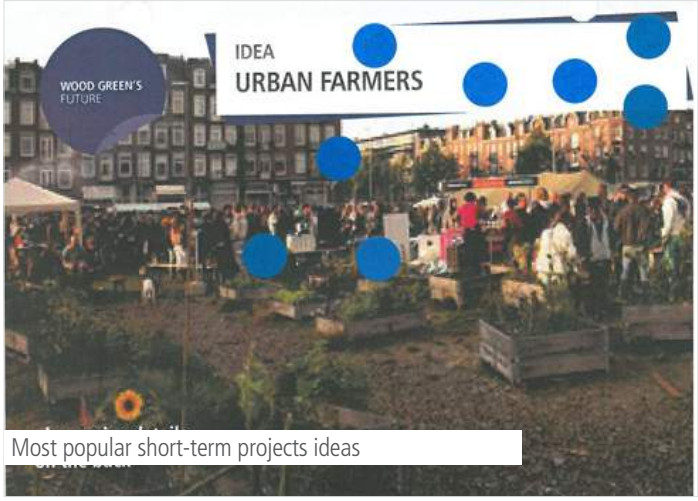
The ideas that you will find in the brochure are often small-scale, quick-to-realise, low-budget, community-led projects.

For clarity we have grouped the projects into the following headings:

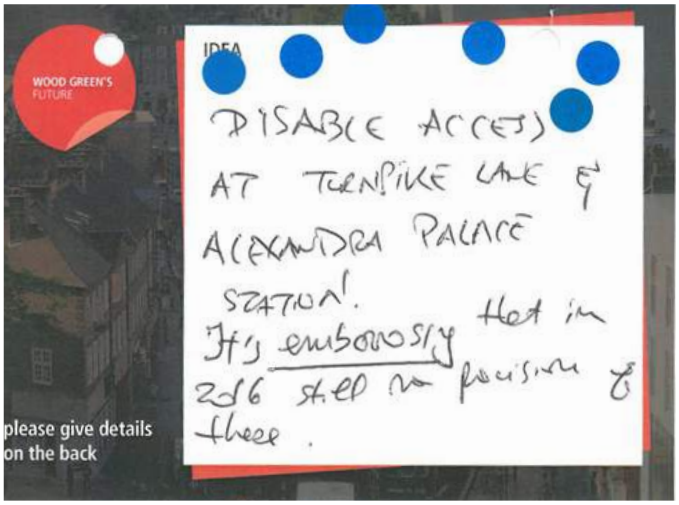
- Sustainable transport (38 interested)
- Incredible food (34 interested)
- Extraordinary events (33 interested)
- Cultural activities (32 interested)
- Distinctive retail (28 interested)
- Making & sharing economy (28 interested)
- Community socials (27 interested)
- Creative links & movement (27 interested)
- Active lifestyle (26 interested)
- Placemaking initiatives (23 interested)
- Playful spaces (20 interested)
- Attractive landmarks (16 interested)
- Housing for all (14 interested)

Please find a selection of the most popular ideas on the next pages.

A selection of the short-term projects displayed at the public exhibition

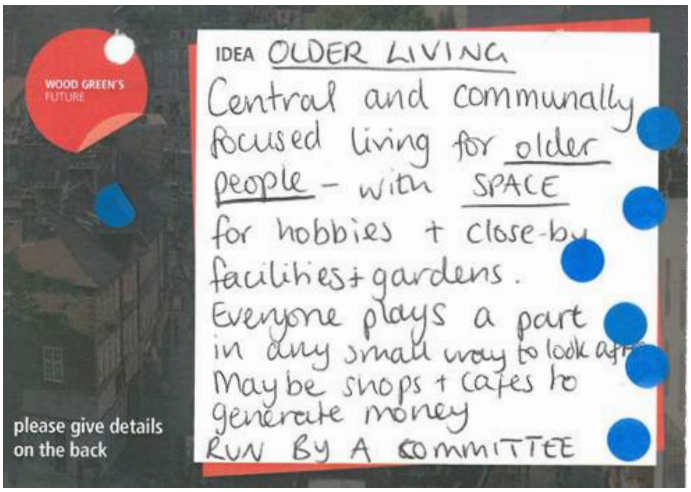


Most popular short-term projects ideas



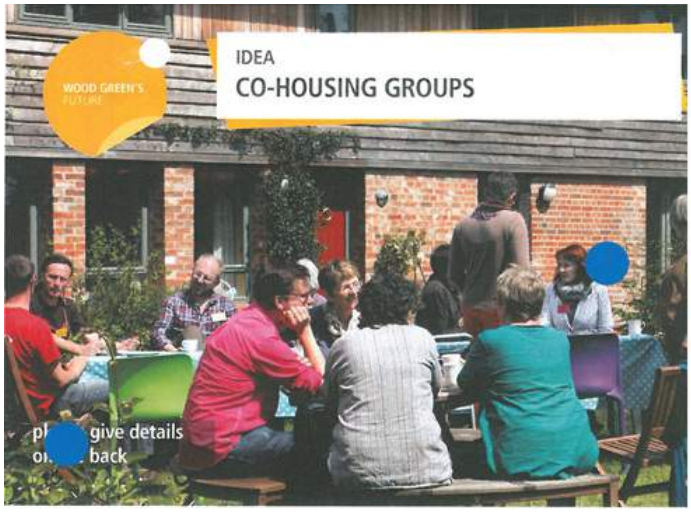

WOOD GREEN'S FUTURE
IDEA
STREET GYM or PARK gym
please give details on the back


WOOD GREEN'S FUTURE
IDEA
WOOD GREEN FIT-RAIL
please give details on the back


WOOD GREEN'S FUTURE
IDEA OLDER LIVING
Central and communally focused living for older people - with SPACE for hobbies + close-by facilities + gardens.
Everyone plays a part in any small way to look after
May be shops + cafes to generate money
RUN BY A COMMITTEE
please give details on the back


WOOD GREEN'S FUTURE
IDEA
TEMPORARY SWIMMING-POOL
please give details on the back


WOOD GREEN'S FUTURE
IDEA
GIANT COMMUNITY PICNIC
please give details on the back


WOOD GREEN'S FUTURE
IDEA
CO-HOUSING GROUPS
please give details on the back


WOOD GREEN'S FUTURE
IDEA
COMMUNITY PLAYGROUND
please give details on the back


WOOD GREEN'S FUTURE
IDEA
CO-WORKING SPACE
please give details on the back

WOOD GREEN'S
FUTURE

CHAPTER 06
NEXT STEPS

Public consultations

Consultation on Preferred Option (Stage 3B)

Informed by the consultation findings on the four options, the preferred option will be consulted on early in 2017.

Consultation on Proposed Plan (Stage 4)

The findings from the Stage 3 consultation process will be used to adapt and finalise the Wood Green Area Action Plan. The Plan will be published and subjected to public examination before finally being adopted as part Haringey's Local Plan.

Contact us

If you have any questions or would like to receive future updates, please contact the Wood Green Regeneration Team.

@ **woodgreenregeneration@haringey.gov.uk**

London Borough of Haringey
Planning Policy
River Park House
225 High Road
N22 8HQ
London

You can also keep up to date via the web by visiting:

WEB **haringey.gov.uk/woodgreen**

WOOD GREEN'S
FUTURE

GLOSSARY

Active frontage - street frontages where there is visual engagement between those in the street and those on the ground floors of buildings.

Area Action Plan - a plan produced to guide development in areas facing significant change, in this instance focusing on Wood Green.

Brown field land - previously developed land often used for industrial or commercial purposes.

Business Improvement District (BID) - a defined area in which a levy is changed on all business rate payers in addition to the business rates bill. This levy is used to develop projects which will benefit businesses in local area.

Character Area - a unique geographical area with a distinct, recognisable characteristic.

Civic services - services provided by the local government such as a register office where civil marriages are conducted and birth, marriages, and deaths are recorded.

Community Infrastructure Levy - is a planning tool for local authorities to help deliver infrastructure to support the development of the area.

Compulsory Purchase Orders (CPO's) - a legal function that allows certain bodies which need to obtain land or property to do so without the consent of the owner.

Convenience retail - stores that sell widely distributed and relatively inexpensive goods which are purchased frequently and with minimum of effort, such as newspapers.

Comparison Retail - stores that sell goods which consumers purchase relatively infrequently and so they usually evaluate prices and quality levels before purchasing relatively expensive goods such as a TV, furniture or clothing.

Conservation areas - an area considered worthy of preservation or enhancement because of its special architectural or historic interest.

Controlled Parking Zone (CPZ) - a specific type of UK parking restriction that may be applied to a group of roads

Council back office - facilities accommodating administrative and support services.

Council front office- facilities accommodating the Council's public facing services.

Crossrail 2 - will be an extension to the Crossrail network and either two stations will be provided at Alexandra Palace and Turnpike Lake or one central station at Wood Green on the connection between Seven Sisters and New Southgate.

Cultural Quarter - a designated area within Wood Green that aims to provide employment spaces for small businesses and the creative industries.

Decentralised energy hub - an energy centre that will help reduce Wood Green's carbon emissions by providing an efficient heating and cooling system for all new buildings and potential some existing households.

Democratic services - services that support activities such as public committee meetings or the running of elections and electoral registration.

Evidence-based study - The Council has commissioned a number of studies to provide the evidence in support of the plans - these include:

- Character & Place Making Study
- Community Infrastructure Needs Study

- Circulation and parking needs study
- Local economic vitality study
- Employment Land and Workplace Study
- Decentralised Energy Study
- Council Accommodation Study

East-West Green Link - the idea of a linear park connecting High Road with Alexandra Palace and Park.

Growth Areas - Identified in the London Plan as areas where significant numbers of houses can be built.

Housing mix - the type and range of properties for rent, shared ownership and private sale.

Implementation - the process of putting a decision or plan into effect; execution.

Intensification Areas - these are identified in the London Plan as built up areas with good existing or potential public transport links, which can support redevelopment at higher densities.

Land assembly - The process of forming a single site from several plots of land, possibly from separate landowners, for eventual development or redevelopment.

Listed building - one that has been placed on the Statutory List of Buildings of Special Architectural or Historic Interest by the Secretary of State.

Locally listed building - one which whilst not listed by the Secretary of State for its national importance, is felt by the council to be a local importance due to its architectural, historical or environmental significance.

London Plan – a strategic plan for London produced by the Mayor setting out an economic, environmental transport and social framework for development.

Metropolitan town centres– the London Plan identifies five broad types of town centre within London: International, Metropolitan, Major, District, Neighbourhood/Local centres.

Micro businesses - businesses with up to or less than 10 members of staff.

Mixed use - a development that blends a combination of residential, commercial, cultural, institutional or industrial uses.

Passive surveillance - created through environments that improve your ability to observe what is going on and reduce the risk of crime by providing good visibility and lighting for example.

Permitted development rights - Certain types of minor changes that can be made to a building without needing to apply for planning permission.

Placemaking - design that capitalises on a local community's assets and potential to create spaces that promote health, happiness, and wellbeing.

Public realm - any publicly owned streets, pathways or accessible open spaces and any public and civic buildings or facilities.

Public Transport Accessibility Level (PTAL) - the measure of an areas accessibility to the public transport network, taking into account walking time and service ability.

Severance - a structure or physical barrier that ends a connection or relationship between two places such as the railway line that separates Alexandra Park from Wood Green.

Site allocations DPD - A document produced by Haringey Council setting out their planning vision and objectives in the period 2011-2026. The DPD identifies a series of significant sites that will need to be developed.

Small and medium-sized enterprises (SME) - businesses which employ fewer than 250 persons and which have an annual turnover not exceeding £37 million.

Social infrastructure - assets that accommodate social services such as schools, healthcare provision and community housing.

Start-up businesses - a company that is in the first stage of its operations often funded by its founding members.

Strategic development sites - areas of land seen as central to realising the plans vision.

Strategic objectives - a series of goals that are central to delivering the plans vision.

Streetscape - the visual elements of a street including the road, adjoining buildings, pavements, street furniture, trees and open spaces that combine to form the street's character.

Sustainable drainage systems (SuDS) - are drainage solutions that provide an alternative to the direct channelling of surface water through networks of pipes and sewers to nearby watercourses.

Sustainability - Use of resources, in an environmentally responsible, socially fair and economically viable manner, so that by meeting current usage needs, the possibility of its use by future generations is not compromised.

Section 106 agreements - are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific benefits that address improvements of the impacts of development.

Town centre depth - the strategy to extend uses and areas of interest beyond the confines of the High Road towards places such as Alexandra Palace.

Town centre vitality and viability - vitality is a measure of how busy a centre is and viability is a measure of its capacity to attract ongoing investment for maintenance, importance and adaptation to changing needs.

Vacancy rate - number of buildings on the High Street that are vacant or unoccupied at a particular time.

Viability - the ability of a project to be deliverable and not make a financial loss.

Wayfinding - knowing where you are, knowing where your desired location is, and knowing how to get there from your present location.

Wood Green Investment Framework - a spatial development plan (or masterplan) for Wood Green which is underpinned by an economic assessment to ensure viability.

WOOD GREEN'S
FUTURE

APPENDICES INDEX

This consultation report has been produced by Soundings for the Council of Haringey:

Haringey LONDON

Soundings

LONDON BOROUGH OF HARINGEY

Wood Green AAP

A Local Plan Document

Working Draft

Reg 18 Consultation Draft

1/3/2017

1. Introduction

Why prepare an AAP

Wood Green is allocated as a Growth Area in The Local Plan: Strategic Policies (2013), and as a potential Opportunity Area in the London Plan (2015). The submitted Site Allocations DPD (2016) confirms the spatial distribution and quantum of growth anticipated to come forward within the Growth Area, identifying the potential for 4,300 net additional residential units, 47,000m^2 of new employment floorspace, and 17,000m^2 of new town centre floorspace.

Wood Green has tremendous strengths, but also significant opportunities to improve. Public transport access, high levels of footfall on the High Street, and the diverse, multicultural array of shops and businesses are amongst the strengths, while congestion, underused land parcels, and a relatively low amount of spend from local customers are issues that can be improved.

The Council has commenced the preparation of an Investment Framework for Wood Green. This delivery plan will evolve over time setting out short term goals as well as the long term aspirations. This portfolio of work will act to spur investment in the area, including co-ordinating and influencing the plans of major landowners, including the Council, and local businesses.

The Area Action Plan will provide a statutory land-use basis for determining planning applications, and undertaking land and property interventions to consolidate land parcels together, and as such is critical to the delivery of investment in Wood Green. Following the adoption of the Area Action Plan, the work undertaken as part of the Investment Framework will seek to deliver the development allocated, and objectives identified in the AAP.

Together the AAP and the Investment Framework will provide a comprehensive, and statutory, framework that provides clarity and certainty to landowners, developers, service providers and the community about how places and sites within the Wood Green AAP area will develop, and against which investment decisions can be made and development proposals can be assessed.

Aims and objectives of this AAP

Wood Green is an important centre within a thriving global city, serving a wide catchment of north London. By improving the economy within Wood Green, London's overall productivity will be boosted, and the equity of access to jobs will be improved within the sub-region.

To achieve this, actions within this document will improve opportunities for businesses to form and grow within Wood Green, including those already existing in Wood Green, those yet to be created, and those seeking to relocate to a new area of London. The centre will be a thriving location for people to come and share ideas,

enjoying a wide range of facilities and an environment which not only serves as a service centre for local residents, but stimulates creativity and interaction in those who visit. Improved connections will increase the number of people who can access Wood Green, and in turn contribute to, and benefit from this increasingly prosperous environment.

The opportunities for Wood Green as well as the challenges it faces as a town centre, are set out in Sections 3 & 4 of this document. These will help to meet the following set of objectives, as set out in section 5:

1. Creating a productive and innovative economy
2. Creating a town centre fit for a modern economy
3. Creating a liveable and interactive urban environment
4. Revitalising the evening economy
5. Creating new homes
6. Serving the borough
7. Celebrating the areas diversity and heritage

Purpose and Scope of this document

This document forms the principal Local Planning document for the Wood Green area. These policies should be read alongside other borough-wide policies included in the Local Plan: Strategic Policies, and Development Management DPD. It covers the Wood Green area as shown below.

Figure 1.1: Wood Green AAP Area

Previous Consultation Outcomes

Consultation on the Issues & Options for the Wood Green AAP was carried out Between February and April 2016 on four options for the regeneration of Wood Green. Over 30 events and 2 online surveys were used to collect the views of a broad range of local residents, businesses, traders, service providers, community organisations, landowners and public bodies. Over 23,000 flyers and letters, 100 posters, banners and 2,000 digital messages were used to promote the consultation. Over 1,100 people have been engaged with, with over 500 forms of feedback received, including 23 written responses.

General

The community and major landowners of Wood Green, together with public bodies are mostly supportive of “widespread redevelopment” or “significant transformation” of Wood Green (Options 3 & 4 in the 2016 Issues & Options consultation document). The majority of respondents agree that major change is required to deliver Wood Green’s potential. The Council is therefore progressing a vision which will deliver transformation, focussing on a more productive and innovative town centre economy, increasing the number, type, and quality of jobs, new homes and trading and meeting opportunities.

Transport and circulation

Respondents were supportive of the potential arrival of Crossrail 2, with many seeing the transformative potential of a central Wood Green Station as being a positive. There was support for the establishment of a strong east-west connection between the High Rd and the cultural quarter/ Heartlands area, and many respondents were supportive of the removal of the Mall in favour of a more permeable street-based network. Managing traffic in the area is recognised as being a significant issue. The Council has subsequently commissioned pieces of work to understand how a new central area of Wood Green could work, including implementing a new pedestrian network at the Mall site, and a high quality east-west route. A transport assessment of the preferred option will be carried out to ensure that the most appropriate decisions are being made with regards management of the road network.

Housing

Most respondents appreciate the need for new homes to be created in the area, however there was some concern about the affordability of new homes that will be created. There was qualified support for rehousing existing/affected residents in an improved standard of accommodation, however some residents were concerned that they could become priced out of the area. Existing planning policies will be used to ensure that an appropriate proportion of new homes are affordable, and that affordable stock levels are not reduced.

Social Infrastructure

Local residents sought assurance that any increase in population in the AAP area would be met with sufficient facilities in terms of health and education. An updated Infrastructure Delivery Plan will be produced to show what new facilities are required and how they will be funded.

Employment

Many people felt that diversifying the uses within the town centre will significantly improve the local economy and create employment, and that Crossrail 2 would attract more people to spend time and money in the Centre. There was concern about potential loss of workspace within the Cultural Quarter. The Council will seek to increase, not decrease the number of jobs in the centre, and particularly within the Cultural Quarter.

Retail/ Town Centre Uses

Respondents generally supported the idea of the creation of a new multifunctional centre for Wood Green providing a new library, council customer service centre, shops, community events and market linked to a new Crossrail 2 station. People would like to see high quality and independent shops, a department store, cafes and restaurants, and a diverse range of community facilities.

Accessibility and Inclusion

There is agreement that improving public spaces and streets to make them more attractive, accessible, safe, and easy to navigate will improve the feel of the area for many. Human-scale design, pedestrian-friendly streets and new public places for people to meet and relax were supported. People would also like to see a reduction in traffic, cleaner streets and developments designed to encourage an active lifestyle would improve health. Accessible and inclusive design for the elderly and disabled was considered important.

Environment and sustainability

There was support for planting more trees and greening the area, as well as providing better waste and traffic management systems to improve the local environment. Providing new open spaces and greening streets were seen as a good way to increase biodiversity. There was concern about the impact tall buildings could have on the area. Work will be commissioned to understand the opportunity to create new, and improve access to open space in Wood Green. Additionally a tall buildings study will provide guidance on how new tall buildings should be planned in the borough.

Local distinctiveness and culture

There is support for well designed buildings which create new public spaces, and make Wood Green a more attractive destination. Respondents recommended that the Cultural Quarter could be a greater asset and a key character area, but there is concern that existing artists are being priced out of the area. There was a strong

feeling that removing the Mall could create opportunities to create a more harmonious and visually pleasing High Rd. The Council will engage with the owners of the Mall to investigate the full range of possibilities for the future of this site.

Short-term projects

Respondents were presented with the opportunity to suggest short term initiatives, which may be initiated ahead or in some cases during the regeneration of Wood Green, taking advantage of temporarily vacant sites. A meanwhile policy supporting temporary projects will be included in the next version of the Plan.

Consultation – Views sought and how to respond

This consultation is on the Council's "preferred option" Wood Green AAP. We are seeking views of all interested parties on how the vision, objectives, and policies that will shape the future of Wood Green in the future. This is an open consultation, and comment is welcomed on any part of the document.

The Council is interested to hear the views of residents, businesses, landowners, and other stakeholders on the proposed Plan. This document, and all supporting information can be found at http://www.haringey.gov.uk/woodgreen

Consultation is open between 3rd February January – 14th March 2017. Hard copies of this document are available for inspection and short term loan from all local libraries in the borough. Copies are also available at the Council's offices and in the Civic Centre. Addresses for these are:

Level 6, River Park House
225 High Rd
Wood Green
N22 8HQ

Civic Centre
Wood Green High Rd
Wood Green
N22 8LE

Additionally a number of drop-in sessions will be held in Wood Green during the consultation period. These include:

- ADD HALF A PAGE HERE FOR NOW

Comments on the document can be made in the following ways:

Email: localplan@haringey.gov.uk
Post: Planning Policy
Level 6, River Park House
225 High Rd
Wood Green
N22 8HQ

If you require further information on this document please contact the Haringey Planning Policy team on 020 8489 1479 or at localplan@haringey.gov.uk

Next Steps

Following the conclusion of the consultation, all responses will be analysed and responded to. Where appropriate, changes will be made to the document. The revised "proposed submission" version of the document will then be consulted on for a period of 6 weeks ("Publication") prior to being submitted to the Planning Inspectorate for Examination in Public ("Submission"). The Publication consultation, and subsequent Examination in Public, will deal solely with issues of soundness and legality. Dates for these next steps are:

Stage of Plan preparation	Date
Reg 18 Preferred Options consultation	February-March 2017
Proposed Submission (Reg 19) consultation	June-July 2017
Submission to Planning Inspectorate	August 2017
Examination in Public	October-November 2017
Receipt of Inspector's Report	December 2017
Adoption by Full Council	January 2018

2. Policy Context

National Policy

The adopted Local Plan: Strategic Policies (2013), and submitted Local Plan: Site Allocations (2016) are both in conformity with the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and how these are expected to be applied. It reiterates that planning decisions must be made in line with the Development Plan, which this AAP forms a constituent part of. It establishes three mutually dependant roles that policy must fulfil to deliver sustainable development: economic, social, and environmental.

The NPPF contains a number of themes that are relevant to the preparation of an AAP for Wood Green:

- Making it easier for jobs to be created in cities, towns and villages;
- Moving from a net loss of bio-diversity to achieving net gains for nature;
- Replacing poor design with better design;
- Improving the conditions in which people live, work, travel and take leisure; and
- Widening the choice of high quality homes.

Regional Policy

The London Plan (2015) is the spatial development plan for London. It provides the strategic, London-wide context within which all London boroughs must set their detailed local planning policies. Accordingly the AAP will seek to give effect to, and be in conformity with, the policies of the London Plan.

A key driver in bringing forward the AAP is to give effect to the future designation of the Wood Green area as an Opportunity Area in the next iteration of the London Plan (currently programmed for 2020). Currently the London Plan designates Haringey Heartlands/ Wood Green as an area of Intensification with the potential to deliver up to 2,000 new jobs and 1,000 net additional homes as part of a mixed use redevelopment.

Specifically, in relation to the Haringey Heartlands/ Wood Green Intensification Area, the London Plan (at Appendix 1) states that:

> *A range of development opportunities on the railway and former industrial lands to the south-west of Wood Green town centre with significant potential for improvement building on the area's industrial heritage. Phases of residential and mixed-use development at Hornsey waterworks sites have been completed. Other key sites with development potential include the Clarendon Road gas works and adjacent Coburg Road industrial area. Mixed-use regeneration of these sites adjacent to Wood Green town centre should support delivery of the full range of uses. Site assembly and provision of better links with the town centre and Alexandra Park are key to*

comprehensive development. Opportunities should be explored to redevelop parts of Wood Green town centre for high-density, mixed-use schemes and strengthen pedestrian connections to the town centre and library. Any new development and infrastructure bought forward in this area must avoid adverse effects on any European site of nature conservation importance (to include SACs, SPAs, Ramsar, proposed and candidate sites) either alone or in combination with other plans and projects.

The London Plan provides a spatial framework which underpins a number of the policies in the Adopted, or submitted Local Plan documents.

Haringey's Local Plan

The Local Plan is the development plan for Haringey, and covers the period 2011-2026. The Council's submitted Local Plan: Strategic Policies identifies the Haringey Heartlands/Wood Green Metropolitan Town Centre area jointly as a Growth Area capable of accommodating 4,300 new homes. It, along with Tottenham Hale and North Tottenham, are identified as the three growth areas in the borough capable of accommodating the majority of the borough's growth over the plan period.

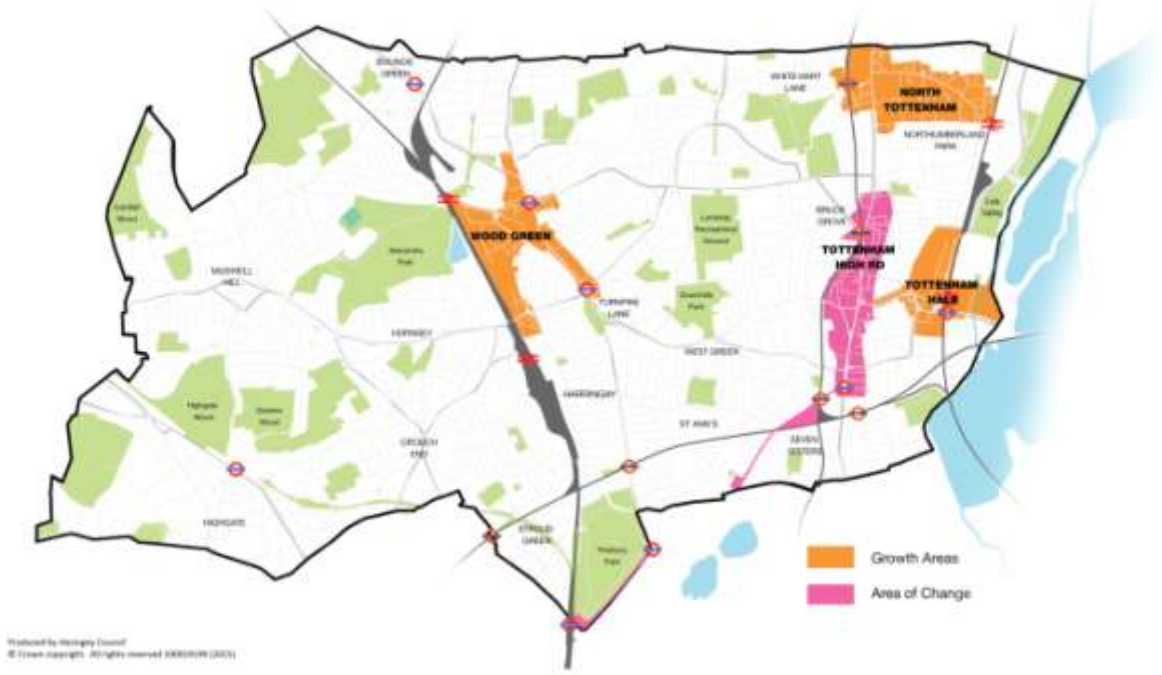


Figure 2.1: Local Plan growth distribution (Local Plan: Strategic Policies SP1)

There are also other policy documents in the Local Plan, including guidance documents in the form of SPDs. All of these should be read alongside this AAP when considering the merits of a development. The full suite of Local Plan Documents is shown below.

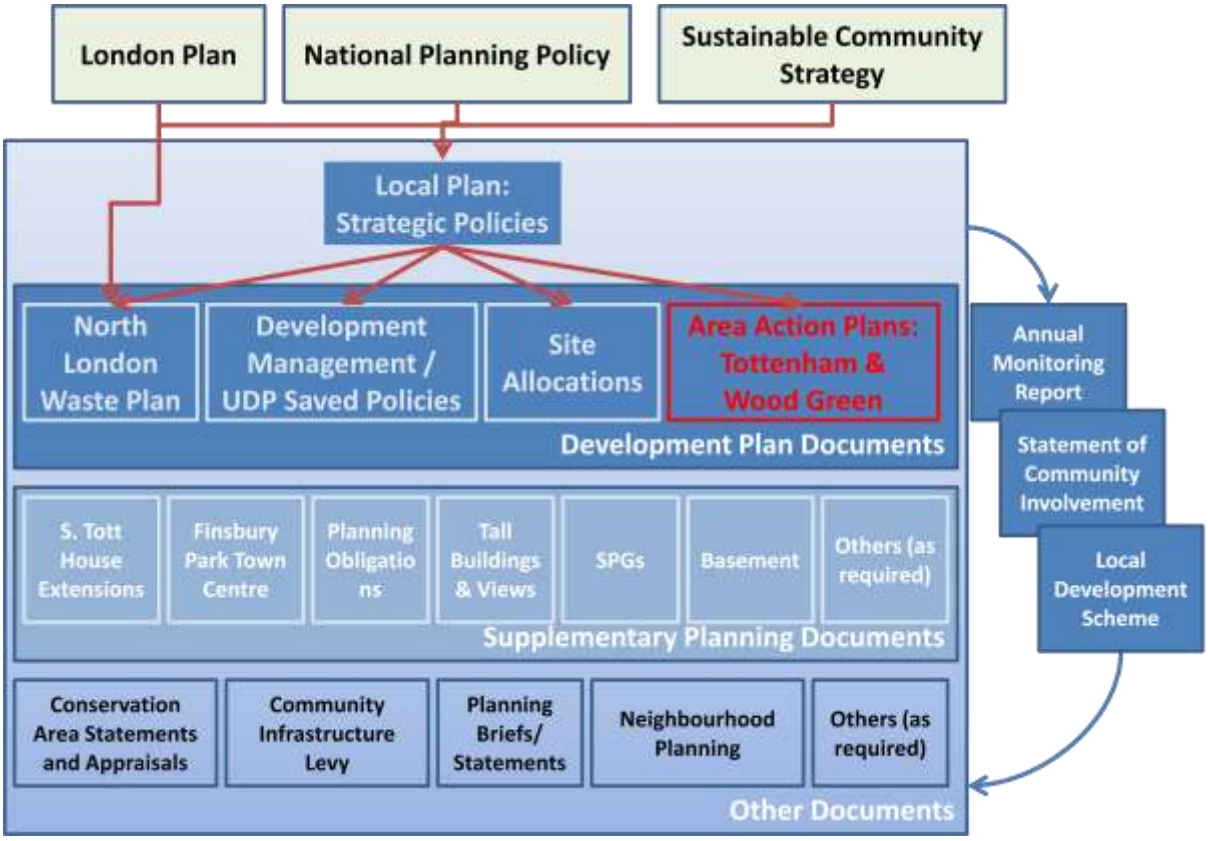


Fig 2.2 Local Development Framework

The Site Allocations DPD includes 20 sites within the AAP area, establishing the baseline quantum of development in the area, and the site requirements and land uses of all the sites coming forward on each. The AAP will build on these assumptions, but replace the Wood Green Site Allocations with those included in this document.

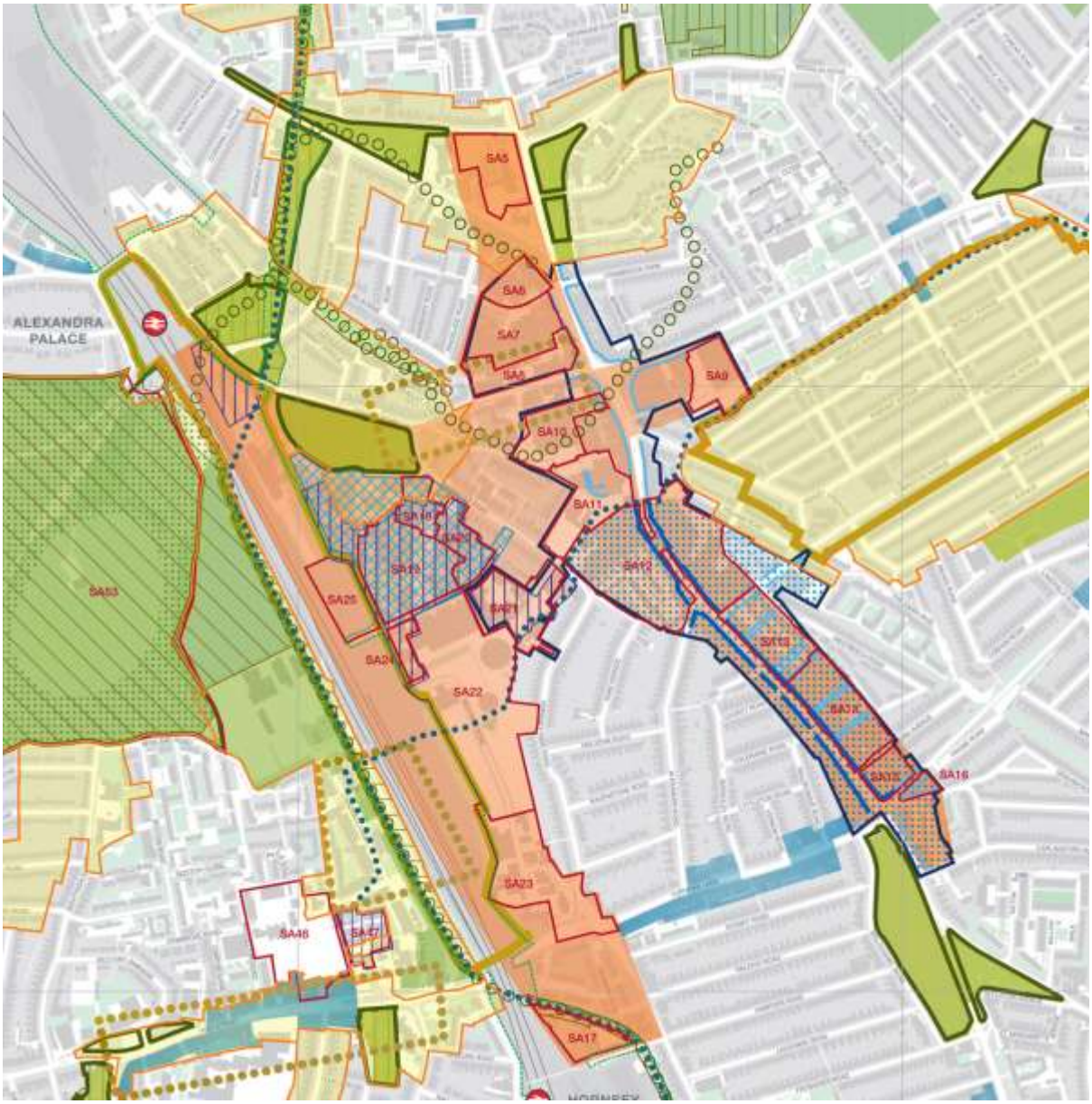


Figure 2.3: Existing designations in the Local Plan

Other Plans & Policies

Haringey Corporate Plan

Haringey's Corporate Plan for the period 2015-2018 sets out the vision for the borough as: *To work with communities to make Haringey an even better place to live*, and the approach as *To encourage investment and create opportunities for all to share in*. It sets out five key targets:

- Every child and young person is able to attend a good or outstanding school or early years setting
- To deliver £1 billion of inward investment into the borough
- Increase average household earnings in Haringey to align with the London average by 2030 and to have made clear progress towards that goal by 2018

- Ensure that people are able to have as much social contact as they like, reducing the number of people who feel isolated to less than 12% which is the current national average
- Increase the number of people satisfied with the area as a place to live to more than 80% compared with the current national average of 75%

Haringey Economic Development and Growth Strategy

Haringey Economic Development and Growth Strategy has twin objectives stating:

Our long-term aim for the borough is to ensure that, by 2030, we are: A Fully Employed Borough, by which we mean:

- 75% of Haringey's working age population is in work
- Residents' full time earnings are in line with London averages for bottom quartile and median earners
- The proportion of working age residents qualified to NVQ Levels 3 and 4 is increased from 65% (2013 figures) to 70%

A More Dynamic Borough, by which we mean:

- The number of jobs in Haringey has increased by 20,000 from the 2011 London Plan baseline position
- The profile of Haringey-based jobs changes so that retail and public sector employment are less dominant, and there is a better range of jobs, including a greater proportion of jobs in more highly skilled sectors, such as sustainable technology, digital design and skilled/craft manufacturing
- The number of jobs per square metre of employment land has increased by 20%, reflecting a shift to more intensive and productive employment

The strategy identifies that Haringey has the size of a small city, but it's location within London means that it is traditionally considered to be either a dormitory area, with a mix of lower-value industrial/warehousing uses. It focuses on using the borough's strategic location to secure investment in sectors that will drive up the number of high skilled and well paid jobs, while helping to build local residents' skills to enable them to access both these new jobs, and those available across London.

3. Portrait of the area

Land uses and urban character

History

Wood Green began as a small hamlet at the base of Tottenham Wood in the 13th Century. It is centred on a route (originally a drover's road) into Central London, principally the site of what is now Smithfield market. In the 17th Century the New River was constructed through the area to bring fresh water to London from the Hertfordshire area.

The road pattern that exists today was laid out at the beginning of the 19th and 20th centuries, with the establishment of the railway network (Great Northern rail line, Palace Gates line, and later the Piccadilly tube line) bringing factories and homes to the area. These are still visible today in the form of Victorian housing, much of which consists of terraced workers cottages, particularly the Noel Park estate, but also with some grander villas and semi-detached properties.

While the industrial areas in the west of Wood Green continued to renew themselves for principally employment uses, the second wave of development in Wood Green stemmed from the closure of the Palace Gates rail line, local governmental changes, and the advent of the car as a mode of transport. New, ambitious projects were commissioned, with the office buildings along Station Rd, Shopping City (now the Mall), Bury Rd Car Park, and the Sandlings housing estate being examples of large floorplate developments built in the second half of the 20th Century.

Fig 3.1 Historic Development of Wood Green (1864)

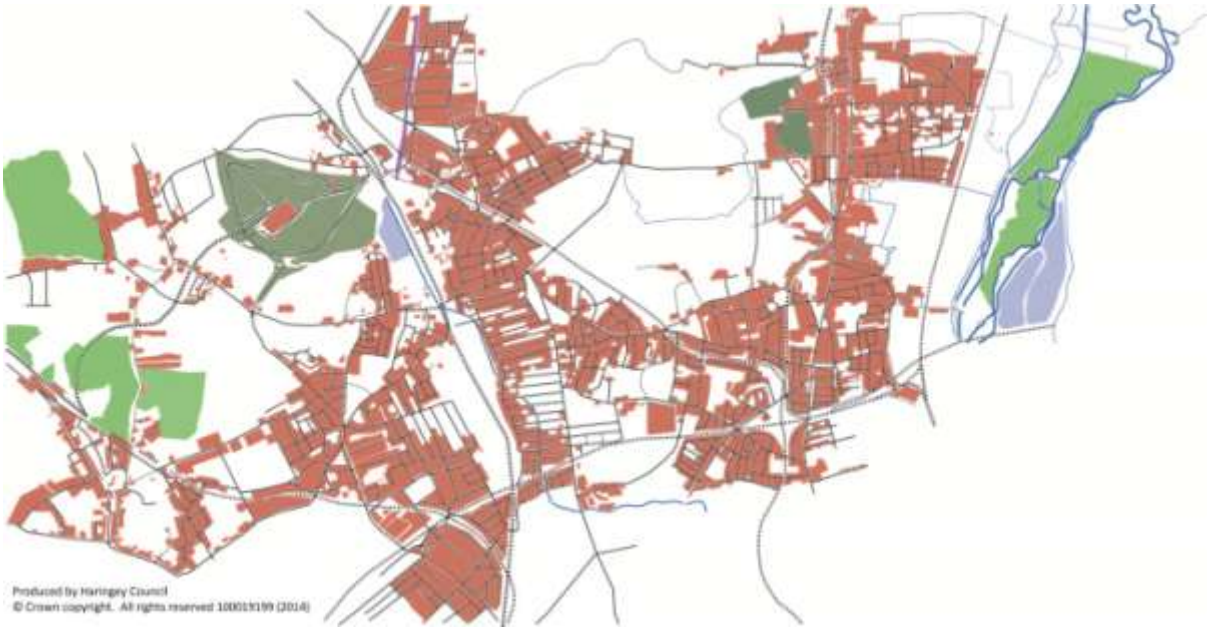


Fig 3.1 Historic Development of Wood Green (1890)

Fig 3.1 Historic Development of Wood Green (1935)

Land Use, Urban Structure and morphology

The main urban feature in Wood Green is the High Rd, which has a combination of large floorplate buildings and terraces which front the High Rd. These are quite mixed with terraced retail parades and residences sometimes sitting cheek by jowl with large post-war developments. These buildings generally face the High Road, and often “turn their back” to the residential hinterlands behind them on both sides.

The residential hinterland around Wood Green generally consists of Victorian and Edwardian terraced properties, often with an easily navigable street pattern, with the Noel Park estate being a particularly good example of purpose-built workers cottages.

Figure 3.2 Land Uses in Wood Green

There is an identifiable industrial area in the west of the area, currently known as “Heartlands”, which contains a disused gas works, and the Wood Green Cultural Quarter. These places have, and continue to offer employment in the area, but tend to obstruct connectivity within the area, and do not present a consistent urban form with either its retail or residential neighbours.

Metropolitan Town Centre

Wood Green is identified as a Metropolitan Town Centre in the London Plan, one of only 13 across London. In keeping with this, it serves a wide catchment for a range of shopping and other retail services. The focus of this is Wood Green High Rd which includes a mix of period terraced retail properties, as well as the more modern Shopping City. Together these provide a range of retail premises providing significant opportunities for a mix of retail businesses including national comparison retailers, smaller local chains, independent traders, and market stallholders.

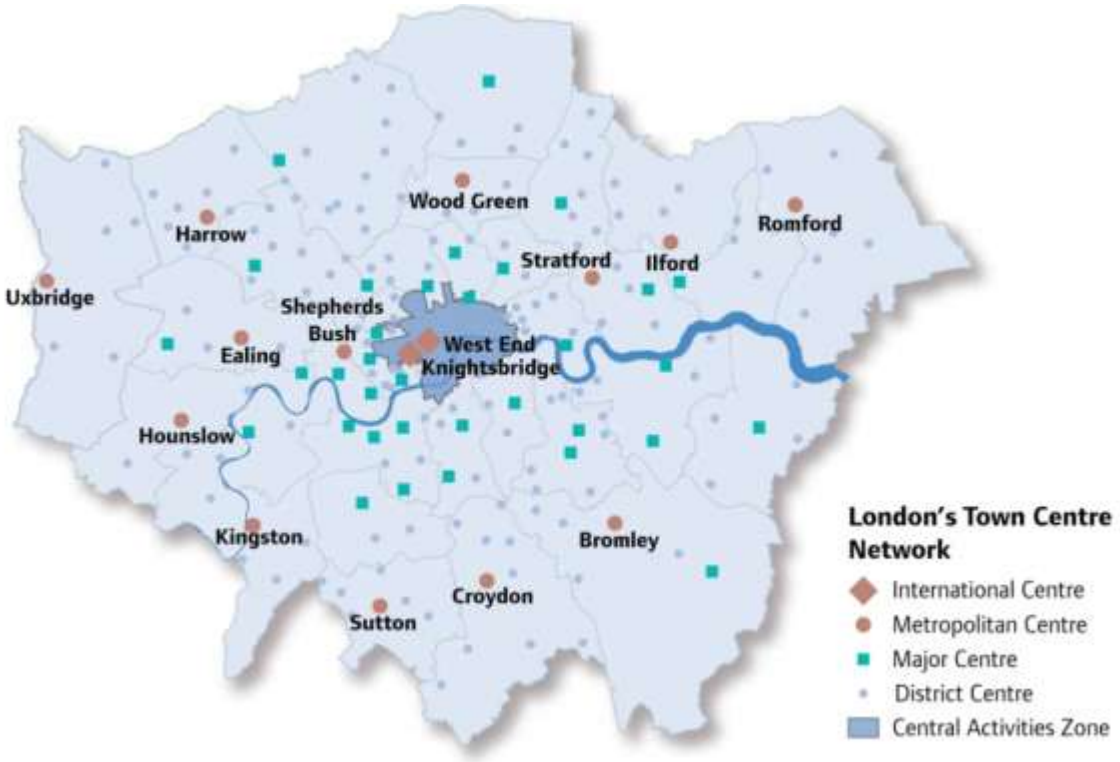


Fig 3.3 London's town centre network

Green Spaces and Waterways

Wood Green has a number of open spaces, most of which are located around the edge of the AAP area. The most prominent are Wood Green Common and Ducketts Common, which both close to the Town Centre, and are open spaces of a significant scale. Nightingale, Avenue, King George VI Memorial, Crescent and Trinity Gardens, along with the New River reserve and former rail line stretching between Station Rd and Park Avenue create a contiguous network of green spaces in the north of the area. There are large, high quality open spaces further distant, but still close to the AAP area in the form of Alexandra Palace, White Hart Lane Recreation Ground, Lordship Rec, and Downhills Park. Other smaller, but locally significant open spaces in the wider Wood Green area include Russell Park and Belmont Recreation Ground.

The New River and (culverted) Moselle River both run through the area. While the New River is visible in part, and has sections which are parkland above its alignment, the Moselle is not visible, and it's alignment, while influencing land use patterns above ground, is not easily identifiable by visitors to the area.

Figure 3.4: Wood Green's green spaces & waterways

Public Spaces

This diagram illustrates all public space, including green space, in Wood Green. The High Road is congested, both in terms of traffic, and pedestrian footfall, creating an environment in which it is not comfortable to dwell for any significant length of time. Where there is greater depth outside HollyWood Green, and the Library, frontages are poor and the opportunities are not optimised.

There is little depth to the High Rd's public realm, and therefore few opportunities to sit away from the busy High Rd exist in the centre. Creating a greater depth and variety of spaces would be appropriate to a Metropolitan town centre.

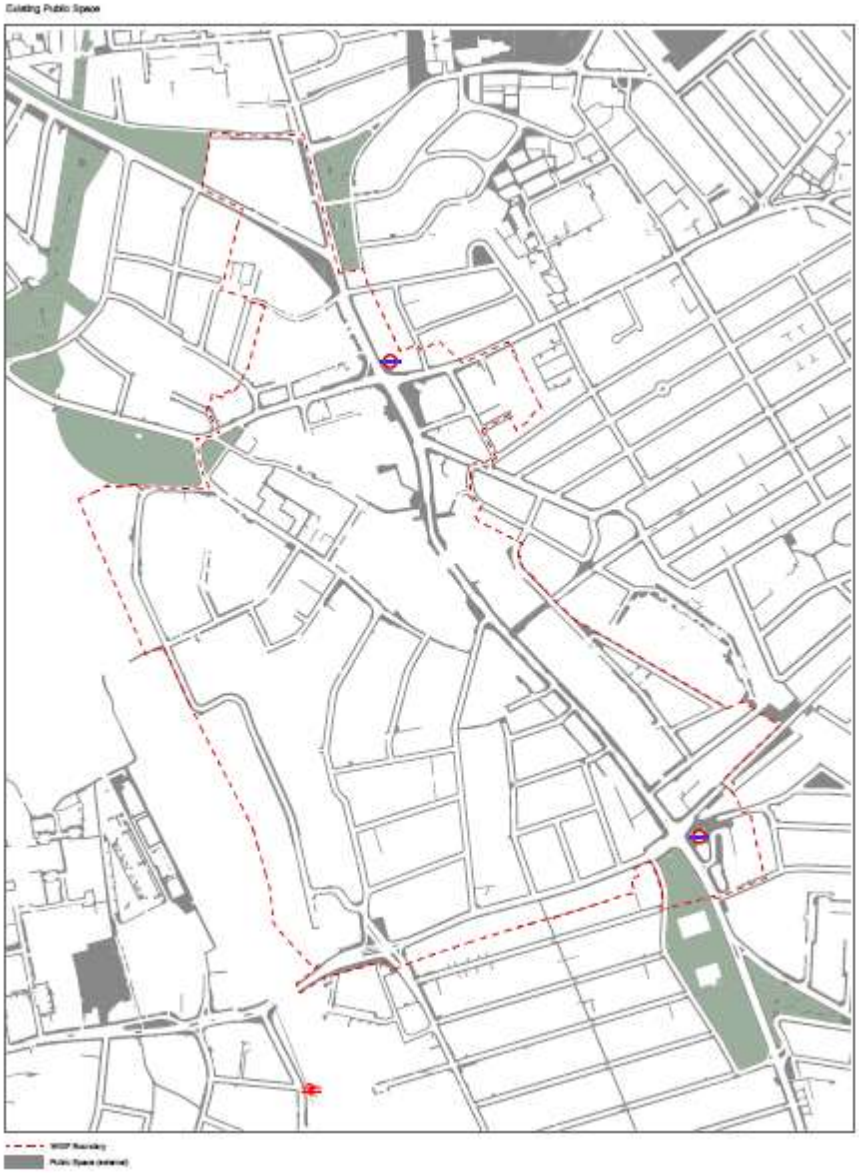


Figure 3.5: Public Space in Wood Green

Active Frontages

The active, and importantly, blank/inactive frontages in Wood Green are shown in this diagram.

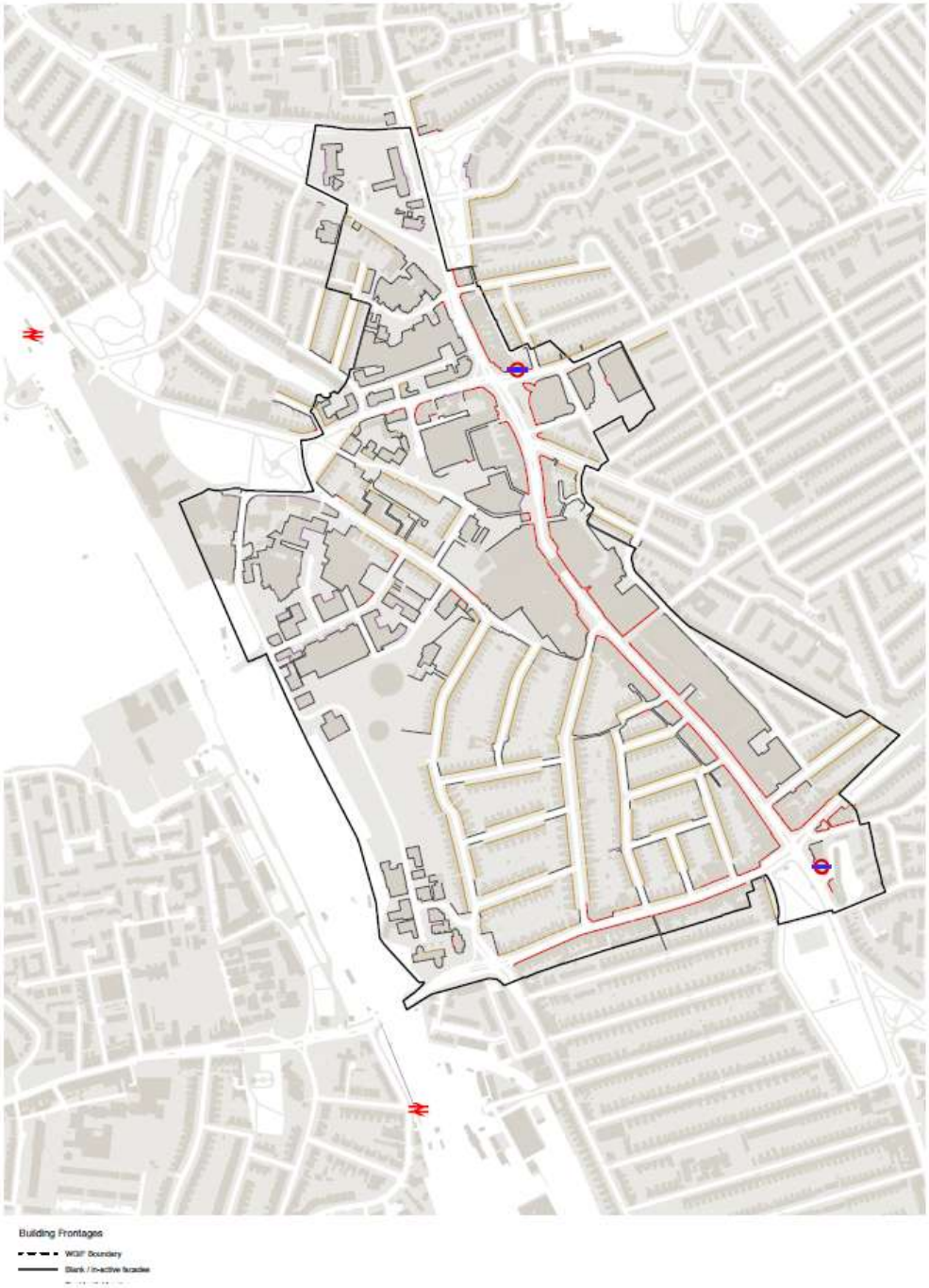


Figure 3.6: Frontages in Wood Green

The vibrant High Rd and more locally oriented Turnpike Lane represent the only consistently active frontages in the area. There are some small active uses away from these frontages, notably Karamel Restaurant and the Duke of Edinburgh Pub, but these assets are hidden from the visitor to the High Street. There are many examples of sites having a significant commercial frontage, notably along Station Rd and in Heartlands, but the relationship between the building and the street is often poor.

Views and Vistas

A number of buildings offer visual reference points in the area. Buildings which make a particularly positive impression include St. Michael's Church, which is prominent on the approach up Wood Green High Rd from the south. The Chocolate Factory building is prominent, particularly from Western Rd.

There are numerous views of Alexandra Palace through the AAP area, however views towards Alexandra Palace are restricted locally, particularly from the High Rd. The railway embankment and railway development also block views from some western parts of the area. The Mall presently marks the centre of the shopping area, while River Park House, at 11 storeys sits opposite Wood Green Underground station. Both buildings are visible from around the AAP area.

Fig 3.7: Map of designated views in Haringey

Heritage Assets

The AAP area is home to 10 listed buildings, and includes or is adjacent to four Conservation Areas.

The Gaumont Cinema is Grade II* listed, and fronts the High Rd with a traditional stone and brick frontage, but has a particularly significant interior. Its rear and side elevations, which were typical of this period of theatre design, now offer large, and largely blank facades. St. Michael's Church, the Obelisk within Trinity Gardens, the

War Memorial in King George V1 Memorial Garden, and 7&9 Bounds Green Rd have significance when considering development opportunities in the north of the AAP area. The two Charles Holden-designed tube stations at Wood Green and Turnpike Lane stations are part of a series of stations designed by Charles Holden for the Piccadilly Line, and are proximate to development sites.

Conservation Areas influencing the AAP are Wood Green Common, Trinity Gardens, Noel Park, and across the railway line Hornsey Filter Beds & Alexandra Palace. Wood Green Common includes the Common itself, and a number of characterful buildings surrounding it, dating to the Victorian period. Trinity Gardens covers much of the northern part of the AAP area, and forms a number of interlinked open spaces, with a mix of buildings including the Civic Centre, the Trinity Primary Academy, and residential properties on the north side of Trinity Rd. The Noel Park estate lies to the immediate east of the AAP area, and some buildings within the AAP area were constructed as part of the estate, including some High Rd frontages. The Alexandra Palace and Hornsey Water Works and Filter Beds Conservation Areas lies across the railway line to the west, but will be important factors in determining how the AAP developments forge a relationship with areas to the west.

Figure 3.8: Heritage assets in Wood Green

Buildings of value and local assets

There are many notable, but not statutorily listed buildings within the AAP area. A number of these are along the High Road, including the Civic Centre and sections of terraced shop frontages, including the former Empire theatre frontage. There are

three particularly characterful pubs within the town centre in the form of Goose, the Jolly Angler, and the Duke of Edinburgh.

Land ownership

The Council has significant landholdings within Wood Green. These include parts of the Station Rd offices site, Wood Green Library, and the Civic Centre. Additionally there are a number of sites which the Council has either freehold or leasehold interests on. The Council intends to leverage the value of these land parcels to catalyse regeneration within the centre. Existing civic functions will need to be replaced, including Council services, both front office such as customer services, back office functions, Council meeting spaces, and Wood Green Library.

Wood Green, as would be expected as a metropolitan centre, has a number of institutional investors with interests in larger land parcels. The Council is seeking to engage with all landowners within the centre, to agree the objectives of the AAP and Investment Framework.

Heartlands, as an industrial area has coarser grain of land ownership, with larger parcels held by private investors. The former Clarendon gas holders site is by far the largest single parcel in this area.

Outside of the Metropolitan Centre, Wood Green's residential hinterland is a mix of private freehold properties, principally terraced houses, sometimes split into flats, and Council-owned residential stock (such as the Noel Park estate).

Fig 3.9: Public Land ownership in Wood Green

Transport and movement

Public Transport

Wood Green is well served by public transport. In addition to the two tube stations at Wood Green and Turnpike Lane, which provide a high frequency service to the West End in 20 minutes. Alexandra Palace and Hornsey stations provide regular services to Moorgate via Finsbury Park, Highbury & Islington and Old St. There are 12 bus routes operating on Wood Green High Rd. Services west and east go along Lordship Lane, Turnpike Lane, Station Rd, and Westbury Avenue, intersecting the High Rd at the two tube stations. Immediately to the south of the AAP area,

Piccadilly line services into central London are congested in peak periods with passengers standing south of Turnpike Lane station but with trains increasingly overcrowded into central London.

A similar pattern exists for rail services from Alexandra Palace station with high levels of overcrowding from Finsbury Park into central London. This station is on the mainline into Kings Cross from Edinburgh, and the frequent express services pass

through at high speed, causing noise impacts for areas close to the rail line, but also offering glimpses of the borough to a large numbers of train passengers.

Bus speeds are typically around 8mph in the peak periods in the Wood Green area.

Traffic Movements

Vehicular traffic is heavy along Wood Green High Rd, typically 30,000 vehicles a day. Lordship Lane, Turnpike Lane and Station Rd also carry high flows. This creates significant transport pressure at the junctions at either end of the Wood Green High Road. There is an identified issue of rat running along Watsons Road/Ringslade Road/ Cumberland Road as drivers seek to avoid the Wood Green station junction. Conversely, Clarendon Rd/Mary Neuner Way currently has spare capacity.

As might be expected with high volumes of traffic, journey times are unreliable particularly on Wood Green High Road.

Pedestrian and cycle movement

There is very high pedestrian footfall within the town centre. On an annual basis there are more than 2.5 million pedestrians using the High Road. Annually there are more than 100,000 cyclists using the High Road in the morning peak period. There is an east west cycle route across the High Road but overall there are few cycle facilities within the AAP area.

Air Quality

Air quality is poor on Wood Green High Road. TfL has identified this as an air quality hotspot. Buses and HGVs cause almost three quarters of emissions of nitrogen oxides.

Demographics

The Demographic information below is based on the collective data for 5 Lower Layer Super Output Areas (Haringey 007A, 016A, 016B, 016C, and 016D), which together closely align to the AAP boundary. For the purpose of this section these will be termed *the study area*.

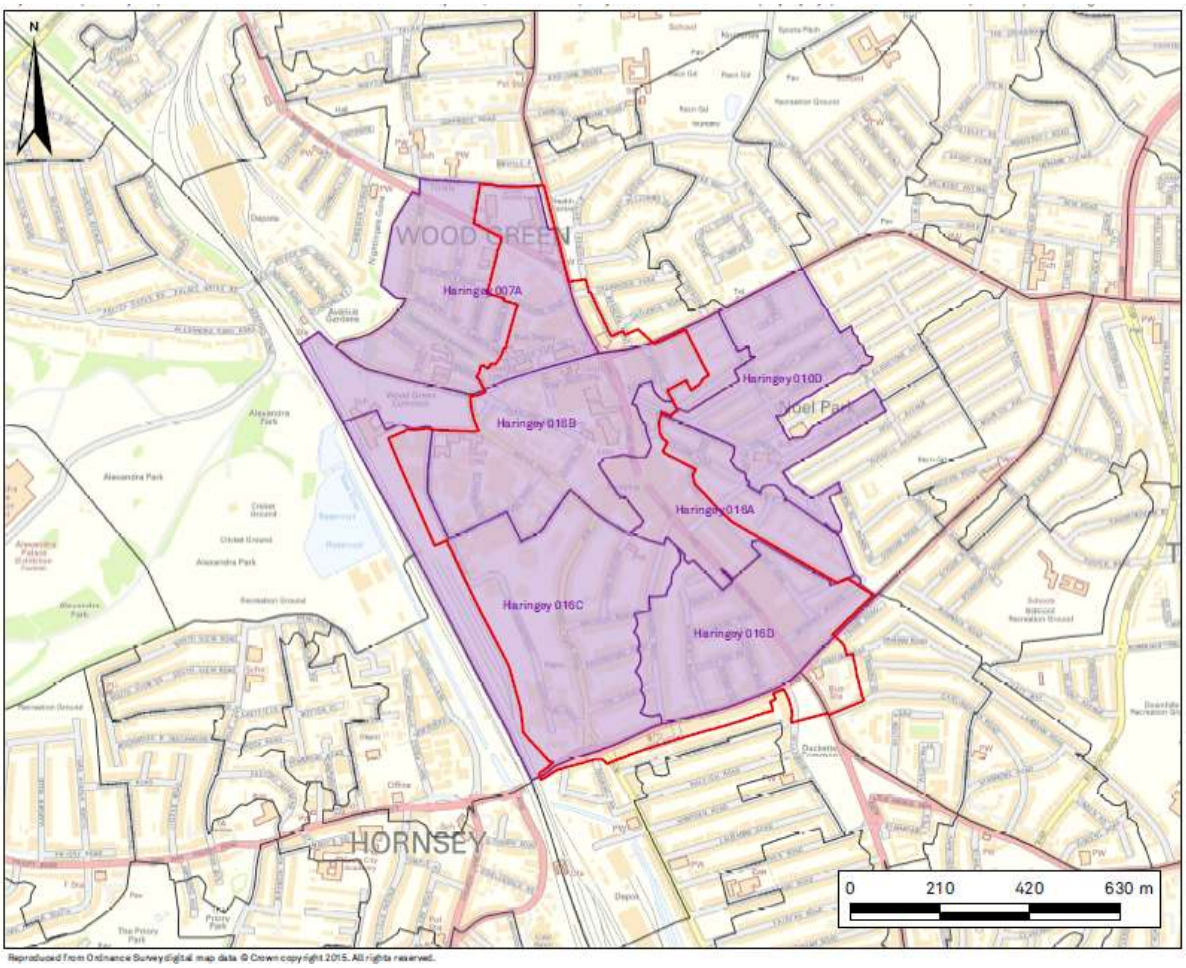


Figure 3.10 Output Areas forming the Wood Green Study Area

Population

The study area has a population of approximately 14,500 (GLA Mid-year projections 2014).

Age Structure

The study area has an above average proportion of working age population (74%) when compared with the London (69% and England (65%) averages.

Conversely the study area also contains a below average proportion of children (17%) as well as people aged 65 and over (9%) when compared to London and England ‘s averages.

Marital Status

At 55% the majority of the study area’s residents are classified as single, which is significantly higher than the London (44%) and higher than England (47%) averages.

The number of married people (28%) is significantly lower than the London (40%) and England (47%) averages.

Ethnicity

Wood Green's population is very diverse. The 2011 census showed that the largest ethnic group of Noel Park ward was Other White, 27%, followed by 25% White British, demonstrating the significant Turkish and other European and Middle Eastern communities in the area. The study area contains a broadly similar proportion of people of a white ethnic background (57%) when compared to London (60%), significantly below that of England overall (85%).

Religion

The religious identity of Wood Green is relatively diverse. The proportion of Christians residing within the study area (46%) is below that of London (48%) and England (59%). The Muslims population of Wood Green (18%) is generally higher than in London (12%) and England (5%).

Household Composition

Aligning with the marital demography above, the study area contains a relatively high proportion of one person households (36.4%), the majority of which are under 65. This accounts for the area's below average proportion of family households (45%), compared with London's 53.2%.

Housing Tenure

Of the 3,477 households in the study area, a significantly lower proportion are owner-occupied households (27.8%) compared to London (48.3%) or England (63.3%). There is a higher than average proportion of shared ownership households however (4%).

Qualifications

At 37.4% the study area contains a relatively strong proportion of highly qualified people (having a qualification equal to NVQ4 or above), in line with London (37.7%), and higher than England (27.4%). At 19%, the proportion of people with no qualifications is slightly higher than the London rate (17.6%), but lower than for England (22.5%).

Industrial Structure

Forming the largest employment sector, 13.2% of the Study Area population work in the wholesale and retail trade, broadly in line with London's average.

A significant proportion of people are also employed in accommodation and food service activities (11.7%), significantly higher than that in London (6.3%) and England (5.6%). Education (11%) and human health/ social work (10.1%) also have a significant presence in Wood Green.

Occupations

37% the Study Area contains a relatively high proportion of people in highly-skilled managerial and professional occupations (NVQ4+), which is broadly comparable with the rest of London (34%).

It also has a higher than average proportion of people in low skilled “elementary occupations (13.6%) compared to London (9.6%).

Relationship with surrounding areas

Wood Green is located in North London at the heart of the borough of Haringey. With central London a 15 minute journey away via Kings Cross on the Piccadilly Line, and Moorgate 21 minutes away from Alexandra Palace station by rail, it is a well connected part of the city.

An established high street (Wood Green High Rd, located on Green Lanes), boasting a large retail footprint servicing shoppers from the neighbouring areas, has led to the designation of Wood Green as a Metropolitan Centre in the London Plan. Wood Green is also the civic hub of the area, housing public services and the Council’s offices. As such it has a regional draw from surrounding suburbs.

To the east of Wood Green is Tottenham, connected by Lordship Lane, Westbury Avenue, and West Green Road. Due to the two settlements being on separate radial train routes, the centres share a large hinterland, with Wood Green being the higher order retail centre, thus enjoying a net inflow from Tottenham in terms of jobs and retail spend.

To the north lie the increasingly suburban areas of Bounds Green, Palmers Green, Winchmore Hill, and Southgate, in the boroughs of Barnet and Enfield. Wood Green acts as an important day-to-day shopping location for these areas.

The urban centres of Muswell Hill, Crouch End, and Hornsey lie across the Great Northern rail line to the west. Each of these provide a local retail and leisure offer in their own right, and Wood Green has an opportunity to increase its attractiveness to the residents of these areas.

Harringay lies a short distance to the south on Green Lanes, and is a thriving district centre which shares many similarities to Wood Green as a multicultural High Street based centre, but is smaller in size, so does not compete for retail sub-regionally. This area has undergone a successful trader-led regeneration recently, and offers a positive example for how some of Wood Green’s terraced retail properties can benefit from regeneration.

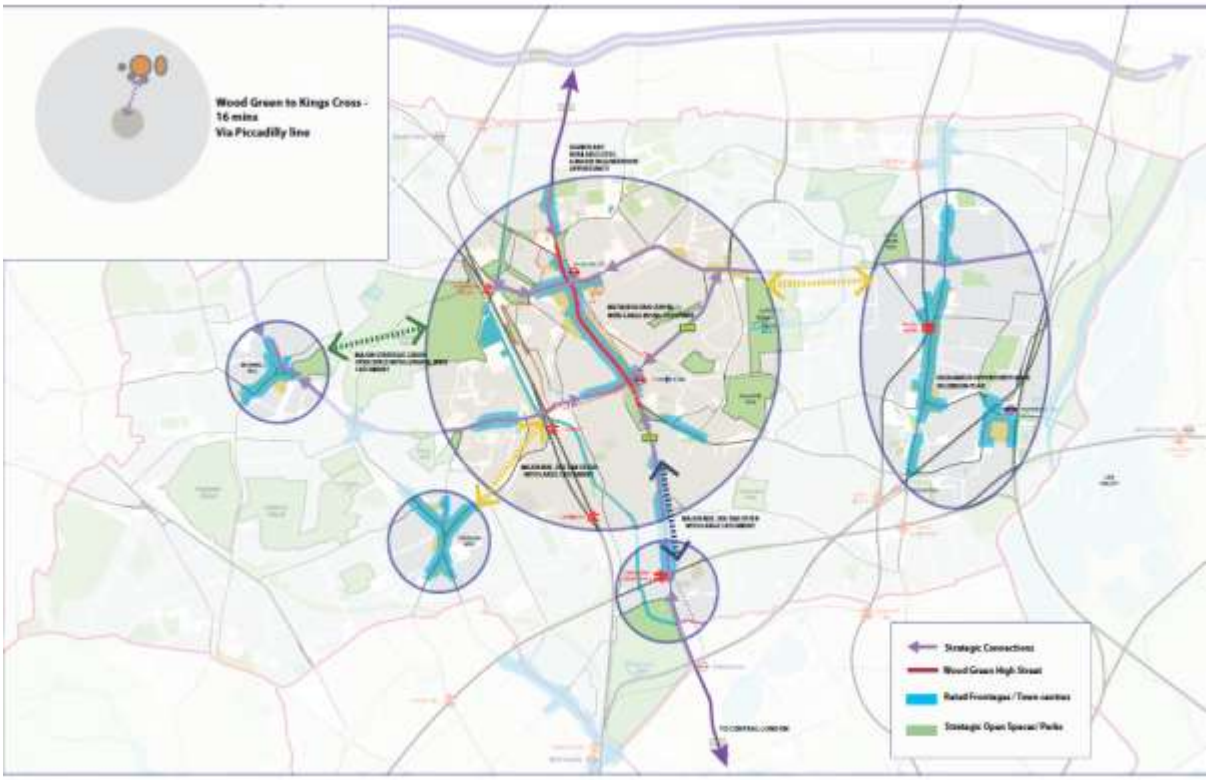


Fig 3.11 Wood Green's Surrounding areas

Boundaries of the area

The most obvious boundary in Wood Green is the Great Northern rail line which separates Noel Park and Woodside Wards from Alexandra and Hornsey wards. While Alexandra Palace is outside of the AAP area, it is important to note that the regeneration occurring in Wood Green will benefit, and complement, the enhancement of uses, and use of the Palace and Park grounds. Similarly, other green spaces surrounding the study area will be able to positively contribute, and benefit from the regeneration of Wood Green, principally through improvements to their interconnectivity, and quality of open space they offer.

Turnpike Lane and Westbury Avenue form a distinct boundary at the southern end of the area. The Noel Park estate and other residences interface with the AAP area to the east and north. It is noted that while the Mayes Rd and Hornsey Park Rd areas are within the AAP area, these will, with the potential exception of the area around Caxton Rd, remain as they currently are, and the amenity of existing residents in the area will be protected using existing Local Plan policies.

Defining the Wood Green AAP area

There are a number of existing designations within the Wood Green area, as shown on the map below. The AAP boundary has been selected to include all the potentially developable land parcels within the area within the boundary.

Figure 3.12: Wood Green AAP area

SWOT for the AAP Area

Strengths	Weaknesses
• Low vacancy rates • High footfall • Many small retail units • Council services present • Excellent public transport connections • Alexandra Palace • Existence of creative community • Characterful shopping terraces	• High Rd dominated by traffic • Pinch points on footways on the High Road • Limited supply of larger shopping units • Lack of connectivity beyond the High Rd • Fear of crime • Underutilised green spaces • Poor quality “alleyway” routes through the centre
Opportunities	**Threats**
• Establish Wood Green as a centre for innovation and entrepreneurialism • Improved streetscape in the town centre • Increase and improved mix of town centre uses • Relative lack of planning constraints • Potential Crossrail 2 line • Celebrating a mix of cultures • Creation of new homes and jobs in and around the Centre • Improve and improve access to open spaces • Improve link between Heartlands and	• No Crossrail 2 • Reputation of Wood Green as a comparison retail investment location worsens • Other centres continue to grow and “out compete” Wood Green • Loss of local employment floorspace damaging local retail economy • Departure of Mountview Theatre School from cultural quarter • Loss of existing character/ impact on heritage assets

High Rd, and beyond	

Character/ Sub-Areas within Wood Green

A number of character areas have been identified within the AAP area that offer different qualities of space, history, urban form and land use patterns. Initial impressions of a retail dominated High Road do not do justice to the range of types of area in Wood Green that can be experienced once departed from the High Road itself.

There are considered to be 13 character areas within (or which overlap) the AAP area, and these can be arranged into four sub-areas, which are the foci of growth in the AAP. The character areas are overviewed here, and the strengths, weaknesses, opportunities and threats of each sub-area are discussed later in the document.

Sub Area	Wood Green Tube Area (Wood Green North)	Wood Green Central
Character Areas	1. Civic Centre & Trinity Green 2. Alexandra Palace Station 3. High Rd North 4. Lordship Lane	5. Parkland & Morrison's 6. The Mall & Wood Green Library 7. Noel Park
Sub Area	**Turnpike Lane**	**Haringey Heartlands**
Character Areas	8. High Rd South 9. Turnpike Lane Station, Westbury Rd, and Ducketts Common 10. Turnpike Lane	11. Wood Green Common 12. Wood Green Cultural Quarter 13. Clarendon Rd 14. Parkside Malvern

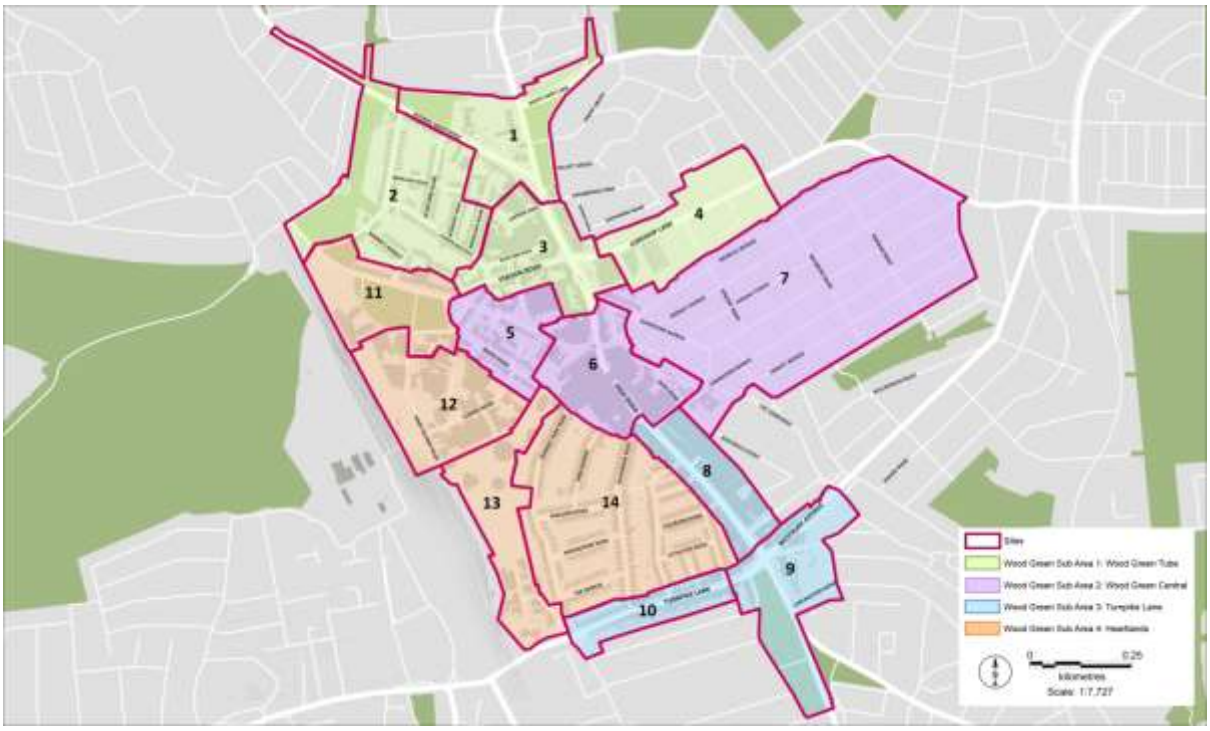


Figure 3.13: Character Areas

Sub Area 1: Wood Green Tube Area (Wood Green North)

1. Civic Centre & Trinity Green

Picture here

The locally listed Civic Centre sits within the Trinity Gardens Conservation Area at the northern most end of the AAP area. This area is generally slower paced and more suburban in setting that the rest of the AAP area, albeit still heavily affected by traffic. It contains two listed buildings and a monument, the War Memorial on the eastern side of the High Rd. There are significant chains of green spaces in the area, but these often do not connect, and are adjacent to busy roads which adversely affect their user's amenity. A key view is afforded towards St. Michael's Church from the south, and is clearly visible as you approach Wood Green tube from the south along the High Rd.

2. Alexandra Palace Station

Picture

Alexandra Palace station currently provides a key east-west connection between Wood Green and Alexandra Palace/ Muswell Hill by foot and car. While providing stopping and semi-express services, this is an underused local asset with regards drawing people to Wood Green, particularly from the north. This area is personified by a mix of pleasant open spaces and Victorian terraced streets. Part of the Wood Green Conservation Area, Station Rd is the main route through the area, and contains a small parade of commercial premises next to the rail station.

3. High Rd North

Picture

A key arrival point to Wood Green, this area sits around two key arterial routes, the High Rd, and Lordship Lane/Station Rd. Lordship Lane is the key route linking Wood Green and Tottenham, while Station Rd is at present the most direct route from Wood Green underground station to Alexandra Palace. The High Rd frontage in this area is predominantly made up of Victorian terraced shop frontages, although there are some larger floorplate buildings such as the HollyWood Green, and others which although they have High Street entrances, contain larger buildings behind the High Rd (Gaumant Theatre, Morrison's). HollyWood Green and River Park House are striking buildings that are highly visible when emerging from the tube, and neither currently offer a welcoming active frontage, and as such could be improved. Further north on the High Rd, and on Station Rd there are large buildings which provide important functions (offices, bus garage), but do not create welcoming streetscapes within the centre. Station Rd has a mix of buildings, with some good quality local assets, but generally poor frontages.

4. Lordship Lane

Picture

Lordship Lane is a key arrival point by car, foot and bus from Tottenham, and the shared residential hinterland between Wood Green and Tottenham. Historically there was a tram connecting the two areas. Residential units form the primary street frontage, while there are newer developments and a short, but lively parade of terraced retail shops closer to Wood Green Underground station. Wood Green Crown Court is also on Lordship Lane, and is one of the most visible buildings in the Wood Green area.

SWOT for Wood Green Tube area (Wood Green North)

Fig 3.14: Wood Green North Sub-Area

Strengths	Weaknesses
• Significant sources of employment in the borough • Wood Green underground station creates a clear focus for the area • St. Michael's Church a landmark buildings • Development parcels generally outside of local views corridors to/ from Alexandra Palace • Some characterful local terraces of shops • Civic hub at the Civic Centre and on Station Rd • Connects to a network of open spaces	• Many office buildings address the street very poorly on Station Rd • Bus garage impact on pedestrian footpath • Junction of High Rd/ Lordship Lane/ Station Rd congested with road safety issues • Rat running through Ringslade/ Watsons Rds • Significant amount of surface car parking • Open space not always of a high quality • Many rear parts of sites of poor quality
Opportunities	**Threats**
• Potential Crossrail 2 station entrance	• Potential loss of employment floorspace in Station Rd offices

• Significant intensification potential on Mecca Bingo, Morrison's, and Bus Garage sites • Review of bus services to best meet local demand • Improve quality, and knowledge of/ access to existing green links • Rationalise town centre car parking • Add depth to the High Rd town centre offer • Large land parcels create opportunities for comprehensive development • Improve how buses integrate with the High Rd in this area • Improve how Station Rd operates as a link between Wood Green and Alexandra Palace stations • Opportunities to add depth to, and behind the High Rd	• Worsening of congestion at the key High Rd/ Lordship Lane/ Station Rd junction. • Area "getting left behind" if Crossrail 2 doesn't come to Wood Green • Impact on sensitive local users (travellers site) • Potential impact on town centre car parking of regenerating Morrison's • Need to decant bus stabling to fulfil Bus Garage redevelopment opportunity

Sub Area 2: Wood Green Central

5. Parkland & Morrison's

Picture

This area lies between Wood Green Underground station, Alexandra Palace station, Wood Green Cultural Quarter, and a potential new Crossrail 2 station entrance. It is however, home to a number of back sides of large floorplate buildings, including delivery yards and surface car parking. This space could be better used to create new uses which will help to attract people to visit the centre. In particular the road layout makes the area difficult to navigate, with a range of passageways which do not create a sense of safe space. There are some characterful Victorian residential buildings in the area, as well as the Duke of Edinburgh Pub which has the potential to contribute significantly to the area.

6. The Mall & Wood Green Library

Picture

Built in the late 1970's, the Mall occupies the site of the former Noel Park and Wood Green railway station. It is the most visible focal point within the town centre, and anchors the centre in terms of retail floorspace. According to a GLA healthcheck, the Mall and the High Rd attract 220,000 visitors each week. The Mall is split by the High Rd, and linked by a bridge over it, which in combination create a cavernous and intimidating stretch of the High Rd. The distinctive Southwater brick was selected to blend in with the surrounding streetscape, but the scale of the Mall

creates the impression of significant blank facades within the site. The single largest use within the site is multi-storey car parking, with retail uses on the ground floor, and maisonettes on the building's roof. There are some ancillary food and drinks uses, leisure, offices, and a cinema. Importantly, the site also houses a thriving multicultural market hall which at present is hidden away at the back of the Mall.

7. Noel Park

Picture

Noel Park Estate is a unified, largely publicly-owned, conservation area-designated, estate to the east of Wood Green High Rd. It consists of 2,200 dwellings build between 1883-1907 by the Artizans, Labourers, and General Dwellings Company, and is easily identifiable by its red brick, turreted gables, and generous gridded street layout. The residences are not generally very large, and a regeneration programme to bring the buildings up to modern standards is underway. While the buildings are of a good quality, the interface between the Conservation Area and more recent developments such as the Mall is poor in places.

SWOT for Wood Green Central

Fig 3.15: Wood Green Central Sub-Area

Strengths	Weaknesses
• Major draw on the High Rd • Hosts a number of community groups • Market traders • Wood Green Library • Vibrant restaurants on High Street	• Roads behind the High Rd don't have active frontages • High Rd congested with footways narrow and crowded in places • The Mall and its bridge create an oppressive environment on the High

• Good quality, historically significant Noel Park estate	Rd • Market stalls & food court hidden away • Lack of diversity in good quality places to eat and socialise
Opportunities	**Threats**
• Council's preferred location of a new Crossrail 2 station entrance • Existing east-west cycling route can be improved • Improve the experience of walking down the High Rd in this area • Some public ownership of sites • Create a state of the art new library as part of a new civic area for Wood Green • Potential to celebrate the Moselle River (culverted at present)	• Redevelopment of the Mall risks affecting a large portion of the High Rd • Potential impact on town centre car parking of regenerating The Mall • Crossrail 2 not coming would adversely affect the viability of a number of schemes in this area • Council may need to acquire property • Redevelopment of the Mall may involve disruption to residents on the site.

Sub Area 3: Turnpike Lane

8. High Rd South

Picture

The majority of this stretch of the High Rd is terraced Victorian High Street typology. Many of these are in good condition, and provide relatively small, but prominent locations for small and independent traders. Some have been merged into larger units, but generally these units lack the depth to accommodate national comparison retailers. This changes on the eastern side towards Turnpike Lane where the typology drastically switches to larger floorplate retail units. Behind the eastern side of the High Rd is Bury Rd Car Park, which is similar in design to the Mall, and exhibits similar urban design issues associated with how it interfaces with its surroundings. The former Empire Theatre frontage is still visible on the High Street frontage, and provides an important link to the areas past.

9. Turnpike Lane Station, Westbury Rd, and Ducketts Common

Picture

Tube and bus stations reflect the importance of this location as a local transport hub, and sitting on the confluence of Westbury Rd and Green Lanes/Wood Green High Rd, it is a key node in the north London area, with traffic towards Wood Green, Islington/Hackney, Enfield, Tottenham and Hornsey/Muswell Hill meeting. Interestingly, although the station provides a fine entrance to the area, the surrounding streets do not function particularly well as a destination, with no buildings suitably marking the arrival into Wood Green when looking from the

station. Ducketts Common is adjacent to the junction, and represents a significant and historic open space asset for the AAP area. The park contains a number of well-used sports facilities, grassed open space, and mature trees.

10. Turnpike Lane

Picture

Identified as a local shopping centre in the Local Plan, Turnpike Lane is a traditional Victorian terraced street layout, serving a range of local retail functions. Commercial units are generally found at ground floor level, with residential above and behind. This is the main road route between Tottenham and Hornsey, and there is significant traffic as a result. Some units are set back from the road, and take advantage of the presence of forecourts, while some are in residential use which breaks up an otherwise continuous retail frontage.

SWOT for Turnpike Lane area

Fig 3.16: Turnpike Lane Sub-Area

Strengths	Weaknesses
• Many characterful shop terraces containing a number of independent traders • Turnpike Lane underground station creates a clear focus for the area • Well used and high quality park at Ducketts Common • Low vacancy rates • Potentially increasing spending power	• Areas to the rear of the High Rd do not contribute sufficiently to the Centre • Relatively narrow pavements create congestion • Dovecote Avenue is blocked by Bury Rd Car Park • Congestion, traffic dominance, and road safety issues at High Rd/ Turnpike Lane junction
Opportunities	**Threats**

• Creation of new streets perpendicular to the High Rd could add vibrancy and new retail opportunities • Improve Duckett's Common as a local open space asset. • Establish a set of smaller, more artisan/ independent set of shops. • Establish an improved entrance to Wood Green from the south/east/west at Duckett's Common & Turnpike Lane station. • Transport interchange creates recognition of the place. • Potential for Crossrail 2 station to support higher density development	• Potential impact on town centre car parking of regenerating Bury Rd Car Park • Council may need to acquire property • Potential impact of new investment in the area could price out local independent traders • Redevelopment of Bury Rd car park may involve disruption to residents on the site.

Sub Area 4: Haringey Heartlands

11. Wood Green Common

Picture

This open space represents the most significant open space asset within the AAP area. It has an associated Conservation Area, and is located broadly between Wood Green underground station, Wood Green Cultural Quarter, and Alexandra Palace station. Despite its good location, it currently provides a relatively local function, and is not as prominently connected to its surroundings as it should be. The Common itself is generally underused as an open space. It is formally treated, but lacks seating and leisure uses within it.

12. Wood Green Cultural Quarter

Picture

The Wood Green Cultural Quarter was first designated in the 1998 Unitary Development Plan as an area that could support employment space, create jobs, and improve links with the surrounding area. The area was once home to Barratt's sweet factory, which moved out in 1980. The locally listed Chocolate Factory building on Clarendon Rd is one of the area's key buildings. There are a range of small businesses operating within the buildings in the area, but it is recognised that not all of the employment buildings are of the highest quality, and connections through the site could be improved. The Mountview theatre school has recently signalled its intention to move out of the area, which will create a vacant building, and a need to consider the future cultural offer within the area. It is also home to the Western Rd reuse and recycling depot, as well as the Metropolitan Police's borough-wide vehicle park and associated offices to the western side of Western Rd. These uses are hard against the embankment of the Great Northern railway line, which brings with it significant noise pollution.

13. Clarendon Rd

Picture

This area is predominantly covered by a disused gas works site, with some surrounding industrial uses. It has been defined as a growth area since before the 2013 Strategic Policies were adopted, and currently holds planning consent for mixed use regeneration to create a new mixed use area surrounding a new local open space. It is anticipated that a new application will come forward to make comprehensive use of the area. Mary Neuner Rd was built in 2008 to connect the southern end of Clarendon Rd with Western Rd, and open up the Heartlands area. This sub-area also includes further active commercial premises on Clarendon Rd, as well as the Westpoint Apartments, a 7 storey residential complex which closes off the end of Clarendon Rd, requiring the existing convoluted junction at Hornsey Park Rd/ Clarendon Rd/ Turnpike Lane. Beside this junction at present is the West Indian Cultural Centre.

14. Parkside Malvern

Picture

Parkside Malvern sits in the south of the AAP area, and is surrounded by the Mall, High Rd, Clarendon Rd, and Turnpike Lane. This is predominantly a residential area, and residents often associate themselves with Hornsey instead/ in preference to Wood Green. There are not many significant development opportunities within this area, but due to its location, the consideration of other development areas will need to consider their impact on properties in this area. It is characterised by late 19th Century 2 storey terraced housing in a coherent inflected grid of mostly quiet residential streets. Hornsey Park Rd itself carries the vast majority of traffic between Wood Green and Wightman Rd. The Mall turns its back on the northern part of this sub-area.

15. Hornsey Reservoirs & Filter Beds

Picture

Hornsey Filter Beds and Reservoirs lie on the path of the New River, at the foot of Alexandra Palace Park, to the west of the Great Northern railway line. The filter beds and reservoirs are in active use, although it has been identified that several of the filter beds are surplus to requirements for this function. Both the reservoirs/ filter beds, and Alexandra Palace are the focal points of their own Conservation Areas, and any development in this area will need to show how it benefits the setting, or justifies harm. At present the Filter Beds does not facilitate positive routes through the area, including access to Wood Green from the west of the borough via the Penstock foot tunnel.

SWOT for Heartlands area

Fig 3.17: Heartlands Sub-Area

Strengths	Weaknesses
• Source of jobs in the local area • Creative communities present here • Existing permission in place at Clarendon Square	• Cultural Quarter not achieving its potential • Lack of local green spaces • Lack of street activity due to B2/B8 uses • Vacant sites do not create positive sense of place • Adjoining train line and Coronation Sidings • Penstock foot tunnel can feel unsafe
Opportunities	**Threats**
• Improved east-west route can be established linking the High Rd with Alexandra Palace Park through Penstock foot tunnel. • New pieces of urban realm can be created at the Chocolate Factory and Clarendon Square • Creation of new employment space to attract new businesses into the area • Large land parcels create opportunities for comprehensive development • Potential to establish a more equitable share of traffic through the area.	• Crossrail not coming would adversely affect the viability of a number of schemes in this area • Potential loss of jobs locally • Loss of Mountview • Impact on views to/from Alexandra Palace from new development • Impact on existing businesses in the area • Impact on Wood green Common Conservation Area of new development

• Potential to celebrate the Moselle River	

4. Key Issues, Challenges and Drivers

Economic growth

Potential for growth

There is significant potential for a growth in local businesses, and an expanded economy in Wood Green. This is based on three main drivers:

- Continued price increases in the Central London commercial property market driving firms outwards in their search for affordable commercial floorspace;
- Expansion of the tech sector driving the market for new start-up and grow on business spaces;
- Growth of maker economy, with a number of small maker firms already based in Wood Green's Cultural Quarter.

The Council has set out its objectives to grow the number and range of businesses in the borough in the Economic Development Strategy, and this plan represents a key opportunity to create improved conditions in which firms will be attracted, and new businesses will set up, and existing businesses will grow.

Cultural quarter

The development of this area offers potential to improve the overall animation of the area, particularly if some of the 'making' activities currently hidden away can be showcased in new developments.

Council activities

The overall numbers of council employees are likely to decline, but a large workforce with relatively high spending power for the area can be expected to remain in Wood Green. As council space needs change over time, there is the potential to offer up the space released in Council buildings to support start-up enterprises.

Office market

Wood Green's office offer is currently poor – with stock having been progressively depleted through change of use and in generally poor condition or outdated in form. An improved office offer would serve to support the general health of the town centre by increasing weekday spending power and hence the market for both food and drink and for comparison goods.

Need improve the daytime economy in Wood Green

It is important to increase the number of people working in Wood Green, as well as the number of people living there. This is both a good in itself, because it will increase the vibrancy of the area, and critical to the future health of Wood Green as a Metropolitan retail centre.

Town centre vitality

Wood Green is the borough's sole Metropolitan Town Centre, and plays a valuable role as a place residents visit to meet their shopping needs. When benchmarked against other Metropolitan Centres in London, and Metropolitan town centre thresholds as set out in the London Plan, it can be shown that Wood Green generally meets the specified criteria, but not in all categories, and is at the bottom end of the range for many indicators. While meeting targets is not the principal aim of this AAP, the interventions planned for will help to push relevant levels up against these indicators.

Quantity & type of retail floorspace

Wood Green ranks 10th out of 12 Metropolitan Town Centres in London for total amount of town centre floorspace. There has been a 3% fall in the total town centre floorspace in Wood Green between 2007-2012, possibly as a result of the economic downturn over that period. Interestingly 8 out of the 12 other Metropolitan Town Centres grew over the same period, showing Wood Green falling relatively behind on this measure. Particularly, Wood Green has a minimal quantum of total and comparison retail for a Metropolitan Centre, as well as for comparison retail as a percentage of overall retail.

Core indicator	Metropolitan Town Centre thresholds	Wood Green
Total Town Centre floorspace (m^2)	100,000-500,000	120,757
Total Floorspace (m^2)	85,000-500,000	90,397
Comparison Goods retail floorspace (m^2)	65,000-500,000	68,702
Convenience Goods retail floorspace (m^2)	75%-100%	76%
Convenience Goods floorspace as % of total retail floorspace	5%-15%	17%
Leisure Services (m^2)	20,000+	25,471
Office floorspace (m^2)	7,000-10,000,000	N/A (does not rate)
Zone A Rents	3,000-4,000	C £1,500
Public Transport Accessibility Level (PTAL)	5-6	6
Source: GLA Town Centre Health Check 2014		

Between 2012 and 2015 the number of comparison shop units reduced by 28 outlets, with the number of vacant units increasing by 10 units. The number of units in all other sectors has increased slightly, which suggests Wood Green has diversified slightly away from comparison retailing to other food and service uses. This is not unhelpful, as an increased A3/A4/A5 offer will help to address the issue of retail premises within the centre closing relatively early in the evening.

Type of unit	Units 2012	Units 2015	% of Units 2015	
			Wood Green %	UK Average
A1 Comparison Retail	182	154	44.5	35.8

A1 Convenience Retail	30	36	10.4	8.4
A1 Services	31	35	10.1	12.3
A2 Services	27	37	10.7	12.3
A3 Restaurants/ Cafes	26	29	8.4	9.0
A4 Pubs/ bar	7	8	2.3	4.5
A5 Takeaway	23	26	7.5	5.9
Vacant	11	21	6.1	11.8
Total	337	346	100.0	100.0
Source: Experian GOAD 2012 & 2015				

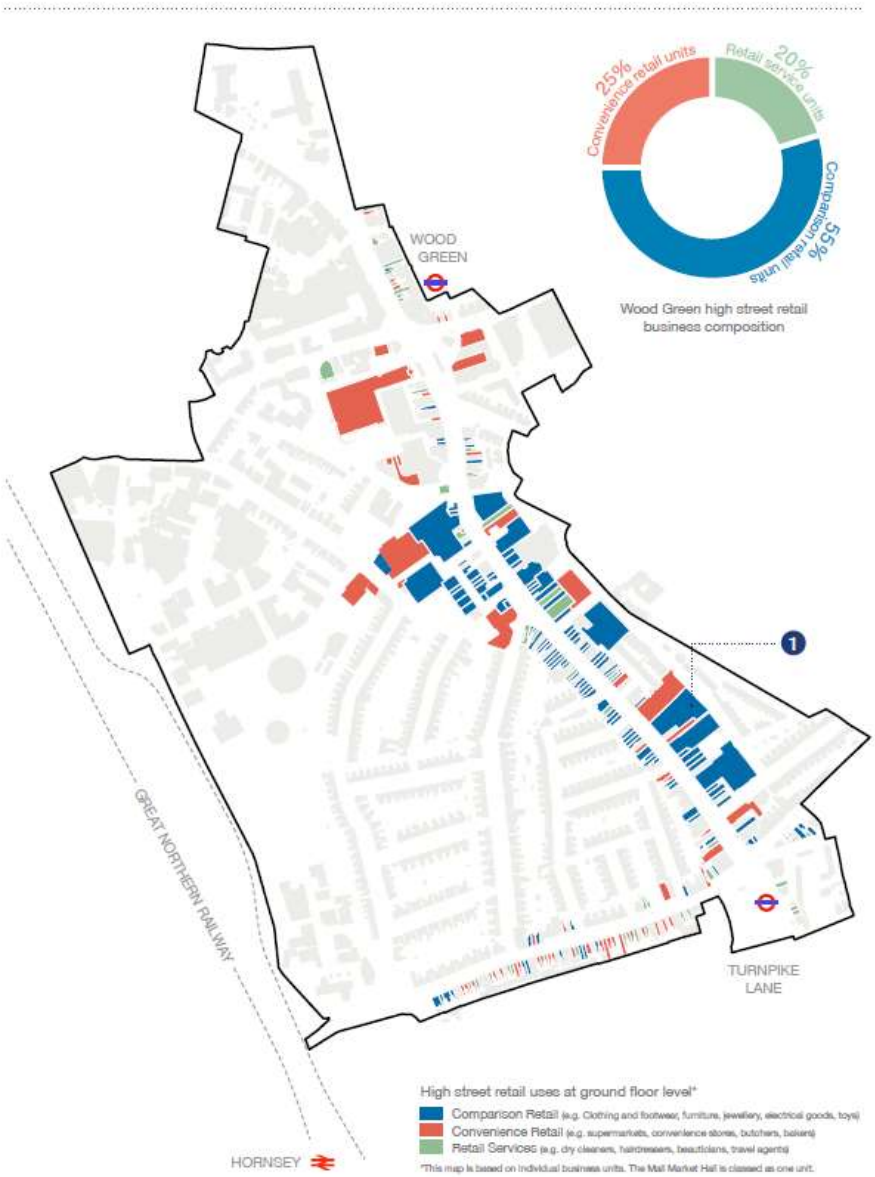


Fig 4.1: Retail uses in Wood Green (2015)

The Wood Green Retail Capacity Study identifies a need for a 20,000m^2 (minimum) increase in comparison retail floorspace in Wood Green, based on increasing local population and spending power. There is a requirement for approximately 5,000m^2

of new convenience retail uses in the town centre. As such there can be seen to be a need to increase the total quantity of retail floorspace within the AAP area, with the majority of this coming forwards as comparison (rather than convenience) retail. It is preferable that the total amount of convenience retail floorspace, which acts as a significant attractor of visitation to the centre, should be retained, with any losses through redevelopments being replaced across the AAP area. The increase in total and comparison retail should be accommodated on allocated developments sites.

Diversification of retail units to uses which will positively benefit the evening economy, such as food and beverage and bars will have beneficial effects on addressing the relatively poor night-time economy in the centre. The loss of comparison retail to create this should be closely monitored however to ensure that the desired overall quantum of comparison retail is being provided across the AAP area.

Small Retail Unit Sizes

Below is a map showing the range of retail unit sizes in Wood Green. It is clear that there is a significant supply of smaller, terraced-style retail units, particularly on Wood Green High Rd. These provide a good supply of units for small firms who need a relatively affordable property in a high footfall location. Conversely, these units are not suitable for multiple comparison retailers who generally need units in excess of 6,000ft^2 (approx. 550m^2).

As such there is a need to increase the number of larger, high quality, retail units within the area. The Council believe that wherever possible this growth should not come at the expense of terraced properties along Wood Green High Rd, which provide an important function in offering independent retailers the opportunity to offer a diverse range of goods and services within the centre.

High Road Dominance

Currently Wood Green's town centre offer is heavily focused on Wood Green High Rd. While these units are generally occupied, and fulfilling their purpose, if Wood Green is to fulfil its potential as a Metropolitan Town Centre, there needs to be an expanded set of routes and spaces in which town centre uses can be visited.

Opportunities to create additional town centre uses include:

- The creation of new streets to the west of the High Rd, on and behind the site of The Mall;
- Increasing the depth of the High Street itself by creating town centre uses on perpendicular routes;
- Activating Station Rd as part of the town centre offer;
- Providing complementary spaces and uses in the Heartlands sub-area;
- Redesigning currently underused sites such as Morrison's and Mecca Bingo.

Figure 4.2 Retail Unit Sizes in Wood Green (2015)

Low Rental Values

Rental values for retail units in Wood Green are generally low, when compared with other Metropolitan Town Centres. While this provides opportunity for small firms to enter the marketplace, rental values are in part a product of profitability of the retail unit, and low rental values suggest relatively low levels of spend, and hence retail revenues within the centre. It is anticipated that the introduction of additional residential units into the centre will spur retail revenues, and drive up rents, which will in turn attract larger national comparison retailers to come to Wood Green. The Retail Capacity Study (2016) suggests that an additional 20,000m^2 of net additional retail floorspace should be added to the centre.

The Council sees low rental values in some instances as being helpful in supporting entrepreneurialism in the borough. The provision of a large supply of affordable town centre units will reduce the barriers to entry to independent traders “setting up shop” in the Centre, and providing access to a wide range of goods and services, in keeping with the multicultural, and entrepreneurial nature of the area.

Poor Night time economy

Wood Green has a high proportion of shops that close by 7pm in the evening. While it is normal to expect retail premises to close between 7pm-9pm, Wood Green, particularly away from the Underground stations, has a particularly high prevalence of early closures. Part of this issue can be attributed to a food and drink offer which is generally smaller than other metropolitan centres. An increase in these uses could help to provide greater activity during the evening, although it is important that any loss of retail is carefully monitored against changes on other sites.

Built Environment

Wood Green does not at present make the best use of all of the land within the Town Centre. While there is significant concentration of people on Wood Green High Rd, the areas to the west of the High Rd are generally vacant, and often occupied by delivery yards, and half-empty car parks.

There is a lack of dwelling space in Wood Green. Seating levels are poor, and often privately-controlled. This creates an unwelcoming environment, particularly for those less able to remain standing for long periods or for people with younger children needing a safe place. An improvement in the comfort of the town centre would encourage visitors to stay for longer, and potentially engage with a larger range of shops during their visit.

At present there is a vibrant set of markets which are hidden away in the back of the Mall and Wood Green Library buildings. These traders are an important part of the fabric of Wood Green, but deserve a better location than they currently occupy.

Pictures of Negative uses and spaces within Wood Green

Negative impact streetscape

While Wood Green is generally a very busy centre, which is in many ways positive, there are a number of buildings, uses, and spaces which create a negative impact on the streetscape within Wood Green. Examples of buildings making a negative impression on the urban realm are the oppressive architecture of The Mall (particularly where the bridge crosses the High Rd), and vacant yards to the rear of shops within the centre. There are examples of buildings failing to create an aspirational impression upon entrance to the area by the tube at Wood Green and Turnpike Lane station entrances. Additionally there are sections of footways within the High Rd that are frequently overcrowded, and ones in Heartlands which are so quiet that they can feel unsafe.

The level of interconnectivity is often poor, with large blocks failing to facilitate safe and direct routes between parts of the AAP area.

Housing need

The AAP area's housing stock is characterised as being a mix of late Victorian and Edwardian terraced housing, with later in-fill development which includes a range of typologies, including high-rise tower blocks. There has been an increase in density of development around Wood Green High Rd, with new flatted developments and conversions of existing terraced stock in the second half of the 20th Century.

Haringey's housing target, which will contribute to the completion of housing which meets London-wide housing need, is 1,502 net additional homes per annum, as set out in the London Plan 2015.

The Council's Strategic Housing Market Assessment identifies that 1,345 new homes are required to be built in the borough each year in order to meet local housing need.

The existing spatial pattern for the borough as identified in the Local Plan: Strategic Policies, is for housing growth to be directed to the borough's growth areas (Tottenham Hale, North Tottenham and Wood Green). Through the Site Allocations, sites within Wood Green are allocated to accommodate 4,300 new homes.

Growth Areas have been selected due to their locational strengths, being located close to public transport, having good levels of local services, being in or close to town centres, and having a number of sites capable of accommodating new development. It is therefore appropriate, and in line with adopted Local Plan policy, to accommodate the maximum amount of growth, so far a s design considerations can accommodate it.

Housing Mix/ Unit sizes

Due to the town centre, opportunity area, and Growth Area designations for Wood Green, new housing developments are likely to be delivered at relatively high densities, with a high proportion of smaller (1 & 2 bed) units. While it is appropriate to maximise housing delivery in a highly sustainable location, it is important that a mix of family, and particularly affordable family-sized units are produced within the area. There is a need to guide the market regarding the locations more and less suitable locations for family housing within Wood Green.

Decanting/Replacement of demolished stock

There are development sites within the AAP area which include existing housing. One aim of this AAP is to increase the number of housing units within the area, and as such while finding suitable local relocation opportunities is not a planning matter, there is an expectation that the increase in local housing stock, including affordable housing stock, will provide improve the area's ability to meet housing need.

Transport and movement

Connection with surrounding areas

Wood Green, as a metropolitan town centre, provides an important role as a service centre for its surrounding area. At present there are very strong north-south connections into the centre by tube, rail, and bus. Connections from the east and west are generally limited to bus routes. In order to ensure that areas to the east and west benefit from, and are able to access the improvements within the centre, in addition to the introduction of Crossrail 2, improved connections by foot and bike will be established in the plan.

Public Transport Access

TfL and Network Rail are leading on the development of Crossrail 2 sub regional rail line. The route has been safeguarded through the Wood Green AAP area. This document is predicated on the introduction of a single Crossrail station at Wood Green underground station, with access into the Central Wood Green Area, which is the Council's preferred solution.

TfL are planning enhancements to the Piccadilly line. These would deliver new signalling and new trains increasing peak period capacity by 60% by 2025, significantly cutting levels of crowding. In the absence of this investment TfL predict there will be more people standing on trains.

Further investment in the Great Northern line through Alexandra Palace is planned. Some Thameslink services will call at Alexandra Palace following completion of this project which will enhance connectivity through central and south London. The GN line will be very overcrowded by 2031 with more people standing in the absence of investment. Even with investment crowding is expected to worsen by 2031.

Bus access to Wood Green is generally very good, with stations located proximate to Wood Green and Turnpike Lane Underground stations serving a range of destinations across north and central London. The fact that these buses terminate at Wood Green is also helpful in raising the image of the area. The High Road is served by 12 bus routes which offer a very high frequency service in the core shopping area. There may be opportunities to review bus service provision in the town centre and surrounding area, with the aim of spreading the bus service west to serve the growing population in the Heartlands part of the AAP area. With the arrival of Night Tube services on the Piccadilly line this would offer support for the night time economy in Wood Green.

Wood Green is also served by Alexandra Palace station on the Great Northern railway line. This is a 5-10 minute walk from much of the AAP area. In the future Alexandra Palace will be served by Thameslink trains as well as Great Northern services to Moorgate, opening up further journey opportunities.

Vehicle Access/ Parking

Wood Green is located on an arterial route into/out of central London, and the High Rd has high levels of traffic at most times of the day. This congestion spreads onto other nearby roads, notably Lordship Lane, and rat running routes exist, including around Ringslade Rd. It is unlikely that the number of journeys passing through the area will change in the near future, but methods of making these routes as civilized as possible through the Wood Green area will be considered. Poor air quality is an issue particularly for the High Road. The Council will be seeking to work with TfL on measures to minimise emissions from buses.

There is a significant quantity of off-street car parking in the AAP area, and this will be reviewed in the context of an increasing retail offer within the centre to ensure an appropriate amount is reprovided in any redevelopments. The whole of the AAP area is within a Controlled Parking Zone. Currently the CPZ is split into an Inner area operating Monday to Sunday 8 am to 10 pm and an Outer area operating 8am to 6.30 pm Monday to Saturday. Although there are no plans to amend the CPZ, this will be kept under review.

Cycling

Improvements to east west routes are required. A planned Quietway cycle route going east west between Tottenham Hale and Muswell Hill/Finchley is planned. There is an existing route across the High Road close to the Library. Similarly an existing route towards Tottenham uses Lymington Avenue to access the High Road. Improved routes would link to the Heartlands area to the west of the High Road with Alexandra Palace.

North south movement through the area is currently difficult. A north south Quietway is being developed which would support radial journeys towards central London. In addition a Quietway cycle route is also being developed between Hornsey and north Finchley connecting with the north south route in Hornsey. Further opportunities to facilitate safer and easier cycling will be developed.

Improvements to the quality and quantity of cycle parking will be sought. On street bike hangars can support greater cycle ownership and usage for residential areas without safe, undercover parking.

Planned changes to the road network will also provide the opportunity to enhance cycle facilities. Designs should meet TfL's London Cycle Design Standards to ensure the highest quality facilities.

The map below shows the planned cycle route network in the AAP area.

Figure 4.3: Current Cycle Routes

Pedestrian movement

East-west pedestrian connections are generally weaker than north south ones through Wood Green. The large footplates of post-war developments and terraces, and mix of industrial, residential and town centre typologies, along with congestion on the High Rd, impede east-west connectivity however. The rail line also restricts connectivity to the west of the borough, as there are currently only three points to cross on foot in Wood Green at Turnpike Lane, Penstock foot tunnel, and Alexandra Palace station.

There is poor pedestrian access to areas away from Wood Green High Rd. This manifests itself as creating the impression of the High Road being the sole focus of the town centre experience. Immediately once departing the High Road, the visitor is presented with unmarked alleyways, blank facades, and half-empty car parks. Opportunities exist to improve the depth of the High Road, by creating pedestrian routes to the substantial brownfield sites in Heartlands to the west of the High Road as well as to Alexandra Palace.

There is significant pedestrian congestion at points along Wood Green High Road particularly from the Mall's bridge towards Turnpike Lane. Opportunities will be taken to enhance the pedestrian experience within the town centre and on the approaches to it.

Enhancements to signage and pedestrian crossing facilities would be supported as part of place making for Wood Green.

Infrastructure

Education

The 2016 School Place Planning Report identified a projected need by 2025 for 1.5 new forms of primary school entry in the greater Wood green area. Additionally, there is forecast to be an unmet 0.5 new form of primary school entry need in the greater Harringay area. On this basis a new 2 form of entry primary school is proposed in the southern Clarendon Rd site (WGSA 24). This site is ideally located in the zone more suitable for family housing, and can meet need in both the greater Wood Green, and greater Harringay areas.

Health

There is projected deficit in the Wood Green area totalling 3,755 people due to the anticipated retirement of current single handed GPs. Additionally, new development is forecast to increase the population of Wood Green by 10,785. This creates a need for an additional 8 new GPs, 8 new C&E rooms, and 3 new treatment rooms. This equates to a floorspace of 1,011m^2.

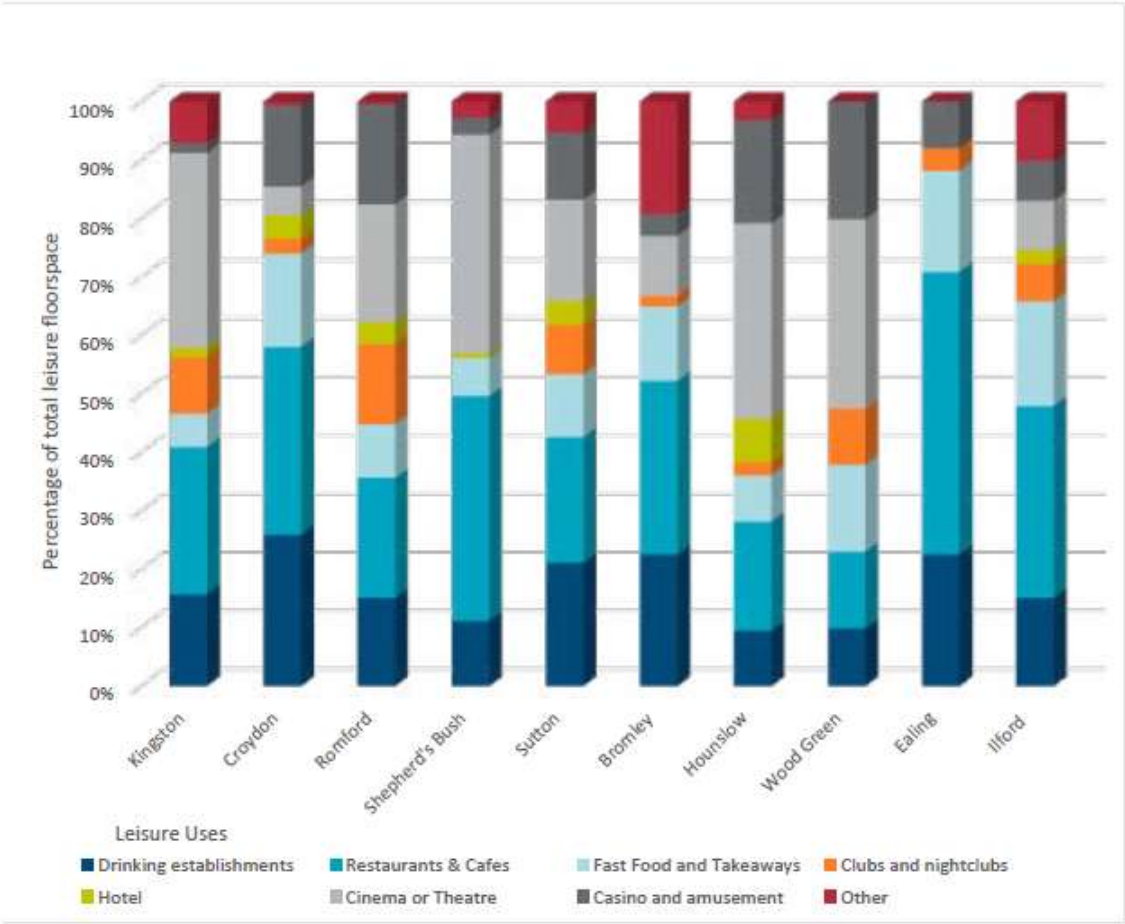
Leisure

Leisure uses perform an increasingly important role in successful town centres, largely driven by changing perceptions about how retail is provided with the advent of online shopping, with people increasingly seeking an enjoyable “experience” from their trips to town centres.

Leisure floorspace comprise a range of activities including cinemas, theatres, concert halls, restaurants, sports facilities, cafes, takeaways, pubs, bars, and night clubs, alongside other uses.

Telecommunications

In order to realise Wood Green’s potential to establish itself as a key economic investment location in London, superfast internet connectivity will be required to enable firms with digital skills to locate there.



Source: TCHC 2014

Fig 4.4: Comparison of leisure uses in Metropolitan Centers

Decentralised Energy

New development delivering net growth will increase energy consumption within the local area. As part of the Council's commitment to becoming London's first zero carbon borough, a decentralised energy network will be established linking the new development sites, and ensuring that energy can be created and used locally.

Open Space

Wood green has a number of local open spaces in close proximity to it, but only Ducketts Common and Wood Green Common in or directly adjacent to the AAP area. This manifests as an area of open space deficiency, as set out in the Council's Open Space and Biodiversity Study.

Figure 4.5: Open Space deficiency in Wood Green

5. Spatial Vision and Strategic Objectives

Vision

Wood Green will be north London's most prosperous and liveable town centre. It will combine outstanding places for people to shop, socialise and create, with a wide range of businesses. It will be a focus for opportunity and growth, a productive economic capital for Haringey where people can come together, exchange ideas and create new services and products.

Spatial Objectives: AAP Area

1. **Creating a productive and innovative economy:** Redeveloping underused sites to create a range of new workspaces and offices to accommodate growth for local and London-based businesses, creating 4,000 new jobs.
2. **Creating a town centre fit for a modern economy**: Enhancing street activity, revitalising and refreshing the town centre, creating additional places to shop, meet, and relax, improving opportunities to do business by creating space for markets, independent traders, and larger national retailers.
3. **Creating a liveable and interactive urban environment**: Creating safe, welcoming public spaces where people will enjoy spending time.
4. **Revitalising the evening economy**: Bringing more restaurants, cafés and places to socialise, in both the day and the evening, making Wood Green one the best places to shop, eat, drink, and share ideas in London.
5. **Creating new homes**: Building 7,000 + new homes that current and future residents can afford, with value from these being spent on an improved public realm and other town centre infrastructure.
6. **Serving the borough:** Making the most of Wood Green's accessible location, performing a sub-regional Capital role in supporting and complementing neighbouring town centres
7. **Celebrating the areas diversity and heritage:** Build upon the area's existing mix of cultures and lifestyles, heritage, and cultural/community capital, making residents proud to live in Wood Green.

Fig 5.1: Key Diagram

Vision for Wood Green North

A key public transport gateway for the centre, including by bus to the redeveloped bus garage/station, and underground. New development along Station Rd and at the Vue cinema will improve the urban realm within the area, and provide a greater range of food and drink opportunities in the north of the centre. An enhanced set of green links will reflect the suitability of the area for family housing further away from the High Rd and Station Rd frontages.

Fig 5.2: Wood Green North Sub-Area Key Diagram

Vision for Wood Green Central

An expanded retail centre for Wood Green focussed around a new Crossrail station entrance. A new town square with a vibrant mix of retail and leisure uses will be established, creating a western expansion of the primary shopping area. This westward expansion will link to the significant redevelopment opportunities to the west, around Clarendon Rd.

Fig 5.3: Wood Green Central Sub-Area Key Diagram

Vision for Turnpike Lane

A revitalised Wood Green High Rd, with an improved public realm, more generous pavement spaces, and new pedestrianised laneways, providing a mix of retail and F& B uses, including significant opportunities for smaller businesses to showcase a wide range of goods and services.

Fig 5.4: Turnpike Lane Sub-Area Key Diagram

Vision for Heartlands

Establishment of an improved cultural quarter, and the redevelopment of Clarendon gas works to create new homes, jobs, and open spaces. The creation of a new civic boulevard will complement improved connectivity through the area connecting the west of the borough with Wood Green, helping it to provide a local capital function for Haringey. Family homes will be prioritised in parts of this area away from higher density mixed use area centred along a realigned Brook/Coburg Rds.

Fig 5.3: Heartlands Sub-Area Key Diagram

6. Spatial Development Strategy

Generating the Strategy

Haringey's Local Plan already contains a suite of Site Allocations which will bring forward redevelopments in Wood Green. The site capacities for these demonstrate that 4,320 net additional housing units, 47,300m^2 (gross) new employment floorspace, and 17,200m^2 (gross) new town centre floorspace can be delivered. This document is at an advanced stage and is scheduled to be adopted in February 2017.

A Wood Green AAP Issues & Options document was consulted on between 8th February-20th March 2016. This set out four growth options for the centre, with capacities ranging from 4,600-6,000 new homes. These 4 options were:

1. High Road Rejuvenation
2. Residential-led town centre
3. Comprehensive redevelopment
4. Complete transformation

Consultation reporting has confirmed that the Council's preferred option of complete transformation of the centre linked to a new Crossrail 2 station has support from the public, landowners and stakeholders in the area.

This document has drawn on a number of further studies which test the feasibility, deliverability, and impact of the preferred option. These are available on the Council's website, and include:

- An Economic Viability Study
- Character & Placemaking Study
- Retail Study Update
- District Centre Heat Network modelling
- Parking and Circulation Study
- Social Infrastructure Study
- Employment Land and Workspace Study

Additionally there are a number of evidence studies which underpin the borough-wide Local Plan which will also underpin this AAP. These can be found at http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-plan/local-plan-evidence-base

Projected AAP Development Outputs

Methodology and assumptions

New development in this area is going to be spurred by a combination of public interventions and private investments in the AAP area. Key amongst these will be the introduction of Crossrail 2 to the area, including the development of a new

station in the centre of Wood Green, and the redevelopment of Council land within the centre. Together with private investment on neighbouring sites, most prominently that of The Mall, Clarendon Square, and within the Wood Green Cultural Quarter, the area will be transformed to meet the Spatial Objectives set out in section 5.

In order to recognise the impact that the introduction of Crossrail will have on the property market in Wood Green, as well as the Council's commitment to growth as a part of the regeneration of Wood Green, density assumptions have been increased from those set out in the current Site Allocations DPD for the sites within Wood Green. This, alongside the introduction of new sites (development capacity on the Mall, Vue Cinema Site, Hornsey Filter Beds) raises the capacity of the area.

The total quantum of development anticipated to come forward over the plan period is identified on allocated sites. The site capacities for the suite of allocated sites are based upon the density assumptions in the London Plan's density matrix (Table 3.2). These capacities should be considered as minimums in terms of being added up to an AAP-wide capacity figure. The capacity identified may be above or below the capacity determined when planning consent is sought, which will be determined on the basis of a detailed design.

Overall, there is potential for the Site Allocation in this document to yield approximately 7,700 new residential units, and 73,300m^2 gross new town centre floorspace, and 95,000m^2 gross new employment floorspace.

Outputs

Sub Area	M^2 emp	M^2 Town Centre	net resi units
Wood Green North	16,931	14,242	1,750
Wood Green Central	19,296	37,990	1,637
Turnpike Lane	7,728	7,958	802
Heartlands	50,933	11,573	3,550
Total	**94,889**	**71,762**	**7,739**

Visual Distribution

Fig 6.1: ISOMETRIC IMAGE OF DEVELOPMENT?

Infrastructure Improvements

To complement and sustain the increase in jobs and homes allocated in this document, a number of infrastructure improvements will be delivered. Details of a

projects current status can be found in the Council's Infrastructure Delivery Plan, but the infrastructure currently anticipated to be required to meet current and increased demand will be:

- New Crossrail station at Wood Green Underground Station, with an underground connection to the Central Wood Green area.
- A new 2 forms of entry primary school (with potential for expansion to 3 forms of entry) will be provided at Clarendon Rd South.
- New health facility (1,000m^2/ 8 GP min) will be provided at the Iceland site on Brook Rd.
- A replacement public library on the Bittern Rd site, in conjunction with development of a new Council customer service centre.
- A decentralised energy hub will be created on the Clarendon Rd site, and an underground heating network provided (potentially linked to underground/ Crossrail stations) to provide local heat for new developments sites across the area.
- Hyper-fast telecommunications infrastructure will be laid throughout the area.
- Enhanced green links in the north of the AAP area.
- Improved cycle links between Wood Green, Tottenham, and the west of the borough, particularly focussing on improving access to the centre from the rest of the borough, and linkages between local parks.

Fig 6.2: Map Of Infrastructure Improvements

Public Realm/ Network Improvements

The following public realm improvements and network improvements are facilitated through the Site Allocations contained in Section 7 of this document.

AAP Area-wide

- A coherent and legible wayfinding strategy throughout the AAP area comprising of signage and information systems such as area wide maps to aid orientation.
- An overarching approach to lighting throughout the AAP area to improve night time appearance and safety. Including but not limited to the lighting of historic buildings and those aiding orientation and wayfinding.
- A new east-west connection linking the town square more directly with the Cultural Quarter and Alexandra Park to the west and Noel Park to the east. This will become a primary east-west route for both pedestrians and cyclists with planting and opportunities for public seating/activity to lead people through the centre.
- Shop front improvements such as those retained on the High Road and Turnpike Lane parades.
- Improvements to the appearance and setting of historic buildings
- Rationalisation of parking to reduce the existing oversupply and promote mode shift towards more sustainable methods.
- Creation of a quietway cycling network throughout Wood Green linking nodes within Wood Green, but also enabling routes to be created linking neighbouring areas through Wood Green, alongside provision of new public bike storage.
- Consideration of alternative methods to transport visitors up the hill from Alexandra Palace station to Alexandra Palace, and cross the railway line south of the station.
- Opportunities to create active top-floor uses looking westwards to Alexandra Palace from tall buildings in the area.
- Tree planting throughout the area, to re-establish a feeling of “wooded” and “greenness” in the area.

Wood Green North

- Improved pedestrian crossing at the High Rd/Green Lanes/Bounds Green Rd junction.
- Enhancements to the green space on Bounds Green Rd/ Wood Green High Rd in front of Green Ridings House to complement the green links network in the area.
- Consideration of the optimal entry/egress route to the Wood Green Bus Garage.

- Creation/enhancement of retail uses and street scene along Station Rd, creating a new “arm” to the town centre providing a range of active uses on the route between Wood Green Underground and Alexandra Palace Station.
- Creation of a pleasant pedestrian route linking Station Rd and the Wood Green Central area to improve circulation within the town centre.
- Seek improvements to the setting of the listed Gaumont cinema, with a focus on how the negative effects of the existing large blank facades can be improved.
- Alongside consideration of redevelopment of Wood Green bus garage, alternative arrangements for bus garage and bus standing facilities will be developed.
- Greening the nature conservation corridor running along the alignment of the disused Palace Gates rail line between station Rd and Wood Green Common at Park Avenue.
- New urban realm created over the newly-decked Wood Green Bus Garage.

Wood Green Central

- A new Town Square will be established off Wood Green High Rd, creating a new space to dwell, space for events, and a focus for new active uses and pedestrian routes within the town centre.
- A new Civic square will be created providing new employment uses and Council functions at an accessible location which will support the town centres retail uses.
- Creation of a new high quality open air covered market adjacent to the town square.
- Establishing a new high quality pedestrian route linking Wood Green High Rd with the town and civic squares, to create a set of nodes along a new focal route for the town centre.
- Removal of the bridge at the Mall, and improvements to the urban realm around this stretch of Wood Green High Rd to create a more pedestrian-focussed environment.

Turnpike Lane

- Improved access and frontages to Ducketts Common from Turnpike Lane and Green Lanes, improving enhancement of the pedestrian and cycling route between Turnpike Lane and Hornsey rail station. These frontages should create a high quality environment for both visitors to the park, and passers-by, including users of Turnpike Lane station/ bus stops/station.
- Investigate improvements to the northbound bus stop on Green Lanes adjacent to Ducketts Common to create more waiting space at peak times.
- Potential improved pedestrian common linking the Harringay Ladder to Burghley Rd, to enhance the pedestrian route to Wood Green High Rd.

- Greening of the pedestrian confluence of Arnold Bennett Way, Brampton Park Rd and Burghley Rd, to improve navigability towards Wood Green High Rd, including consideration of the creation of a pocket park.
- Improved cycle access, including provision of a new cycle parking facility to serve the significant catchment east of Turnpike Lane station.
- Enhancement of the existing cycle route linking Noel Park via the Sandlings to the Turnpike Lane cycling hub via Frome Rd.
- Improvements to the small open space at the corner of Whymark Avenue and the Sandlings to optimise the cycle and pedestrian route, open space quality, and address issues of public safety.
- Establishing active frontages on the laneways running off the High Rd in this area. High quality public realm will be created which will help to attract users to spend time in these new "off the High Rd" locations.
- Laneways off the High Rd should continue to make provision for market stalls.
- The urban realm on Wood Green High Rd will be improved through the setting back of retail frontages to create greater circulation space on the High Rd.
- New laneways running perpendicular off Wood Green High Rd will create opportunities to increase the depth of the High Rd, particularly to the east.

Haringey Heartlands

- Creation of a high quality pedestrian and cycling east-west route linking the Heartlands area with Wood Green High Rd, and more widely the West of the borough and Tottenham, through the Penstock foot and cycle tunnel and Noel Park area.
- Make better use of the New River where it runs above ground in the Wood Green Common area, including where feasible, initiating pedestrian routes along the riverside. Consideration should be given to the practicality of connecting Station Rd with Alexandra Palace Park via this route.
- A new piece of urban realm with active uses fulfilling the vision of creating a Cultural Quarter for Wood Green will be created adjacent to the Chocolate Factory.
- Clarendon Rd will be extended as a pedestrian and cycling route through Wood green Cultural Quarter to Wood Green Common.
- Improvements to the quality of Wood Green Common and Alexandra Palace Park will be sought to meet the leisure needs of Wood Green's growing population.
- The Penstock foot and cycle tunnel will be enhanced to improve perceptions of safety, and optimise the route though to Alexandra Palace Park.
- A new publically accessible open space will be provided at the heart of the redeveloped Clarendon Rd gas works site, along the route of the culverted Moselle.

7. AAP Area-wide Policies

The policies in this section cover the whole Wood Green AAP area, and form part of a suite of policies which will be used in the determining of planning applications in Wood Green. The full suite of Policies is:

- London-wide policies in the London Plan;
- Borough-wide policies in the Local Plan: Strategic Policies;
- Borough-wide policies in the Development Management DPD;
- Wood Green AAP: Area wide policies
- Wood Green AAP: Site Allocations

Fig 7.0 Policy framework in Haringey

Policy WG1: Town Centre Uses, Boundary & Frontages

WG1: Town Centre Uses, Boundary & Frontages

1. The Council will support applications which increase the quantum of town centre floorspace uses within the Metropolitan Town Centre boundary as indicated on the Policies Map. Proposals should accord with DM Policy 42, and WG 10 where relevant.
2. Where comprehensive redevelopment is proposed, applicants should demonstrate how new retail floorplates will meet the centres need to provide new comparison retail units for national comparison retailers. Where the terraces of Wood Green High Rd are to be retained, a wider mix of retail uses will be permitted, to help to improve the local evening economy - see WG10. This will be achieved using a varied approach by AAP Sub-area:
   A. The **Wood Green Central** sub-area will become the focus for A1 retail uses, and defined as the Primary Shopping Area within the centre. This will include:
      i. Development will be focused around the creation of a new Town Square. This will be created on Allocations WGSAs 8 & 9.
      ii. A new open air market will be provided in this area to provide a contrasting and varied retail offer in this area, and provide activity to the western edge of the new Town Square.
      iii. The principle typology of newly developed retail floorspace in this area should be that of larger floorplates (generally 550m^2 and above) to accommodate the introduction of additional national comparison retailers in this area.
      iv. Ancillary leisure and A3 uses which complement the primary retail function of this sub-area will be supported.
   B. The **Wood Green North** sub-area will become a food and drink-oriented area, building on the public houses and restaurants which already exist in this area, and the demand for this use from visitors to Alexandra Palace who arrive at Wood Green Underground station.
      i. Secondary frontages will be allocated on all frontages along Station Rd to encourage a mix of uses. This includes sites which do not currently have active ground floor uses.
   C. The **Heartlands** sub-area will be transformed principally for a mix of employment and residential uses. Some new local town centre uses will be created in this area, but this will serve a local function, and will be supplemental to the Central Wood Green and High Rd areas:
      i. A new Civic Square will be created in the Heartlands precinct, creating a new location for Haringey residents to fulfil their civic needs.
      ii. New ancillary retail will be permitted across the area, but only at a level that does not compete with Wood Green's Primary Shopping Area.
      iii. A new heart for the Cultural Quarter will be created, offering an alternative location to the Wood Green shopping offer, fulfilling an area-wide role, attracting visitation for nearby residents from within and outside the AAP area seeking unique products, bars, cultural activities and attractions, and cafes.
   D. Wood Green High Rd towards **Turnpike Lane** will continue to be a High Street, but redevelopment which improve the public realm, increase the size and proliferate the range of town centre uses available in the area. This will be achieved by:
      i. Redeveloped sites on the eastern side of the High Rd will be expected to be designed to accommodate a range of national comparison retailers.
      ii. The terraces on the western side of the High Rd will generally be protected to maintain opportunities for independent traders. Secondary

frontages will be allocated here to enable a wide range of goods and service offerings.

iii. Active ground floor uses will be supported on existing frontages, and on new laneways running perpendicular off Wood Green High Rd**.** These will provide for new uses which support the evening economy in Wood Green.

3. Opportunities for the creation and expansion of permanent and temporary/ seasonal/ daily market spaces within the town centre will be supported where it can be demonstrated the amenity of the space it sits within will benefit, and an ongoing demand for the proposed use is identified.
4. Within the Terraces of Wood Green area, as defined in Figure 7.5, development proposals will be resisted where they involve the amalgamation of individual shop fronts on historical terraced frontages to Wood Green High Rd, in order to preserve the historical streetscape rhythm and to preserve opportunities for independent traders. To achieve this:
    i. Ground floor frontages will be required to be an active town centre use which contributes to a vibrant street environment.
    ii. Permission seeking additional town centre uses within a retail terrace will be supported where they provide additional town centre use above and behind the existing active frontage;
    iii. The amalgamation of neighbouring shop fronts will not be permitted.
    iv. These frontages will be designated as secondary frontages to encourage a greater variety of uses;
    v. Other town centre uses will be permitted on the floors above, and where appropriate behind the use which provides an active frontage to the High Rd.
    vi. Residential uses will be resisted above shop frontages, to help encourage uses that open later into the evening.

Fig 7.1: Changes to Town Centre Boundary

Reasoned Justification

Wood Green is a thriving, busy, Metropolitan Town Centre, at the heart of the borough. Against many indicators, it has a low total quantum of comparison retail floorspace for a Metropolitan Centre within a London context. There is an identified demand for 20,000m^2 of additional comparison retail floorspace within the town centre. As Wood Green is the principle town centre for the borough, this target is considered to be a minimum figure, and new development which exceeds this, subject to other policy considerations, will be supported.

This policy, in conjunction with relevant Site Allocations, will reassert the primacy of the central area within Wood Green as the Primary Shopping Area within the centre, and the centre as a premier shopping centre within the North London sub-region. Key to this will be the introduction of an increased, and more varied retail offer into the town centre, particularly thorough the expansion of national comparison retailers, but while maintaining opportunities for local businesses to co-exist.

To ensure a mix of retail units are available within the centre, three principle types of new floorspace will be present in Wood Green:

1. Large floorplate retail units aimed at national comparison retailers within the Primary Shopping Area;
2. Terraced High Rd (and High Rd proximate) units for independent traders offering a wider range of goods and services on Secondary Frontages;
3. New market space for stallholders.

All redevelopment within the town centre will be expected to be mixed use, with either new residential or office developed above retail at ground floor, or floors as will be expected within the Primary Shopping Area. The retention of existing offices located above terraced retail properties will be supported.

Primary Shopping Area - Wood Green Central

In order to grow Wood Green's retail floorspace, redevelopment within the primary shopping area for intensified, new comparison retail floorspace is required. The introduction of a Crossrail station entrance into the central part of Wood Green will spur investment and redevelopment in the local area, creating opportunities to expand the quantum and mix of the retail offer here. The location of this intensification on the west side of the High Rd, will benefit the redevelopment of the Heartlands area, by establishing improved connections to, and pushing the centre of gravity of the centre west towards the area in which significant growth will occur.

Figure 7.2: Changes to the Primary Shopping Area in Wood Green

Fig 7.3: Primary Frontages in Wood Green

Development within the Primary Shopping Area is generally expected to be comprehensive in nature, with new multi-storey mixed use developments. This will include mixed use development including multiple floors of retail-focused town centre uses being created. The maximum quantum of retail floorspace created in this area will be supported in each proposal, and the size of units optimised to the

requirements of large, established brands (generally 550m^2+ units). The focus will be on growing comparison retail use, but any development resulting in the loss of convenience retail should be managed to ensure existing and new residents' local shopping needs are adequately met within the AAP area. Residential development above the retail use will be supported, alongside a complementary mix of leisure, food and beverage uses that work alongside the retail uses.

Developments in this area have the potential to make a significant impact on the town centre as a whole, and sites will be expected to be accompanied by masterplans to show how they benefit the whole of the centre. This will include retail impact assessments to monitor the cumulative impact of extant and proposed planning consents. The increased comparison retail provision in the Primary Shopping Area will not be constrained by policy, but the quantum of convenience retail within the area will be managed.

A new Town Square will be created, as set out in Site Allocations WGSAs 8 & 9. This will be the focal point of the primary shopping area in Wood Green, and offer active frontages with a mix of retail and food and drinks offerings that remain active through the day and into the evening. Connectivity by foot and bicycle will need to be provided through the square, continuing the east-west link through the area. A new open-sided covered market will be created on the western side of the square, providing market space for local traders, and enabling the view of Alexandra Palace from the new square.

Primary and Secondary Frontages

Outside of the Primary Shopping Area a wider range of town centre uses, and building floorplates will be permitted. These uses will fulfil the dual objectives of providing smaller units for local traders to operate in, and enable new uses which will significantly improve Wood Green's evening economy.

There are some larger development opportunities outside of the Primary Shopping Area. Opportunities for new larger retail units on these sites will be supported, particularly where they front onto Wood Green High Rd. These frontages will be defined as primary shopping frontages. On these sites there will generally be opportunities to create new town centre frontages running perpendicular to the High Rd. On these, smaller unit sizes will be expected, and a flexible range of uses permitted (as per the terraces on Wood Green High Rd). These "laneways" will create opportunities for new uses which enhance the evening economy, and will be allocated as secondary town centre frontages.

Fig 7.4: Changes to Secondary Frontages

Terraces of Wood Green

Wood Green contains a number of characterful terraces, which will be retained as smaller retail units within the centre. These are of historical value to the centre, and by ensuring a stock of smaller, flexible use class buildings along the High Rd; these properties will counterbalance the new, larger units within the centre. The terraced properties will continue to provide affordable and appropriately-sized (small) properties for independent traders, and SMEs to expand into. Growth will be encouraged to manifest itself vertically, by filling the upstairs levels. These terraces will be allocated as secondary frontages to encourage a higher degree of flexibility on these shopfronts.

Fig 7.5: The terraces of Wood Green

Markets

In addition to a new permanent market space at the new Town Square, spaces which cater for rotational/seasonal markets will be supported. The most suitable location for these uses may be on new pedestrianised routes running off the High Rd. Applications for market uses will have to demonstrate how the market will contribute to the vibrancy of Wood Green overall, and how they will interact favourably with traders on adjacent town centre frontages.

New Streets in Retail areas

A principle East-West route will run from the current site of the Mall, via the new Town Square, and Civic Boulevard, to Alexandra Palace Park via the Penstock foot tunnel. This includes sites WGSAs 8, 9, 10, 16, 17, 18, 21 & 25. These will have active uses on all frontages to the new route, but these need only be town centre uses within the town centre boundary. Commercial frontages will be acceptable along the Coburg Rd alignment.

An enhanced Brabant Rd will connect Station Rd to Wood Green Central Town Square through sites WGSA 7 & 8. This will have active town centre uses on all new frontages. Similarly a new street network within the site of The Mall will be created, extending Hornsey Park Rd and Park Ridings as pedestrianised streets, with a perpendicular route linking the new Town Square with Wood Green High Rd further south, reinforcing the historic street pattern.

Fig 7.6: Map of new routes in the town centre

Laneways

New routes perpendicular to the eastern side of Wood Green High Rd will also be created to improve pedestrian connectivity between the centre and its eastern hinterland. These will be delivered through sites WGSA 7, 10, 12, 13 & 14. These areas will offer smaller retail units with a diverse range of products, including uses that will benefit the evening economy within Wood Green.

Policy WG2: Housing

WG2: Housing

1. To improve the diversity and choice of homes, and to support mixed and balanced communities in Wood Green, the Council will support the delivery of 7,700 additional new homes across the Wood Green AAP area in order to meet housing needs, contribute to mixed and balanced communities and to improve the quality of homes;
2. Development proposals incorporating a housing element will be expected to provide the housing in accordance with the indicative minimum capacities, set out in the Site Allocations within this AAP. All new development will be design-led, and higher densities and capacities than indicated in each in indicative capacity may be acceptable in appropriate locations, providing the other policies of this AAP and Haringey's Local Plan are not compromised.
3. Sites will be required to deliver a mix of sizes of units across the AAP area, including ensuring an appropriate mix of 1, 2, and 3+ bedroom properties are created. New family housing will be focussed outside of the town centre and Cultural Quarter, in the Zone More Suitable for Family Housing.
4. The Council will support a portfolio approach to the delivery of affordable housing within a site, or collection of sites within a local area, where it can be demonstrated that it will create greater quantums of affordable housing within the local area.
5. Any proposals for student housing will be required to be proportionate, be shown to meet an identified need, and accord with the requirements of DM15.

Reasoned Justification

Wood Green is expected to experience significant growth over the plan period, as set out in SP1 of the Local Plan: Strategic Policies, and Site Allocations. The Plan seeks to enable delivery of 7,700 new homes across the Wood Green AAP area as a mechanism for stimulating regeneration and economic growth. The capacity to deliver 7,700 new homes has been identified in the allocated housing sites outlined in Chapter 8 of this document. Additional sources of capacity may come forward as a result of the investment going into the area and as these developments come forward, they will contribute to meeting housing needs in the borough.

Housing Mix

Within Wood Green Metropolitan Town Centre, as the majority of new homes will be accommodated within mixed-use development, the majority of dwellings will tend to comprise apartments over shops or other uses. The Council's housing needs assessment and Housing Strategy identify a need for new smaller residential units, but also a pressing need for larger affordable homes.

The Council considers that the most suitable location for new family housing will be away from the mixed use developments in the town centre, and Wood Green Cultural Quarter. This is due to the elevated noise levels associated with mixed use development, the aspirations to improve Wood Green's evening economy, and the greater opportunities for creating embedded open spaces within developments away from the need to provide town centre uses at ground floor. The Area More Suitable for Family Housing is set out in Figure 7.7 below.

Fig 7.7: Areas more/less suitable for family housing

DM16 protects family houses in Wood Green from being converted into flats which would reduce the number of family units on the site. This will ensure that the existing family stock is not eroded, with any family sized units coming forward on redevelopment sites contributing to the overall supply of units of this size.

Housing Density

To optimise the potential of development sites, the London Plan recommends a minimum density in locations such as Wood Green of 650 – 1,100 habitable rooms per hectare (hr/ha), which equates to 240 – 435 units per hectare when 2.7 habitable room per unit (hr/u) is applied. However, this is a guide to potential density, and in relation to proposals for high-density development, considerations relating to good urban design, effect on townscape and heritage, and impact on amenity are key factors. On certain opportunity sites the height of buildings may need to be moderated to relate positively to the existing context, which in turn has a bearing on locally appropriate density levels. New development will be subject to the design charter contained in Local Plan policy DM1, DM6 on height of development, and the GLA's London Housing Design Guide.

Housing Values/ Affordable Housing

The Council will expect affordable housing to be provided in accordance with Policy SP2 of the Local Plan: Strategic Policies and DM13 of the Development Management DPD.

Wood Green has intermediate housing values when considered within a borough context. As such the borough-wide approach (40% of new homes to be affordable,

split by 60% affordable rent, and 40% intermediate product (this can include low cost homeownership or discounted rent at 20% below the market level). will be applied in this area. The Council is keen to be flexible in how this is achieved, and will encourage a “portfolio” approach where groups of sites can be used to work together to meet the overall objectives of the Plan.

Any reduction in the percentage of family size units in the Town Centre locations should be offset by increased percentages of family units in other specified / identified site locations to ensure overall dwelling mix targets are achieved.

The Council is keen to be flexible in how this is achieved, and will encourage a “portfolio” approach where groups of sites can be used to work together to meet the overall objectives of the Plan. An example of the portfolio approach being successfully used is in Tottenham Hale, where the Council is responding to individual site characteristics with a view to keeping to a minimum overall affordable housing provision of 40%. As an example, in the Tottenham Hale area, the proposed Monument Way scheme is 100% affordable rent, while Ashley Road developments are to deliver 50% shared ownership and affordable rent, while Over-station Development is 100% private rental, with off-site contributions supporting other schemes. This approach also ensures that developments closer to the core of the District Centre are able to capture the value that supports the overall affordable target.

Student Housing

Policy DM15 of the Development Management DPD identified growth areas as the most suitable location for student housing in the borough. The Council recognises that student housing can play a role in the rejuvenation of the town centre, but will seek to ensure that a mix of housing types come forward in Wood Green which meets overall housing need.

Private Rented Sector

The Council considers that there is a role for Private Rented developments to play in meeting housing need in the borough. This is acceptable within Wood Green. Proposals will be required to demonstrate that there is an appropriate blend of tenures in the AAP area, in line with Policy DM11.

Policy WG3: Economy

WG3: Economy

1. Applications which create new employment floorspace, and promote increased jobs and job densities in the AAP area will be supported. Specifically, by Sub-Area:
   A. The **Heartlands** sub-area will transform from a principally industrial area to a mixed use area, encompassing:
      i. A new civic core will be created on site WGSA 17. This will form the new focal point for governmental jobs in the borough. An element of new office floorspace will be created in addition to Civic functions;
      ii. New flexible and affordable workspace will be supported in this area to support new business formation and growth;
      iii. DEA19 will be retained as a Local Employment Area: Regeneration Area, to ensure an appropriate quantum of new employment floorspace will be sought within this area;
      iv. New creative workspace will be created within the development at Wood Green Cultural Quarter, as part of mixed use development.
      v. Workspace that incorporates individual unit sizes of between 50 and 500m^2 will be supported, to provide accommodation suitable for Small and Medium sized Enterprises (SMEs) start up and grow-on space. Affordable rents (70%-80% of market rent) will be required on sites which are to provide an incubatory function.
   B. Applications seeking changes of use of floorspace to create new B1 use above and behind retail terraces on Wood Green High Rd will be supported within the **Wood Green North** and **Turnpike Lane** sub-areas.
   C. To grow the office market in the AAP area, new high quality office floorspace will be permitted on comprehensive developments around Wood Green High Rd in the **Wood Green North, Wood Green Central,** and **Turnpike Lane** sub-areas, new developments which create new office floorspace will be required on WGSAs 1-14 & 17.
   D. The principle source of employment in **Wood Green Central** will be town centre/ retail employment. A blend of commercial office floorspace will be sought as part of mixed use development on sites in this area to complement the daytime retail economy.
2. Employment uses should not displace retail uses on designated town centre frontages, but will be actively encouraged as part of mixed use developments, for example behind or above an active retail frontage.

Fig 7.8 Economic development locations in Wood Green

Reasoned Justification

There is a need for new development to deliver jobs as well as housing in order to improve the borough's employment ratio, offer greater local employment opportunities, and drive up the overall viability of Wood Green town centre, and in particular the town centre's daytime economy.

It is critical to the establishing of new employment floorspace in the borough that the urban realm into which it is set is of a high quality. This will help to ensure that the new workspace can be successfully marketed. Affordability will continue to be a key issue, with Wood Green offering a price-advantageous location when compared to Central London, but with excellent amenity and connections to Central London.

Future employment floorspace requirements will depend on the evolution of the economy's sectoral structure. If the area is to support growth in B-class activities as part of its employment targets, it will need to supply sufficient and adequate floorspace. Modeling suggests that in order to maximize the delivery of new jobs in Wood Green, 80,000m^2 (gross) of floorspace will required to meet a jobs target of 4,000 new jobs and boost the weight of employment in Wood Green.

Wood Green has the potential to meet future space requirements, but needs to ensure the quality and profile of the supply meets the needs of potential occupiers. At present Wood Green's workforce is mainly locally-based, with a high proportion of 'micro' businesses, generally higher than in the rest of London. This results in higher levels of self-employment than elsewhere in the city (and the UK). Residents

are over twice as likely to work either from home or in no fixed place as an average London citizen. According to GLA forecasting, 27% of new jobs across London are going to be self-employed.

There is likely to be latent demand for the right type of B-space in the borough which is frustrated by the lack of appropriate premises. Many firms that create this demand will have in turn been frustrated by the lack of appropriate premises, and importantly price, in central London boroughs. At present there are no developments in the pipeline offering a substantial boost to B-space provision in Wood Green. In fact, there is a risk of net losses to residential uses through permitted development rights. This is why it is important for the Council to carefully manage existing supply to minimize the risk of erosion.

There is at present a scarce immediate capacity in Wood Green to accommodate additional B-space employment, the existing supply of available office stock is very limited, with only 1,200 m^2 of office space currently on the market (June 2016).

New Office floorspace

There is potential for the development of new office floorspace within the centre. It is important that this is flexible, to adapt to a range of potentially changing occupants. There is particularly forecast to be a market for small-medium size modern office space targeted at SMEs and start-ups. Overall, if office employment in particular is to grow significantly in Wood Green, additional supply will be required.

The allocated sites have the potential to provide a significant increase in the quantity of B-space in the area, enough to meet the highest future requirement for employment land and floorspace. Policies in the Development Management DPD seek to achieve the highest amount of new commercial floorspace in new developments on sites in Regeneration Areas, and in areas of high public transport accessibility. This approach will be continued in Wood Green, albeit with competition for this floorspace for new town centre, and infrastructural uses which will support and develop the town centre. New high quality commercial premises will help to attract more established employers who will locate in Wood Green due to the excellent accessibility and amenity of the centre. These will principally occupy comprehensively redeveloped sites, be of a generally larger floorplate, and have a prominent “front door”.

Workspace development

Co-working, start-up, and grow-on space are likely to be in significant demand over the plan period. Workspace to accommodate these types of use can take the form of light industrial units, studios, office space, serviced offices and co-working space. New workspace will be created principally in the Heartlands area, with new office use created through mixed use developments in the centre of Wood green. It is acknowledged that an element of affordable rental space may be required to

support the incubation of small and medium sized businesses. New space will support new business growth, and appropriate move on space will be created to ensure that as far as possible the jobs created by new firms are retained in the local area. It is important that the sizes of new development reflect the spatial needs of firms who will use them. Small units (<100m^2) will be supported, but it will also be required to provide new spaces for move-on space to accommodate growing firms increasing need for floorspace (100m^2-500m^2).

Policy WG4: Wood Green Cultural Quarter

WG4: Wood Green Cultural Quarter

1. The Council will support proposals the creation of new floorspace which yields the maximum feasible quantum of culturally-oriented commercial floorspace in this area. Proposals will be required to show:
   A. That a range of sizes and types of business units are being provided across the Cultural Quarter which allow for SME start-up and move-on space;
   B. That affordable entry-level business floorspace is expanded within the Cultural Quarter;
   C. That ground floor frontages promote active streetscapes within the area.
2. Site Allocations WGSA 16, 19 & 20 will create a new piece of public urban realm at the centre of the Cultural Quarter, with active uses surrounding it, which promote and celebrate the sharing of cultural accomplishments of occupants of the area. Proposals for, and adjoining this new piece of urban realm should:
   A. Be pedestrian-oriented;
   B. Have active uses on all frontages;
   C. Provide space for casual interaction at all times of the day;
   D. Be open into the evening;
   E. Allow for events which showcase the cultural activities undertaken in the area
   F. Be interconnected, forming part of a network of public spaces in the wider AAP area, with a particular focus on the establishing of a new north-south link between the Civic Square/Coburg Rd, and Wood Green Common.

Reasoned Justification

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.

Fig 7.9: Wood Green Cultural Quarter

Wood Green's Cultural Quarter has an established "maker" economy, and new development which will expand, and proliferate the opportunities for these uses to thrive will support the furthering of cultural output in this area. This will be manifested through the increased availability of differing unit sizes of property at varying degrees of cost, to foster the stable conditions required to establish SMEs, alongside the provision of move-on space as and when these firms grow.

New Public realm

The new piece of public realm will be a space aimed at creating opportunities for gathering, both informally during the day, and into the evening, enabling people-watching and other activities such as cultural animation programmes, and opportunities for the showcasing of locally produced goods and artworks. A mix of food and beverage providers, as well as shops and galleries exhibiting and retailing local produce will showcase the area, and act as a cultural destination complementing Wood Green town centre. The addition of a complementary theatre venue would help to support the establishment of the Cultural Quarter.

New Link

The extended Clarendon Rd will connect the "spine" route through the Clarendon Square development, the Civic Square, Cultural Quarter and Wood Green Common as a new north-south route within the AAP area, complementing the primary north-south route of Wood Green High Rd, and forming an important part of Wood Green's Green Grid. The new link should take the form of a pedestrian and cycling route with an active ground floor frontage, but with minimal set-backs.

Policy WG5: Wood Green's Urban Design Framework

WG5: Wood Green's Urban Design Framework

1. Future development should respect the established characteristics of the Character Area that the site exists within.
2. New landmark buildings will be supported at the locations identified in figure 7.12, subject to policies DM1, and if tall, WG6, DM6, and should emphasise the major points of arrival into the town centre (identified in Figure 7.12) by:
   A. Improving access to and from the arrival point;
   B. Including and contributing to high quality streetscape and landscape treatments;
   C. Are architecturally, artistically and/or culturally notable;
   D. Managing, and where possible enhancing strategic and local views (identified in Figure 7.13) by not obscuring these views and ensuring that all new development works to 'frame' these views where possible.
2. Local landmarks and heritage assets and their settings will be enhanced through new development, in line with policy WG7.
3. A generally consistent building line incorporating highly permeable street layout and active frontages will be required throughout the AAP area.
4. Blank facades and rear service areas exposed to the public realm will be strongly discouraged.
5. Specific opportunities for improving the urban realm in Wood Green as a whole will be supported, including:
   A. Shopfronts on terraced properties on Wood Green High Rd as identified in Fig 7.5 (in Policy WG1) will be protected, and opportunities to restore them to their original condition supported. Extensions to the front, including awnings will not be acceptable on these properties where it harms pedestrian circulation within the centre.
   B. Larger town centre developments on comprehensive development sites, as identified in Figure 7.10 should:
      i. Respect the building line of neighbouring existing retail terraces;
      ii. Increase pedestrian circulation space on Wood Green High Rd wherever possible;
      iii. Create new pedestrianised laneways perpendicular to Wood Green High Rd which create linkages to the existing street network;
      iv. Where tall or taller elements of sites are suitable, establish podiums which respect the character of neighbouring sites.
   C. Where opportunities for new Laneways are identified in Figure 7.9, uses should be created that make use of the pedestrianised urban realm in front of their active frontages, and benefit the centre's evening economy as per policy WG10.
   D. A new principle East-West Route will be created through the area as identified in Figure 7.10. This will link Noel Park with Alexandra Palace via the new Town Square and Civic Square, incorporating site allocations WGSAs 8, 9, 10, 16, 17, 18, 21, and 25. Developments along this route should ensure:
      i. That active frontages are provided along its entire length;
      ii. That there is necessary space for pedestrian and cycling along

the route;

iii. That junctions are pedestrian and cyclist-friendly as a direct route through the Town Centre, including through the new Town and Civic Squares;

iv. That the route is legible, with developments that front the route reinforcing the primacy and legibility of the route within Wood Green;

v. That surfaces are of a high quality, with consistent materials and treatments used along the route;

vi. That where possible opportunities for new planting, and the creation of dwell spaces for visitors to the Town Centre are created;

vii. That connections into the area-wide Green Grid are realised.

E. A new North-South Route will be created through the Heartlands area as identified in Figure 7.10. This route will link the Mary Neuner Way with Wood Green Common through the new Civic Square, and a regenerated Cultural Quarter, incorporating allocations WGSA 16, 18, 19, 20, and 24. Developments along this route should ensure:

i. That new bus routes along Clarendon Rd/ Mary Neuner Way can be accommodated;

ii. That a new pedestrian and cycling connection is established from the "S-bend" on Mary Neuner Way to Wood Green Common;

iii. That junctions along the route are pedestrian and cyclist-friendly as a direct route through the area, including through the new Civic Square;

iv. That connections into the area-wide Green Grid are realised.

F. New pieces of urban realm will be created within the centre as set out in Policy WG8.

Reasoned Justification

Wood Green exhibits a number of issues associated with the layout of sites. These include creating insufficient space for circulation on the High Rd, buildings presenting yard space to pedestrian routes away from the High Rd, blank facades, and having few spaces to dwell.

There are examples of ground floor additions to bring the building line forward on parts of the High Road, and these are considered to harm the existing character of the terrace.

Figure 7.10: Urban Design Framework

Character Areas: Design considerations

As identified in section 3, there are 13 "character areas" within the AAP Area. Developments should respond to the characteristics of these areas as identified in this document, and where relevant in the Council's Urban Characterisation Study.

1. **Civic Centre & Trinity Green:** New development should respect and respond to the character of the open spaces in the area, and more suburban residential blocks which surround them.
2. **High Rd North:** There will be significant change in parts of this area, with an improved impression on arrival created. The rhythm and scale of the retained High Rd terraces and Wood Green Underground station will need to be considered in future development proposals.
3. **Lordship Lane:** This is a secondary route that runs perpendicular to the High Rd; development should not draw focus away from the primacy of the town centre area to the west.
4. **Parkland & Morrison's:** There is an opportunity for significant change to establish a higher density mixed use town centre character, however the residential character of Parkland Rd will need to be maintained, and the heritage significance of the Gaumont Theatre respected.
5. **The Mall & Wood Green Library:** This area will undergo complete transformation, but developments will need to respect the scale and character of the Noel Park Conservation area to the West, and ensure a positive relationship with the Gaumont Theatre is established. An opportunity for landmark development which marks the centre of Wood Green, and

future Crossrail station entrance will need to consider how it responds to views to/from Alexandra Palace.

6. **Noel Park:** Opportunities for new development (outside of the Conservation Area) to complement the street layout of this estate will be encouraged. Views of, and access to the town centre from the Conservation Area should be improved wherever possible.
7. **High Rd South:** While there is an opportunity for significant redevelopment on and behind the eastern side of the High Rd in this area, the character of retained retail terraces should be respected by new development. Further new laneways running perpendicular to the High Rd in this area increasing the "depth" of the High Rd will be encouraged.
8. **Turnpike Lane Station, Westbury Avenue, and Ducketts Common:** An opportunity to create improved entrances to the town centre and Ducketts Common from Turnpike Lane Station exists in this area. While the height of development could be tall to create a landmark, the setting and rhythm of the existing High Rd terraces, Turnpike Lane station, and Ducketts Common should all be respected in new developments.
9. **Turnpike Lane:** There is little development planned for this area, and any proposals should demonstrate how they complement the existing rhythm of shopfronts, levels of activity, and variety of uses on Turnpike Lane.
10. **Wood Green Common:** The character of the Common itself, and local building of merit will need to be respected in the design of new development in this area.
11. **Wood Green Cultural Quarter:** The existing Chocolate Factory building should be the focus around which significant change comes forward in this area. Care to reflect the industrial heritage of the area in new development should be taken.
12. **Clarendon Rd:** This area will undergo complete transformation, but will need to be mindful of the amenity of surrounding residential areas, and views to/from Alexandra Palace.
13. **Parkside Malvern:** This area is and will continue to be residential in character, new development will be limited and should respect the existing use.

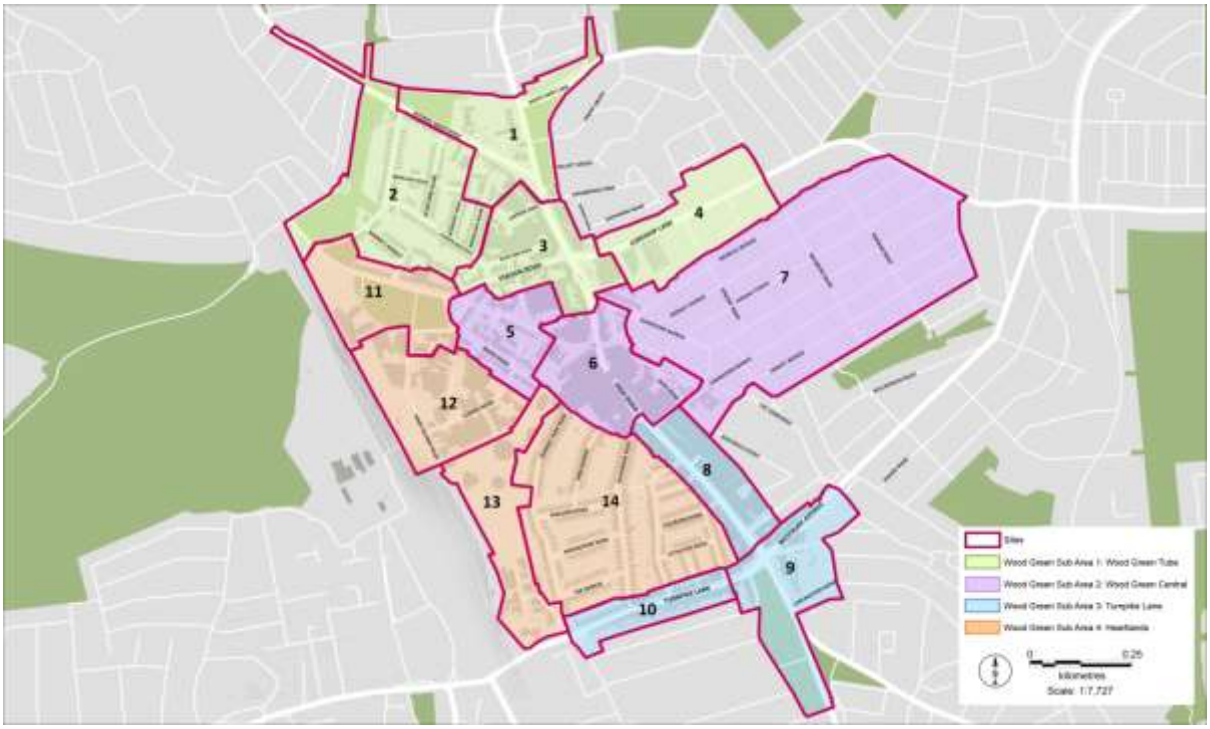


Figure 7.11: Wood Green Character Areas & Sub Areas

Landmark Buildings

At key points within the town centre, landmark buildings can emphasise the importance of the location, and help to guide visitors through the area to these locations. A landmark building should be of exceptional design within the centre, but doesn't necessarily have to be a tall building as defined by DM6. Such locations could include Wood Green and Turnpike Lane tube stations, the new Crossrail Station, the Town Centre Square, Civic Square, and Cultural Quarter. If the proposal is for a tall building, then policies DM6 and WG6 will be applied to ensure that their design is acceptable with both the local and borough-wide planning framework for tall buildings.

Figure 7.12: Landmark building locations

The locations set out in Fig 7.12 below are justified as follows:

1. Station Rd: Marking the entrance from Wood Green Underground and Crossrail Station; Framing views of Alexandra Palace down Station Rd; Waymarker from new piece of urban realm in Wood Green North sub-area.
2. HollyWood Green: Marking the entrance from Wood Green Underground and Crossrail Station; Framing views down the High Rd.
3. Wood Green Library: Marking the entrance from Wood Green Crossrail Station entrance; Marking the confluence of Wood Green High Rd & the new East-West link (north); Marking the entrance to the new Town Square; Framing views of Alexandra Palace from Wood Green High Rd.
4. Wood Green High Rd/ Wood Green Library: Marking the entrance from Wood Green Crossrail Station entrance; Marking the confluence of Wood Green High Rd & the new East-West link (north); Framing views of Alexandra Palace from Wood Green High Rd.
5. Wood Green High Rd (the Mall): Marking the entrance to the centre from Wood Green High Rd; Marking the entrance to the new Town Square; Framing views of Alexandra Palace from Wood Green High Rd.
6. Wood Green Town Centre west: Marking the entrance to the new Town Square; Framing views of Alexandra Palace from Wood Green High Rd.
7. Westbury/ Whymark Avenues: Marking the entrance to the Town Centre from Turnpike Lane Underground Station; Framing Wood Green High Rd.
8. Chocolate Factory: Marking Wood Green Cultural Quarter.

9. Coburg Rd (N): Marking the entrance to the Wood Green from Alexandra Palace/ the west of the borough; Framing views down the new east-west route.
10. Coburg Rd (S) Marking the entrance to the Wood Green from Alexandra Palace/ the west of the borough; Framing views down the new east-west route.
11. Coburg Rd (N-S/E-W confluence): To mark the confluence of the new principle East-West and North-South links through the Heartlands Sub Area; Waymarker from Clarendon Rd, Cultural Quarter, and Boulevard pieces of urban realm.

There are a number of existing buildings that can rightfully be considered landmarks in their own right. These will provide a context for new development as set out in DM1. Particular consideration should be given to the setting of the existing buildings set out in Figure 3.8.

Policy WG6: Local Tall Buildings and Local Views policy

WG6: Tall Buildings and Local Views Policy

1. In line with DM6, Wood Green has been identified as being potentially suitable for the delivery of tall buildings. The design of any buildings within this area will be in accordance with the relevant Site Allocation, and proposals should follow the guidance set out in the emerging Tall Buildings SPD.
2. Where feasible, new tall buildings will provide public access to the top floor of the building so that everybody can benefit from the best views created in new developments. Particular consideration in Wood Green should be given to the views west from the public area.
3. A new local view from Wood Green High Road through to Alexandra Palace will be established across the new Town Square.
4. Views across the rail line from Alexandra Palace should be a primary consideration in the location and design of tall and taller buildings in Wood Green, and particularly in the Heartlands sub-area.

Reasoned Justification

Wood Green, as a Metropolitan Town Centre, identified growth area, and highly accessible area, is identified in the Local Plan Strategic Policies as a suitable location for tall buildings. This is established in the Local Plan: Strategic Policies DPD. Further work has been carried out in the tall buildings SPD which offers guidance on how tall buildings should be designed in the borough.

Fig 7.13: View Corridors in Wood Green

The location of viewpoints to the east of Wood Green focusing on views of Alexandra Palace creates a need to design tall buildings very sensitively in the Wood Green Central and Heartlands sub-areas. There is a less constrained (in purely view terms) opportunity for tall buildings in the north of Wood Green, and towards Turnpike Lane Station.

London Plan Policy 7.7 (Part C(h)) states that publically accessible areas should be provided on upper floors, where appropriate. Wood Green lies to the east of Alexandra Palace and the Highgate-Muswell Hill ridge line, affording excellent views there, as well as towards the city, and Docklands. As such publically accessible uses such as cafes, bars, and gathering spaces will be expected to be provided at the top of tall buildings in the area to exploit this, and help fulfil the building's role in contributing positively to the appreciation of variety in Wood Green's urban form.

The new local view of Alexandra Palace from Wood Green High Rd will play a crucial role in drawing the attention of visitors to Wood Green High Rd towards the western extension of the Town Centre towards Heartlands. The view will be established by having restricted heights in the form of the new Town Square to the west of the High Rd, and beyond that the establishment of a new Wood Green open-sided marketplace. Beyond this, development which helps to frame Alexandra Palace will be supported.

Fig 7.14: 3D Model of view over the market to Ally Pally

Policy WG7: Heritage

WG7: Heritage

1. Existing buildings and open spaces of historic or architectural merit, as set out in Figure 3.8 must be preserved or enhanced and new buildings will be required to demonstrate how they positively reflect this context whilst encouraging high quality, contemporary design responses that achieve optimal regeneration impact.
2. The historic fabric of the town centre in terms of the architectural, townscape and landscape features should be preserved or enhanced, including making the best use as far as possible in relation to:
   A. Listed and locally listed buildings and their settings, particularly the listed Gaumont Cinema building in the heart of the Wood Green Central area, and Chocolate Factory building at the heart of the Cultural Quarter, ;
   B. Buildings within the Noel Park, Wood Green Common, and Trinity Gardens Conservation Areas, as well as the setting of the adjacent Alexandra Palace and Hornsey Water Works and Filter Beds Conservation Areas;
   C. Unlisted buildings of historic and architectural merit and of townscape importance within the town centre. These heritage assets are proposed for potential regeneration through re-use and refurbishment and should inform the design of new development and inform wider proposals. These assets are indicated in Figure 3.8.
   D. The terraces along Wood Green High Rd will be retained as a link to the past, and as a source of small business space which is consistent with Wood Green's cultural heritage.

Reasoned Justification

All development proposals should demonstrate an understanding of the local historic environment and clearly consider the proposal's physical and functional impact on this environment, as well as the wider area. The Council will seek to ensure that all proposals consider opportunities for adaptive re-use of existing assets, where viable, as well as the sensitive integration of new development within the existing urban and historic fabric.

The Council is undertaking a review of its local list at the current time, which may add, remove, or change the status of some of the heritage assets listed in Figure 3.8.

Policy WG8: Green Grid/ New Urban Spaces

WG8: Green Grid

All developments in the Wood Green AAP area will be required to respond positively to the creation, optimisation, and implementation of the Green Grid network. Where appropriate, new development will:

A. Maximise the benefit of amenity from location close to, improve where possible access to, and ensure development is complementary to Wood Green Common and Ducketts Common, to make them better able to serve Wood Green's growing population;
B. Create an enhanced network of legible, and walkable green links between Wood Green Common, Nightingale and Trinity Gardens, and the New River reserve in the north of Wood Green;
C. Improve pedestrian and cycling links to, and the overall quality of Belmont Recreation Ground, Alexandra Palace Park, Russell Park, Lordship Rec, White Hart Lane Rec, Woodside Park, and Downhill's Park, with the aim of improving access to a range of types of open spaces in Wood Green.
D. New public urban spaces will be established and connected, including on the following sites:
   i. A new Town Square to the west of Wood Green High Rd (WGSAs 8 & 9);
   ii. A new Civic Boulevard will be developed in the Coburg Rd area (WGSAs 16, 17 & 18);
   iii. A new piece of urban realm serving as the focal point of an improved cultural quarter (WGSAs 16, 19 & 20);
   iv. Wood Green bus garage (WGSAs 2, 3 & 4).

Reasoned Justification

Wood Green has a deficit of urban realm in which people can gather, dwell, and relax at present. The spaces that do exist are often poorly located or orientated, and/or located on the busy High Rd, with little screening from the impacts of heavy traffic. Through redevelopment, new spaces will be created within the centre.

A new town square to the west of Wood Green High Rd

Fig 7.15: Vision/IMAGE

This new Town Square will be a new focal point of the regenerated Wood Green town centre. Located on the new principle East-West Route, pedestrian and cycling connectivity will need to be incorporated. New retail circuits of the town centre will be facilitated from the Square, including to the north to Station Rd, and Wood Green High Rd at Wood Green Underground Station via WGSAs 7 & 8; and through WGSA 9 south and back onto the High Rd. Views across the square, and the new market located to its west will establish a visual link between Wood Green High Rd and Alexandra Palace for the first time in a generation. There will be a new Crossrail 2 station entrance onto the square, with a mix of retail and leisure uses surrounding it.

A new Civic Boulevard will be developed in the Coburg Rd area

Fig 7.16: Vision/IMAGE

This generously proportioned new pedestrian and cycle-oriented route will connect the new Civic functions located on WGSA 17 with an improved access to Alexandra Palace via an improved Penstock Foot Tunnel. This route will provide an opportunity for active uses on sites WGSA16, 17, 18 & 21 to frame the new space, creating a set of active uses along its length. There will be opportunities for new uses to occupy the space within the urban realm, potentially in the form of daily markets or for performance events. The space should change along its length, and be flexible throughout to hold a range of types of events. The key junction on the new principle east-west and north-south routes should be designed to accommodate the ready flow of pedestrians and cyclists navigating through the area, including the use of appropriate waymarking.

A new piece of urban realm serving as the focal point of an improved cultural quarter

Fig 7.17: Vision/IMAGE

Mixed Use, North-South route

A new public square at the heart of the Clarendon Square development

Fig 7.18: Vision/IMAGE

Mixed Use, North-South route

A new urban courtyard atop a decked Wood Green bus garage

Fig 7.19: Vision/IMAGE

Green Grid

Due to the significant need for new housing and employment in Haringey, and Wood Green, delivering new open spaces of a significant scale is not considered realistic. Wood Green does have a range of excellent open spaces within it, and on its doorstep. Additionally, development contributions have the potential to be collected and spent on improving those spaces, and improving access to them. Together, these aims will form a green grid of networked, high quality open spaces.

Wood Green's Green Grid will form a part of the Haringey and London wide integrated network of green infrastructure. A network of accessible open spaces linked by footpaths, cycleway and tree-lined avenues is planned. The more built-up character of many of the areas identified as being deficient in access to nature make the reduction of deficiency all the more challenging. Policy WG6 seeks to ensure that through a combination of more substantial enhancements, as part of major development, and off-site investment, this will ensure a valuable environmental legacy for future residents.

Fig 7.20 Wood Green's Green Grid

Key routes within Wood Green include the connecting of the High Road with Alexandra Palace Park through the key growth area in Haringey Heartland. Links to the collection of parks to the east of the AAP area (Lordship Rec, Downhills Park, and Chestnuts Park) will also be improved. An improved set of green links will be established in the north of the AAP area. Existing nearby parks such as Belmont Common, Russell Park, Woodside Park, and the White Hart Lane facility will be better connected, and have their quality improved. Wood Green Common, and Ducketts Common will be improved to act as the key local parks for the metropolitan centre.

The impact of new routes on existing open spaces will be closely managed. The aim of improving pedestrian and cycling connectivity through parks is to enhance and link together existing open space assets and ensure as many people can access them as easily as possible. Any developments should be able to clearly demonstrate how they meet this aim, including how any affected assets in the Park will be reprovided and improved.

Policy WG9: Community Infrastructure

WG9: Community Infrastructure

1. In order to meet the needs of Wood Green's growing population:
   A. A 2 new forms of entry primary school entry will be provided, with potential to be expanded to 3 forms of entry, with the preferred location being on WGSA 24;
   B. A new GP surgery will be provided, with the preferred location being on WGSA 11;
   C. Proposals which incorporate new leisure uses as part of mixed use developments will be supported;
2. A new Civic Square will be created on the East-West Route through Wood Green creating a new piece of urban realm surrounded by uses focussing on the provision of services to local residents.
3. Proposals which affect existing community floorspace will need to identify how the use will be reprovided within the area.
4. D1 uses which help to support the delivery of social infrastructure will be permitted above and behind active frontages on terraced properties in the AAP area.
5. New development will be required to design in and connect up to ultra high speed telecommunications infrastructure.
6. New development will be required to facilitate the development, and ensure connection to the Wood Green Decentralised Energy Network where feasible.

Reasoned Justification

Wood Green's population is forecast to grow by approx as a result of new development contained in this document. The Council's Infrastructure Delivery Plan identifies existing shortfalls in infrastructure in the Borough, and Wood Green, and the following additional infrastructional buildings are considered necessary in order to make development acceptable across the AAP area:

CIL will be collected on all sites where applicable in Wood Green to fund the provision of community infrastructure in the borough.

Education

The 2016 School Place Planning Report identified a projected need by 2025 for 1.5 new forms of primary school entry in the greater Wood Green area. Additionally, there is forecast to be an unmet 0.5 new form of primary school entry need in the greater Harringay area. On this basis a new 2 form of entry primary school is proposed in the southern Clarendon Rd site (WGSA 24). This site is ideally located in the zone more suitable for family housing, and can meet need in both the greater Wood Green, and greater Harringay areas. To ensure future capacity within the area is robust, the new school should be designed in such a way as it can be expanded to accommodate a third form of entry. There is not forecast to be a requirement for additional secondary school capacity.

At present there are a range of smaller scale community facilities including language collages operating out of offices above terraced retail properties in Wood Green. These form a useful role in the local economy, drawing new people into the centre, and providing local jobs and services for local residents.

Health

The 2016 Infrastructure Delivery Plan Update identified a projected deficit in the Wood Green area totalling 3,755 people due to the anticipated retirement of current single handed GPs. Additionally, new development identified is forecast to increase the population of Wood Green by 10,785. This creates a need for an additional 8 new GPs, 8 new C&E rooms, and 3 new treatment rooms. This equates to a floorspace of approximately 1,000m^2.

Leisure

The provision of leisure uses within a town centre forms an important part of a Town Centre's overall offer to visitors. Leisure can be used as a wide term and could include commercial town centre facilities including food & drinks, cinemas, bowling alleys, as well as social infrastructure such as gyms, sports courts, and swimming facilities, which could be provided by the public or private sector.

Civic facilities

A new Civic Square will be created as a focus for local services and community activities in Wood Green, focused around a pleasant environment, in an accessible location. This will include new Council offices, a new library, and opportunities for the provision of new flexible community space to reprovide space lost in redevelopments to facilitate regeneration of the town centre.

Community space

There are a number of existing community facilities scheduled for redevelopment in Wood Green. The Asian Centre (WGSA 9), the West Indian Centre (WGSA 24), the Job Centre (WGSA 20), and Wood Green Library (WGSA 8) will all need to be rehoused within the local area. Opportunities for these uses to be provided in new, multifunctional facilities should be explored to ensure that communities' needs will be met in a space-efficient manner, as per Local Plan policy DM49.

A replacement library will be provided on the Civic Square area to replace the existing facility on Wood Green High Rd which will be redeveloped as part of the creation of a new Town Square.

Policy WG10: Improving the Evening Economy

WG10: Improving the Evening Economy

1. Development which creates managed leisure and other uses which increase activity and safety in Wood Green town centre during the evening hours will be supported.
2. The 50% minimum requirement for A1 uses on Secondary town centre frontages will be relaxed to 25% in the areas identified in Figure 7.20 where there is a proposal for A3 or A4 uses.
3. New market squares and spaces which provide opportunities for evening uses, potentially on different nights of the week to day-time market uses will be supported.
4. Proposals for evening economy uses must demonstrate that any adverse impacts on neighbouring uses, including residential use (within and around the AAP area) will be appropriately managed by submitting a management strategy with their proposal.

Reasoned Justification

Wood Green's economy closes down generally around 7pm, particularly in areas away from Wood Green or Turnpike Lane underground stations. In addition to adding local population through new housing in the area, changes of use and development of an enhanced set of later-opening uses within the centre will encourage greater visitation by people from within and around Wood Green. A thriving evening economy will also serve to attract a more diverse and prosperous resident base to the area. These will focus around new urban realm locations, so that activity in the evening creates overlooking of public spaces, to improve safety.

The following locations are identified as being appropriate in principle for a greater range of food and drink (use classes A3, A4 and A5), as well as potentially leisure-related uses (use class D2):

A. Parts of Wood Green North (Station Rd & Vue site);
B. Terraces of Wood Green;
C. Laneways running off Wood Green High Rd.

Figure 7.21 Evening Economy Locations

Management Strategy

To assist the assessment of proposals, planning applications must include a management strategy that show how the use will operate and how any potential undue impacts can be mitigated (including noise, hours of operation, how customers will be managed when leaving the premises etc). The management strategy must be strictly adhered to [as a condition of the consent] if a proposal for the evening economy use is approved by the Council.

Policy WG11: Transport

WG11: Transport

1. Development which enhances pedestrian and cycle access, permeability and facilities, particularly those helping to establish the new principle East-West and North-South pedestrian and cycling routes through the area, will be supported.
2. A new entrance to a central Wood Green Crossrail station will be created, opening onto the Town Square.
3. The appropriate quantity and location of off-street Town Centre parking required within the centre will be delivered in line with the findings of the Transport Study underpinning this plan.
4. New cycle hubs will be established on sites WGSA 5 & 15.
5. Opportunities to create more bike lockers and hangers through new developments will be supported.
6. Opportunities to improve the layout of junctions should be considered through the transport assessments and designs for new developments. Specific improvements should be considered as part of the designs for the following allocations:
   i. Junction of Station Rd, Wood Green High Rd, and Lordship Lane, and the issue of rat running along Watsons and Ringslade Rds: WGSAs 2, 3, 4 & 5;

Reasoned Justification

Improvements to the capacity of the public transport network are required to support the planned developments in Wood Green. Piccadilly line services are relatively infrequent [about 23 trains per hour] compared to the Victoria line [36 tph]. TfL are planning to invest in new signalling and rolling stock which will increase capacity by about 60% from mid 2020s. With the proposed Crossrail 2 services running through Wood Green, this will encourage developers to bring forward sites for earlier development than would otherwise be the case. Crossrail 2 would also provide greater connectivity within central and inner London.

Wood Green is well served by bus routes with 12 routes using the High Road alone. As part of the regeneration of Wood Green it is considered worthwhile for TfL to review the bus network to ensure bus services are planned to best meet existing and future demands whilst seeking to minimise the environmental impact on the area's main roads.

Fig 7.22: Cycling Network In Wood Green

Enhancements to the road network to increase capacity at critical junctions will be necessary to minimise delays to buses and other traffic and to facilitate the development.

Parking

The availability of on and off-street parking is a key element in managing traffic generated by development. The management of this parking is necessary to achieve sustainable regeneration. The Council will be undertaking a transport study to assess the impact on the road network. The study will also include an analysis of parking demand and capacity, to establish the most appropriate levels of off-street town centre parking in Wood Green. At present the majority of town centre parking is on the Morrison's, The Mall, and Bury Rd Car Park sites.

Junction Improvements

A review of the operation of critical junctions in the AAP area will be undertaken by the Council. In addition work will be required to address specific issues of rat running traffic within the AAP area.

Cycle Hubs

Cycle and pedestrian facilities have been improved in recent years as part of urban realm enhancements to the town centre. However, much better access by cycle and foot into and through the area is needed to support sustainable development.

Wood Green and Turnpike Lane stations serve a large catchment, particularly to the east of Wood Green high Rd. The establishing of new cycle hub facilities, including

bike storage, repair, and refreshment facilities will underpin local residents' choice to use a bike-to-rail mode of travel.

Policy WG12: Meanwhile Uses

WG11: Meanwhile Uses
The Council will support, through the granting of temporary planning consents, "meanwhile" uses on existing undeveloped parcels of land and allocated development sites which are not expected to come forward in the short term. Such uses will be required to demonstrate how they contribute to the vibrancy of the immediate area and support the delivery of the development outcomes and vision as set out in this Plan.

Reasoned Justification

In order to deliver the desired regeneration outcomes and successfully co-ordinate development schemes, the Council recognises that some developments may not come forward until the later part of the plan (2026-2035). The Council believes that there are many opportunities for sites to continue to offer an active use throughout the early stages of redevelopment.

Where there are functioning buildings on sites which are scheduled for redevelopment, the Council will support applications that keep the buildings in active use in the short term. Where demolition has occurred, but the new development may be a few years away, a suitable temporary meanwhile use of the space will be encouraged. Such uses should ensure that they have no negative impact on the immediate area and that they continue to complement the vibrancy and distinctiveness of the neighbourhood.

8. Site Allocations

Introduction

	Site Ref	Site Name
Wood Green North	WG SA 1	Civic Centre
	WG SA 2	Green Ridings House
	WG SA 3	Wood Green Bus Garage
	WG SA 4	Station Rd Offices
	WG SA 5	Vue Cinema Site
	WG SA 6	Mecca Bingo
	WG SA 7	Morrison's
Wood Green Central	WG SA 8	Wood Green Library
	WG SA 9	Wood Green Town Centre West
	WG SA 10	The Mall (east side)
	WG SA 11	Iceland
Turnpike Lane	WG SA 12	Bury Rd Car Park
	WG SA 13	16-54 Wood Green High Rd
	WG SA 14	L/b Westbury & Whymark Aves
	WG SA 15	Turnpike Triangle
Heartlands	WG SA 16	Coburg Rd North
	WG SA 17	Bittern Place
	WG SA 18	Clarendon Rd
	WG SA 19	Wood Green Cultural Quarter (South)
	WG SA 20	Wood Green Cultural Quarter (North)
	WG SA 21	L/a Coronation Sidings
	WG SA 22	Western Rd Depot
	WG SA 23	Western Rd Car Park
	WG SA 24	Clarendon Rd South
	WG SA 25	Hornsey Filter Beds


NOEL PARK
TURNPIKE LANE
Alexandra Palace Park
Wood Green AAP
Site Allocation
0
0.25
kilometres
Scale: 1:7,374
Produced by Haringey Council
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Fig 8.1: Site Allocations

Sites in Northern Wood Green sub-area

Fig 8.2: Sites in Wood Green North Sub Area

Site Ref	Site name	m² employment	m² town centre	Net resi units	Other	
					m²	Use
WG SA 1	Civic Centre	1,017	1,017	116	-	
WG SA 2	Green Ridings House	1,571	786	191	-	
WG SA 3	Wood Green Bus Garage	3,808	1,904	326	9,520	Bus Garage, new open space
WG SA 4	Station Rd Offices	3,468	3,468	372	1,734	New Open Space
WG SA 5	Vue Cinema Site	1,760	1,760	138	4,401	Replacement open space, Cycle hub
WG SA 6	Mecca Bingo	2,407	2,407	275	-	
WG SA 7	Morrison's	2,899	2,899	331	-	
Total		**16,931**	**14,242**	**1,750**	**15,655**	

WG SA 1: Civic Centre

WG SA 2: Green Ridings House

WG SA 3: Wood Green Bus Garage

WG SA 4: Station Rd Offices

WG SA 5: Vue Cinema Site

WG SA 6: Mecca Bingo

WG SA 7: Morrison's

Sites in Wood Green Central sub-area

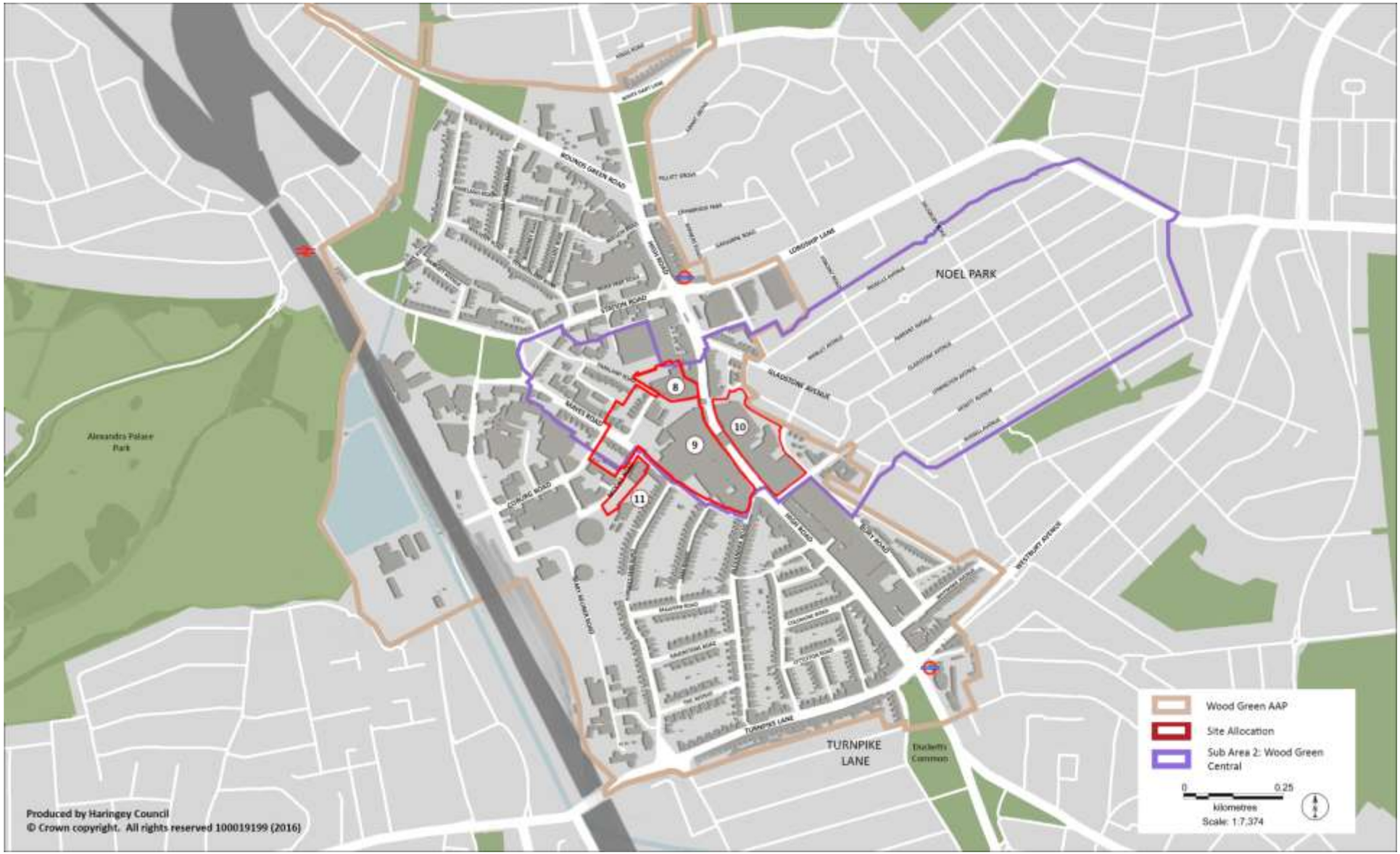


Fig 8.3: Sites in Wood Green Central Sub Area

Site Ref	Site name	m²	m² town	Net resi	Other

		employment	centre	units	m²	Use
WG SA 8	Wood Green Library	1,823	3,647	169	912	Town Square
WG SA 9	Wood Green Town Centre West	11,655	23,311	825	5,828	Town Square
WG SA 10	The Mall (east side)	5,215	10,430	602	-	
WG SA 11	Iceland site	602	602	120	2,409	GP surgery
Total		**19,296**	**37,990**	**1,637**	**9,148**	

WG SA 8: Wood Green Library

WG SA 9: Wood Green Town Centre West

WG SA 10: The Mall (east side)

WG SA 11: Iceland Site

Sites in Turnpike Lane sub-area

Fig 8.4: Sites in the Turnpike Lane Sub Area

Site Ref	Site name	m² employment	m² town centre	Net resi units	Other	
					m²	Use
WG SA 12	Bury Rd Car park	2,013	2,013	130	-	
WG SA 13	16-54 Wood Green High Rd	4,432	4,432	487	-	
WG SA 14	L/b Westbury & Whymark Aves	1,282	1,282	137	-	
WG SA 15	Turnpike Triangle	-	230	49	230	Cycle Hub
Total		**7,728**	**7,958**	**802**	**230**	

WG SA 12: Bury Rd Car Park

WG SA 13: 16-54 Wood Green High Rd

WG SA 14: L/b Westbury & Whymark Aves

WG SA 15: Turnpike Triangle

Sites in the Heartlands sub-area

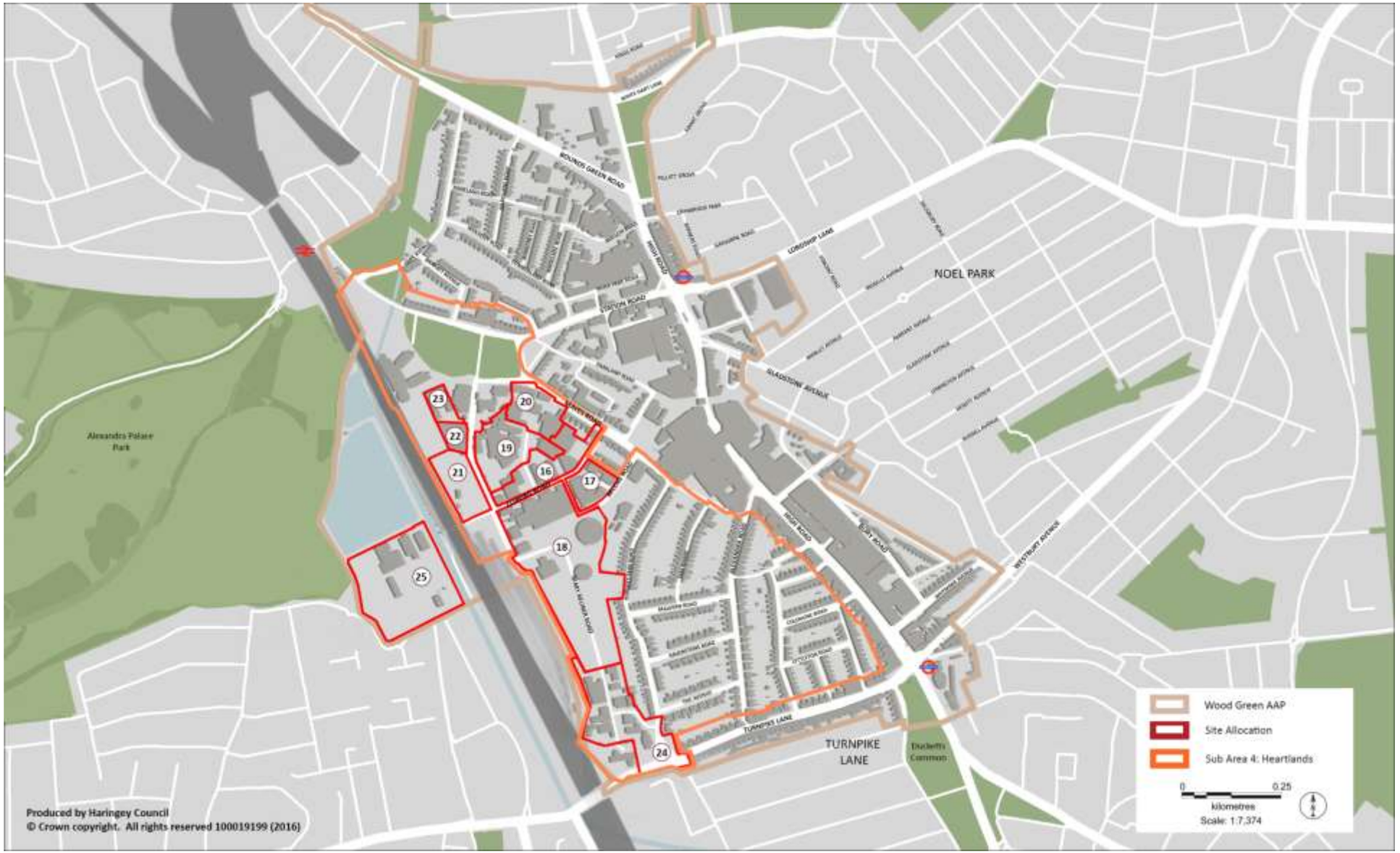


Fig 8.5: Site in the Heartlands sub-area

Site Ref	Site name	m²	m² town	Net resi	Other

		employment	centre	units	m²	Use(s)
WG SA 16	Coburg Rd North	6,547	1,637	257	6,547	Civic Boulevard
WG SA 17	Bittern Place	3,751	938	94	7,503	Civic space/library/urban realm
WG SA 18	Clarendon Rd	14,091	7,046	1,610	7,046	New Open Space/ Boulevard
WG SA 19	Wood Green Cultural Quarter (south)	7,810	1,953	391	1,953	Urban realm
WG SA 20	Wood Green Cultural Quarter (north)	4,952	-	265	1,238	Access
WG SA 21	L/a Coronation Sidings	3,026	-	173	-	
WG SA 22	Western Rd Depot	1,519	-	60	1,898	waste facility
WG SA 23	Western Rd Car Park	1,882	-	108	-	
WG SA 24	Clarendon Rd South	7,354	-	289	9,193	school
WG SA 25	Hornsey Filter Beds	-	-	304	10,475	Biodiversity/ leisure/ accessibility
Total		**50,933**	**11,573**	**3,550**	**45,852**	

WG SA 19: Clarendon Rd

WG SA 20: Wood Green Cultural Quarter (South)

WG SA 21: Wood Green Cultural Quarter (North)

WG SA 22: Wood Green Cultural Quarter (East)

WG SA 23: L/a Coronation Sidings

WG SA 24: Western Rd Depot

WG SA 25: Western Rd Car Park

WG SA 26: Clarendon Rd South

WG SA 27: Hornsey Filter Beds

9. Delivery and Implementation

WG SA 1: LBH Civic Centre

Address	Haringey Civic Centre, High Rd, Wood Green, N22			
Site Size (Ha)	1.0	**PTAL Rating**		6a
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Civic Centre & Council Offices			
Ownership	Single public ownership			
How site was identified	Existing Site Allocation			
Planning designations	Haringey Civic Centre is locally listed Adjacent to: Church of St Michael and All Angels (grade II), War Memorial, Wood Green High Rd (grade II), Wood Green fountain and cattle trough (grade II). Site falls within the Trinity Gardens Conservation Area Adjacent to Green Chain			
Indicative Development Capacity	**Net residential units**	**Employment m²**	**Town centre m²**	
	116	1,017	1,017	

Proposed Site Allocation

Extension and conversion, or if suitably justified, redevelopment of the Civic Centre building, exploiting the site's capacity to develop onto the car park area, to create a mix of commercial and residential buildings.

Commentary

The Council is investigating how best to utilise its landholdings and it is clear that this site has additional capacity within it. A new preferred location for the existing civic use has been identified in central Wood Green, and many parts of the existing building are no longer suitable for their current use. There is potential for development on the extensive car parking at the rear of the site, and options to convert the front section, including the Council chamber, should be considered.. The Civic Centre is a locally listed building within a Conservation Area, and any comprehensive redevelopment requiring demolition would need to justify that the replacement building would make a significant contribution to the Trinity Gardens Conservation Area.

WG SA 1 Civic Centre

Site Requirements

- The Civic Centre building is locally listed and careful consideration regarding its retention and potential enhancement should be given through any proposals. Any development on the site should have regard to the significance of the Civic Centre building, and its role within the Trinity Gardens Conservation Area.
- The retention of the Council Chamber building, with conversion to a new community use should be considered.
- If demolition is considered, the building line should complement the building at 247 High Rd.
- There is potential to develop the currently underused land to the rear of the Civic Centre for new residential and commercial floorspace.
- The public realm to the front of the site will be designed so to enhance the Trinity Gardens Conservation Area, and complement the network of green spaces in the area.
- The northern edge of the site should be landscaped to complement the network of green chains in the area.
- Redevelopment involving the use of the travellers' site to the south west of the site will not be considered unless adequate reprovision of these housing units has been secured.
- Any development on this site should enhance the overall setting of Trinity Gardens Conservation Area.
- This site accommodates a bus stop outside the entrance; the accessibility of this bus stop would be expected to be maintained or improved through any redevelopment.
- New commercial office floorspace will be sought on this site.

Development Guidelines

- The principles of the Civic Centre & Trinity Gardens Character Area should be used to guide development on this site.
- This site is within an area considered to be generally more suitable for family housing within the AAP area.
- The setting of St. Michael's Church should be preserved, in particular the local views from the High Street to the south, Trinity Gardens to the west, and to the east from Crescent Gardens should be enhanced by any development on this site.
- Access to the site by car should be from Trinity Road to minimise the traffic impact on Wood Green High Rd. The height of development along Trinity Road will be limited to complement the residences opposite.
- The existing mature trees should be complemented by a green frontage to Trinity Rd on the site's northern boundary, to help to establish the green links routes within the area.
- The existing Council offices could be converted to housing, with the car parking and open space to the rear of the site will provide opportunities for new residential blocks.
- There is potential for development between the Church and the Travellers site on Bounds Green Road, but this must be sympathetic to both uses. Additionally, development of this block must preserve the viewing corridor from Trinity Gardens Park to St. Michael's Church.
- New development on the site should complement the form, massing, and architectural style of the Civic Centre (should it be retained), and is sympathetic to the adjacent Travellers site and properties on Trinity Road.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a groundwater Source Protection Zone, and any development should be managed to improve water quality.
- A flood risk assessment is required for any development. The Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.

WG SA 2: Green Ridings House

Address	Green Ridings House, Wood Green High Rd, N22			
Site Size (Ha)	0.6	**PTAL Rating**		6a
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Offices (former telephone exchange)			
Ownership	Single private freehold			
How site was identified	Existing Site Allocation			
Planning designations	Proposed green chain Adjacent to Trinity Gardens Conservation Area			
Indicative Development Capacity	**Net residential units**	**Employment m²**	**Town Centre m²**	
	191	1,571	786	

Proposed Site Allocation

Redevelopment of existing telephone exchange building for masterplanned new residential and employment mixed use development in association with the redevelopment of Wood Green bus garage.

Commentary

This site is a significant, but outdated telephone exchange. It is identified as having the potential to intensify uses of both employment in terms of number of jobs, and to provide new homes. There is the potential for this site to create a new mixed use precinct in the north of Wood Green when developed along with the Bus Garage and Station Rd Offices sites.

Site Requirements

- Development should be accompanied by a masterplan showing how the redevelopment will complement the aspirations for redevelopment on the adjacent Wood Green Bus Garage and Station Rd offices sites. A masterplan detailing how future complementary development of the Station Road Offices site could be progressed will be required alongside any planning application.
- There is no requirement to retain the existing building.
- A Secondary town centre frontage will be created fronting Wood Green High Rd.
- The open space to the front of the building should be enhanced to contribute to enhancing the setting of the Trinity Gardens Conservation Area and form part of the Northern Wood Green Green Chain.
- The Wood Green High Road frontage should have an active employment use, with the remainder of the site being a mix of employment and residential use. New office floorspace will be sought on this site.

Development Guidelines

- The principles of the High Rd North Character Area should be used to guide development on this site.
- This site is within an area considered to be generally less suitable for family housing within the AAP area.
- This site lies outside of protected view corridors, and may be suitable for tall or taller buildings, subject to other design considerations.
- The setting of St. Michael's Church should be preserved, in particular the local views from the High Street to the south.
- The principle building frontage should address Wood Green High Rd, but buildings should also address the Watsons Road street frontage.

- Parking should be minimised on this site due to the excellent local public transport connections.
- This site should complete the Green Chain from Wood Green Common through to Trinity Gardens in tandem with Allocations WG SA 3 and WG SA 4.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.

WG SA 3: Wood Green Bus Garage

Address	Wood Green bus garage and ancillary buildings, High Rd, N22			
Site Size (Ha)	1.3	**PTAL Rating**		6
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Bus Garage and ancillary buildings			
Ownership	Single private freehold			
How site was identified	Existing Site Allocation			
Planning designations	Area of Archaeological Importance Proposed green chain Wood Green Metropolitan Centre			
Indicative Development Capacity	**Net residential units**	**Town centre m²**	**Employment m²**	**Bus stabling m²**
	326	1,904	3,808	9,520

Proposed Site Allocation

Reprovision of bus stabling on the site, with the construction of a podium level above, creating new mixed use development including town centre, residential and office uses, increased permeability through the area, and a new piece of urban public realm.

Commentary

Wood Green Bus Garage represents a key infrastructure asset within Wood Green, and the site is a significant local employer. Redevelopment to make a more intensive use of the space is sought, but the continuation of the bus stabling facility within the Wood Green area will be required as part of this development. A phased, masterplanned redelivery of the bus garage will be sought, in combination with adjoining sites, to create new town centre uses, a public urban square, and new homes at podium level and above.

Site Requirements

- Development should be masterplanned with the Green Ridings House and Station Rd offices sites. A masterplan detailing how future complementary development of the Station Road Offices site could be progressed will be required alongside any planning application.
- Comprehensive redevelopment of the site must retain or enhance the capacity for buses and associated facilities on site, or alternatively a similar well located site in the vicinity of this site should be identified prior to any development being undertaken.
- No buildings need to be retained.
- This site should be considered together with the Station Rd Offices site to the south to create increased permeability through the local area, including a new north-south, and improved east-west pedestrian/cycling links.
- A new urban square should be created on the podium above the bus stabling in the centre of this site. This will enable the connection of a Green Chain linking Wood Green Common with Trinity Gardens through this site.
- New development should address Wood Green High Rd, and predominantly be at podium level, above the replacement bus garage.
- Secondary town centre frontages should be created on the Wood Green High Road frontage, and fronting onto the new urban realm in the centre of the masterplanned site.
- A mix of commercial and residential uses will be permitted above podium level to improve the viability of creating the new bus garage beneath. New office floorspace will be sought on this site.
- The setting of the Grade II listed Wood Green Underground Station should be respected through any design, potentially through establishing a podium level with higher elements set back from the High Road.
- Residential uses should be located away from and insulated against noise from the bus operations.

Development Guidelines

- The principles of the High Rd North Character Area should be used to guide development on this site.
- This site is within an area considered to be generally less suitable for family housing within the AAP area.
- This site lies outside of protected view corridors, and may be suitable for tall or taller buildings, subject to other design considerations.
- The site sits on a slope rising from south to north. While development fronting onto Ringslade Road will be at grade, there may well be an opportunity for undercutting towards River Park and Station Rds, providing the opportunity to stable buses at lower ground level. This could ultimately lead to buses entering and exiting the site from Station Road or from the High Road, with a podium created to enable development above.
- Heights will be restricted next to the properties on Ringslade Road to ensure that their amenity is respected. This could be achieved through the introduction of mews-style development between the proposed new Green Chain, and these residential properties.
- Operational parking for staff of the Bus Garage may be required, but overall parking should be minimised on this site due to the excellent local public transport connections.
- New private courtyards could be created as part of the developments fronting onto Wood Green High Road.
- There should be a publically-accessible piece of open space at the centre of the development at podium level, with new town centre uses surrounding it. This new urban realm should be subsidiary to the Town Square created in the Centre of Wood Green.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.
- Management of air quality and noise will be required to ensure that the transport and residential uses are complementary.
- A flood risk assessment is required for any development.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.
- The setting of St. Michael’s Church should be preserved, in particular the local views from the High Street to the south.

WG SA 4: Station Road Offices

Address	225 Wood Green High Rd, 10-48 Station Rd, 40 Cumberland Rd, Wood Green, N22			
Site Size (Ha)	1.2	**PTAL Rating**		6a
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Predominantly B1a office use			
Ownership	Mix of public & private freeholds and leaseholds			
How site was identified	Existing Site Allocation			
Planning designations	Wood Green Growth Area Wood Green Metropolitan Centre Proposed green chain Area of Archaeological Importance			
Indicative Development Capacity	**Net residential units**	**Employment m²**	**Town centre m²**	
	372	3,468	3,468	

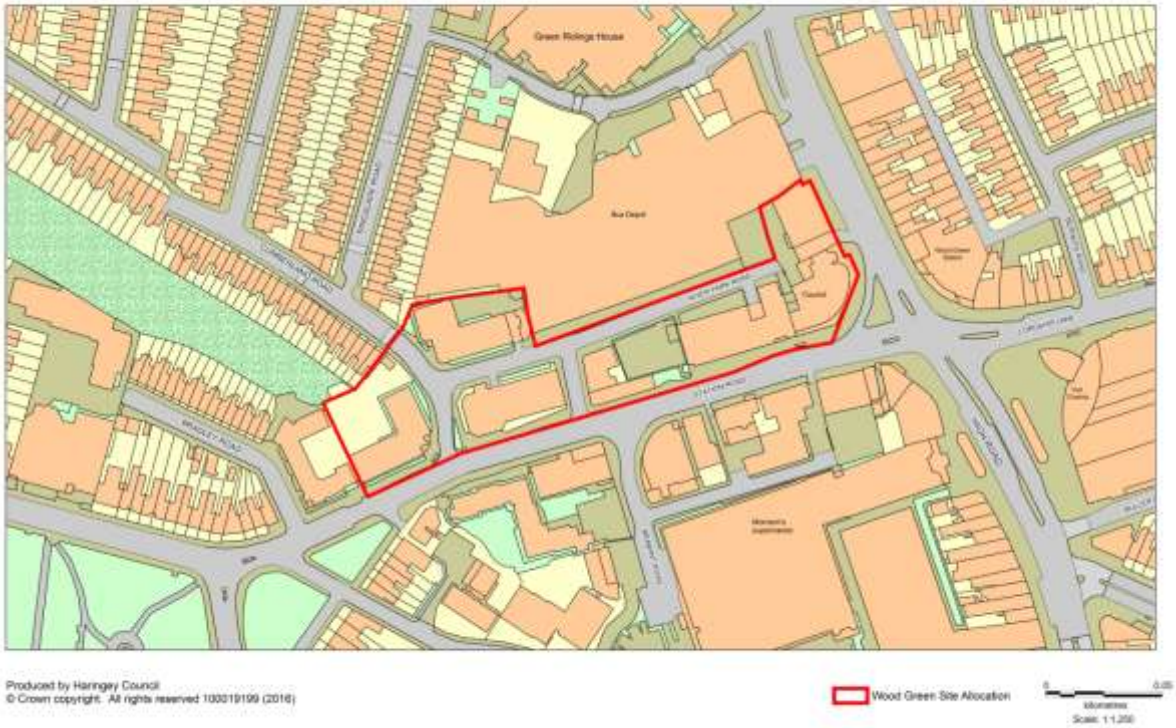
Proposed Site Allocation

Redevelopment of existing office buildings to create new mixed use development with town centre uses at ground floor, a mix of offices and residential above, and improved public realm and connections through the area. Potential use of the lower ground floor as a new bus garage.

Commentary

This predominantly Council-owned collection of office blocks is one of the largest buildings by floorspace in Wood Green. While capable of accommodating a large number of jobs, they are of limited architectural merit, do not provide sufficiently high quality facilities to draw commercial clients at a market rent, and are approaching the end of their commercial life. Together with the adjacent Bus Garage site, they represent an opportunity for comprehensive redevelopment to create a more fine-grained street layout, a new piece of urban realm, improved, and new, town centre frontages, and new commercial and residential development within the town centre.

WG SA 4 Station Road Offices



Site Requirements

- Development should be in accordance with a masterplan which includes consideration of the potential redevelopment of the Wood Green Bus Garage and Green Ridings House sites (WG SA 2 & WG SA 3).
- The requirements for optimising provision for bus stabling may impact on this site. Provision of access to an underground/ lower ground level bus garage with access from Station Road or the High Road should be identified, with the impact on High Rd/ Lordship Lane/ Station Rd junction identified and addressed.
- Secondary town centre frontages will be created on the Wood Green High Road and Station Rd frontages, and fronting onto the new urban realm in the centre of the masterplanned site.
- New commercial and residential uses will be permitted above ground floor level. New office floorspace will be sought on this site.
- A finer-grain street layout will be created, including a new north-south route, and enhanced east-west pedestrian links, incorporating connection of the Wood Green North Green Chain network linking Wood Green Common, the former Palace Gates rail line, and Trinity Gardens.
- A new piece of open space will be created on this site at podium level at the confluence of the new Green Chain, north-south, and east-west pedestrian routes through the site.
- No buildings need to be retained.
- The setting of the Grade II listed Wood Green Underground Station should be respected.
- A new green grid connection through the disused railway line should be established.

Development Guidelines

- The principles of the High Rd North Character Area should be used to guide development on this site.
- A new Landmark building should be delivered marking the entrance from Wood Green Underground Station; Framing views of Alexandra Palace down Station Rd; Waymarker from new piece of urban realm in Wood Green North sub-area.
- This site is within an area considered to be generally less suitable for family housing within the AAP area.
- This site lies outside of protected view corridors, and may be suitable for tall or taller buildings, subject to other design considerations.
- New private courtyards should be considered as part of the developments fronting onto Station Road and Wood Green High Road.
- New north-south and east-west pedestrian connections linking Station Road, Wood Green High Road, and Watsons Road will be created. These will be separate to the potential bus entrance.
- Active frontages should be considered on the new north-south and east-west pedestrian podium routes.
- Parking should be minimised on this site due to the excellent local public transport connections.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.
- The setting of St. Michael's Church should be preserved, in particular the local views from the High Street to the south.
  The new north-south route across the site should be designed to complement a suitable crossing point on Station Rd, probably aligning with an enhanced Brabant Rd.

WG SA 5: Vue Cinema

Address	Hollywood Green, 180 Wood Green High Rd, Wood Green, N22			
Site Size (Ha)	0.6	**PTAL Rating**		6a
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Cinema, town centre uses at ground floor			
Ownership	Mix of public and private freeholds and leaseholds			
How site was identified	Wood Green AAP Issues & Options report			
Planning designations	Wood Green Growth Area Wood Green Metropolitan Centre			
Indicative Development Capacity	**Net residential units**	**Employment m²**	**Town centre m²**	
	138	1,760	1,760	

Proposed Site Allocation

Comprehensive mixed use development for town centre and residential uses, establishing an enhanced public plaza fronting Wood Green High Rd, with town centre uses complementing an enhanced piece of urban realm at the entrance to Wood Green from Wood Green underground station.

Commentary

The Vue Cinema/ HollyWood Green occupies a prominent location directly outside of Wood Green Underground station. At present it is an underutilised site, offering a weak gateway to the town centre. Potential exists for this site to create an improved public realm focussed around a new Crossrail 2 entrance, with more active uses at ground floor level to create a high quality entrance to Wood Green, and an improved overall public realm offer within the centre.

WG SA 5 Vue Cinema

Site Requirements

- Development should be set back from Wood Green High Rd to create a new, enhanced "plaza" at the entrance to Wood Green.
- Secondary town centre frontages will be created fronting onto the new plaza, and on Lordship Lane.
- No buildings need to be retained, but highly functional bus stops on the High Rd frontage and Lordship Lane will be required.
- Active frontages will be required on the High Rd and Lordship Lane frontages.
- A mix of new leisure, commercial and residential development will be appropriate above ground floor town centre uses. New office floorspace will be sought on this site.
- Consultation with TfL will be required to understand the requirement to preserve bus standing behind this development to be designed into this development, and to understand the potential future requirements of the development of Crossrail.
- The ground floor of the Lordship Lane frontage of the building could be a suitable location for a cycle hub linked to Wood Green Underground station.

Development Guidelines

- The principles of the High Rd North Character Area should be used to guide development on this site.
- A new Landmark building should be delivered marking the entrance from Wood Green Underground Station; Framing views down the High Rd
- This site is within an area considered to be generally less suitable for family housing within the AAP area.
- This site lies outside of protected view corridors, and may be suitable for tall or taller buildings, subject to other design considerations. The functioning of the Piccadilly

Line and potentially Crossrail 2 could be a constraint on development however.

- New development should establish an improved plaza fronting onto Wood Green High Rd. The busy High Rd should be appropriately screened from the plaza to mitigate noise and air pollution impacts.
- New uses on the site will provide passive surveillance to improve safety and security on the plaza.
- There may be the potential for secondary town centre uses on the frontages perpendicular to Buller and Redvers Rds, but these should be respectful of the residential uses directly opposite.
- Landscaping should form a perimeter between the plaza and the High Rd which mitigates effects of traffic, but does not block out the sun from the West.
- Due to the proximity of Wood Green station, development should respect the setting of this listed building.
- Development should respect the scale of the terraced developments on Gladstone Avenue.
- Parking should be minimised on this site due to the excellent local public transport connections.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.

WG SA 6: Mecca Bingo

Address	Mecca Bingo, Lordship Lane, Wood Green N22		
Site Size (Ha)	0.8	**PTAL Rating**	6a
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**
Current/Previous use	Bingo Hall		
Ownership	Single private freehold		
How site was identified	Existing Site Allocation		
Planning designations	Blue ribbon network Wood Green Growth Area Wood Green Metropolitan Centre Adjacent to Noel Park Conservation Area		
Indicative Development Capacity	**Net residential units**	**Town centre m²**	**Employment m²**
	275	2,407	2,407

Proposed Site Allocation

Redevelopment of bingo hall for town centre uses with residential above.

Commentary

This site represents an underutilised opportunity in a highly accessible town centre location. There is scope for comprehensive redevelopment to bring new commercial and residential development into the town centre with an improved town centre frontage onto Lordship Lane, and a significant reduction in surface car parking.

Site Requirements

- No buildings need to be retained.
- The alignment of Wellesley Road will be extended, with townhouses provided on the southern side of the road. This will provide the servicing access for the site.
- A secondary town centre frontage will be provided on the Lordship Lane ground floor frontage of this site.
- A mix of residential and commercial will be acceptable above ground floor level. New office floorspace will be sought on this site.
- The Moselle runs in a culvert along the south edge of the site, and investigations around it's suitability for future use, and potential deculverting should be facilitated through any development.

Development Guidelines

- The principles of the Lordship Lane Character Area should be used to guide development on this site.
- This site is within an area considered to be generally less suitable for family housing within the AAP area.
- The height of development in the south of the site should be respectful of the existing properties on Moselle Avenue and Wellesley Rd.
- Development should front onto Lordship Lane, with heights rising from east to west to match the buildings on either side.
- The building line along the southern edge of Wellesley Road should be continued.
- Parking should be minimised on this site due to the excellent local public transport connections.
- This site is identified as being in an area with potential for being part of a

decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.

- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.

WG SA 7: Morrison's Wood Green

Address	Morrison's, Wood Green High Rd, N22			
Site Size (Ha)	1.0	**PTAL Rating**		6a
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Supermarket, shopping mall, surface and multi-storey car parking			
Ownership	Single private freehold			
How site was identified	Existing Site Allocation			
Planning designations	Wood Green Metropolitan Centre Wood Green Growth Area Area of Archaeological Importance Adjacent to listed building: Gaumont Cinema			
Indicative Development Capacity	**Net residential units**	**Town centre m²**	**Employment m²**	
	331	2,899	2,899	

Proposed Site Allocation

Redevelopment of the supermarket and surface car parks to create mixed use development comprising of town centre uses on the ground floor, new routes through the centre, with residential and commercial uses above.

Commentary

This site, while busy, is underutilised considering its public transport access and town centre location. The extensive car parking space could be redeveloped, with the retail offer improved by aligning it more closely with the High Road and the creation of a new north-south route along an extended Brabant Rd, linking Station Rd and the new Town Square at Wood Green Central.

Site Requirements

- Any planning application will be required to be accompanied by a site-wide masterplan showing how the development complements other development proposed, allocated, and/or permitted on surrounding sites.
- No buildings in the site need to be retained, but, the Gaumont Cinema to the south of the site is Grade II* Listed, and the terraces adjacent on the High Road (nos. 1-19 incl. The Broadway), make a positive contribution to the setting of the listed building from the High Road, and should be enhanced through redevelopment of the current arcade entrance on the High Road frontage.
- A new Laneway running from Wood Green High Rd into the centre of the site will be created. This should junction with the extended Brabant Rd in the centre of the site.
- The part of the site adjacent Wood Green Library site will, in tandem with other local sites, establish an enhanced street layout focused on a new Town Square, which this site will create a new pedestrian link into, in the form of an extended Brabant Rd, creating a new circuit within the centre.
- Ground floor town centre uses will be required on all frontages. Primary frontage will be required in the south of the site (close to the new Town Square), while secondary town centre frontages should be provided on all other frontages.
- Above ground floor, the uses will be a mix of commercial and residential. New office floorspace will be sought on this site.

Development Guidelines

- The principles of the High Rd North and The Mall & Wood Green Library Character Areas should be used to guide development on this site.
- This site is within an area considered to be generally less suitable for family housing within the AAP area.
- This site lies beneath a protected viewing corridor of Alexandra Palace from Lordship Lane/ Bruce Castle. Development should be designed to ensure this view is carefully managed.
- Heights on Parkland Road should be restricted to protect the amenity of the occupants of

the existing houses.

- The building line and height of development along the High Road frontage should respond to the design of The Goose public house and the remainder of The Broadway terrace.
- Opportunities for development at the northern edge of the site to complement (potentially) active uses at the rear
- Development should respect the integrity of the listed Gaumont Theatre. The relationship with this building, specifically whether it can be treated as a boundary wall should be explored.
- Active uses should be provided on the extended Brabant Rd linking Station Rd and the Wood Green Library site. This will be a pedestrian route with town centre frontages wherever possible on both sides.
- Part of this site is within the Primary Shopping Area. New retail provision on this site should be predominantly A1 use class, and designed in such a way to attract national comparison retailers.
- A separation of Brabant and Parkland Rds will emerge from the new Wood Green Central Town Square, with a building that addresses both frontages between them.
- Existing semi-mature trees along the western and north-western boundary should be retained in the development.
- Brabant Rd (east-west branch) will continue to perform a servicing function for the properties on Station Rd, as well as the new development.
- The Gaumont Cinema to the southeast of the site has listed status, and has an excellent interior, but the use as a boundary wall will be permitted so long as the historic fabric is not affected. Adequate sound and vibration mitigation measures must be incorporated, reflecting its desired reuse as a theatre, cinema or other cultural venue, and vehicle access to the stage house must be maintained.
- Residential parking should be minimised on this site due to the excellent local public transport connections. There is a need to meet Town Centre parking need however, as per the transport study supporting the next version of this document.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- A flood risk assessment is required for any development. The Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.

WG SA 8: Wood Green Library

Address	Wood Green Library and Shopping Centre, Wood Green High Rd; Asian Centre, Caxton Rd, Wood Green, N22			
Site Size (Ha)	0.6	**PTAL Rating**		6a
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Library, shopping centre			
Ownership	Single public freehold			
How site was identified	Existing Site Allocation			
Planning designations	Wood Green Metropolitan Centre Wood Green Growth Area Secondary frontage Adjacent to listed building: Gaumont Cinema			
Indicative Development Capacity	**Net residential units**	**Town centre m²**	**Employment m²**	
	169	3,647	1,823	

Proposed Site Allocation

Redevelopment of existing library building to create a new town square with enhanced town centre uses surrounding it, Crossrail Station entrance, and residential and commercial uses above.

Commentary

The Wood Green Library site incorporates a number of uses including the small retail premises as well as the library itself. The library is one of the most popular in London, and this function must be reprovided within the Metropolitan Centre. The site is in Council ownership, and will be used to catalyse the regeneration of Wood Green town centre. Development will create an opportunity to deliver part of a new town square, a new Crossrail station entrance, and will create a gateway to the Heartlands area from Wood Green High Rd.

WG SA 8 Wood Green Library

Site Requirements

- Any application for development on this site will be required to be accompanied by a masterplan identifying how the proposed development helps to meet the allocations on this and WG SA 9.
- No buildings need to be retained
- A new Town Square will be created at this location, in conjunction with WG SA 9. A Crossrail Station entrance will be located on the Town Square.
- This site is within the Primary Shopping Area. New retail provision on this site should be predominantly A1 use class, and designed in such a way to attract national comparison retailers. Primary town centre frontages will be required on all frontages on this site.
- A new Crossrail station entrance will be provided on this site.
- An enhanced library will be secured within the town centre prior to demolition of the existing building.
- New town centre uses and improved active frontages which address the public realm will be provided on all edges of the new town square.
- A mix of residential and commercial floorspace will be permitted above the active frontages. New office floorspace will be sought on this site.
- A new east-west connection through the site will be created, establishing an easily navigable pedestrian and cycling link from Wood Green High Road, through the new urban square, to Wood Green's western heartland.
- A new local view will be established securing a viewing corridor from Wood Green High Rd to Alexandra Palace. This site contains the origin of this view, and the urban realm linking the town square with Wood Green High Rd should provide opportunity for this view to be appreciated.
- Beneath the viewing corridor should be located a new open-sided covered marketplace on one side of the town square.

Development Guidelines

- The principles of the Mall & Wood Green Library Character Area should be used to guide development on this site.
- A new Landmark building should be delivered marking the entrance from Wood Green Crossrail Station; Marking the confluence of Wood Green High Rd & the new East-West link (north); Marking the entrance to the new Town Square; Framing views of Alexandra Palace from Wood Green High Rd.
- A new Landmark building should be delivered marking the entrance from Wood Green Crossrail Station; Marking the confluence of Wood Green High Rd & the new East-West link (north); and framing views of Alexandra Palace from Wood Green High Rd.
- This site is within an area considered to be generally less suitable for family housing within the AAP area.
- This site lies beneath a protected viewing corridors of Alexandra Palace from Lordship Rec and Lordship Lane/ Bruce Castle. Development should be designed to ensure this view is carefully managed.
- The new town square will include a range of town centre uses, including a mix of food and beverage, and retail..
- Height should be restricted on parts of the site directly adjacent to retained residential buildings on Caxton and Mayes Roads to respect their amenity.
- Provision for an extended Brabant Rd to connect into the new Town Square should be provided.
- Development should complement the terraced properties at The Broadway.
- This site is within the Primary Shopping Area. New retail provision on this site should be predominantly A1 use class, and designed in such a way to attract national comparison retailers.
- This site must provide an attractive, safe and generous east west pedestrian and cycling connection linking into the wider cycle network linking Alexandra Palace/ the west of the borough with Noel Park/ Tottenham.
- The Moselle River runs in a culvert under this site, and has been identified as being in a potentially poor condition. Any development in this area should ensure that as a minimum the culvert is made safe, and ideally the potential for the Moselle to be deculverted is explored. It may be possible that a deculverted river could be a focal point for the new urban square.
- The Gaumont Cinema to the north of the site has listed status, and has an excellent interior, but the use as a boundary wall will be permitted so long as the historic fabric is not affected. Adequate sound and vibration mitigation measures must be incorporated, reflecting its desired reuse as a theatre, cinema or other cultural venue, and vehicle access to the stage house must be maintained. Potential for new entrance(s) and/or additional facilities in suitably designed extensions may be considered.
- Parking should be minimised on this site due to the excellent local public transport connections.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- A flood risk assessment is required for any development. The Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should

include.

WG SA 9: Wood Green Town Centre West

Address	The Mall, 1-19 Caxton Rd, 8-10 Caxton Rd, and 86-98 Mayes Rd, Wood Green High Rd, Wood Green, N22		
Site Size (Ha)	4.1	PTAL Rating	6a
Timeframe for delivery	2017-2022	2022-2027	2027 onwards
Current/Previous use	Shopping centre with multi-storey car parking, community centre, and residential units on top; Community Centre, residential properties.		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	Wood Green AAP Issues & Options report		
Planning designations	Wood Green Metropolitan Centre Wood Green Growth Area Primary shopping area Primary frontage		
Indicative Development Capacity	Net residential units	Town centre m²	Employment m²
	825	23,311	11,655

Proposed Site Allocation

Redevelopment of existing shopping city and surrounding properties to create a refreshed town centre focussed around a new Town Square, with new mixed use development comprising of town centre ground floor uses along a new street layout, with a mix of residential and office uses above.

Commentary

The Mall is the current focal point of Wood Green, and while it performs an important role within the town centre through the provision of a significant and diverse quantum of retail floorspace. While performing a valuable role, the design of the Mall is not optimal in terms of the parking levels, urban design outlook within the centre, or permeability. The redevelopment of the Mall, when combined with the introduction of a new Crossrail station offers a generational opportunity to regenerate the centre of Wood Green, creating an increased and improved set of town centre uses, new homes and office accommodation. To facilitate the growth of Wood Green, and its optimization as a metropolitan town centre focused around a new Crossrail Station, the redevelopment of existing residential properties on top of the Mall, as well as

those on Caxton/Mayes Rd, and the current community facilities on Caxton Rd will be required. This will ensure that the regenerated town centre has the sufficient depth to accommodate a phased redevelopment of the town centre, and ensure that enough total floorspace is created to secure the future of Wood Green as a Metropolitan Centre people will continue to visit into the future.

WG SA 9 Wood Green Town Centre

Site Requirements

- Any application for development on this site will be required to be accompanied by a masterplan identifying how the proposed development helps to meet the allocations on this site and WG SA 8.
- Due to the significant role this site pays in the operation of the town centre, a phased approach to development to ensure that the benefits of redevelopment are not unduly compromised by the shutting down of large sections of the centre for long periods during construction. A phasing plan will be required to show how this site will be delivered alongside any application.
- No buildings need to be retained
- A new Town Square will be created at this location, in conjunction with WG SA 9. A Crossrail Station Entrance will be located on the Town Square.
- A finer-grain street layout will be established which enables greater permeability through the area. Park Ridings, Brook Rd, and Hornsey Park Rd should continue as pedestrianised streets, with a new rout running perpendicular to the High Rd intersecting them running from the new Town Square to Alexandra Rd.
- A new local view will be established securing a viewing corridor from Wood Green High Rd to Alexandra Palace. Beneath the viewing corridor should be located a new open-sided covered marketplace on one side of the town square. This site will contribute to framing this view through the delivery of an area of significant activity in the view's alignment.
- New town centre uses and improved active frontages which address the public realm will be provided on all edges of the new town square.

- A mix of residential and commercial floorspace will be permitted above the active frontages. New office floorspace will be sought on this site.
- A new principle east-west connection through the site will be created, establishing an easily navigable pedestrian and cycling link from Wood Green High Road, through the new Town Square, to Wood Green's western heartland.
- Adequate reprovision of space for the community use should be identified prior to any redevelopment.
- This site is within the Primary Shopping Area. New retail provision on this site should be predominantly A1 use class, and designed in such a way to attract national comparison retailers. Primary town centre frontages will be required on all frontages on this site.

Development Guidelines

- The principles of The Mall & Wood Green Library Character Area should be used to guide development on this site.
- A new Landmark building should be delivered marking the entrance to the centre from Wood Green High Rd; marking the entrance to the new Town Square; and framing views of Alexandra Palace from Wood Green High Rd.
- A new Landmark building should be delivered marking the entrance to the new Town Square from the west; and framing views of Alexandra Palace from Wood Green High Rd.
- Part of this site lies beneath a protected viewing corridors of Alexandra Palace from Lordship Rec and Lordship Lane/ Bruce Castle. Development should be designed to ensure this view is carefully managed.
- Height should be restricted on parts of the site directly adjacent to retained residential buildings on Parklands and Mayes Rds to respect their amenity.
- Removal of the existing footbridge is envisaged as part of an improved urban realm in the central area of the High Rd.
- Development on Mayes Rd should be residential or commercial, rather than establishing a single-sided retail street opposite retained residences. Town Centre uses opposite the current commercial frontages will be expected.
- Residential parking should be minimised on this site due to the excellent local public transport connections. There is a need to meet Town Centre parking need however, as per the transport study supporting the next version of this document.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- A flood risk assessment is required for any development. The Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.

WG SA 10: The Mall (East)

Address	The Mall, Wood Green High Rd, N22			
Site Size (Ha)	1.8	**PTAL Rating**		6a
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Shopping centre with multi-storey car parking, and residential units on top.			
Ownership	Single private freehold with public flying leasehold			
How site was identified	Existing Site Allocation			
Planning designations	Wood Green Metropolitan Centre Wood Green Growth Area Primary shopping area Primary frontage Adjacent to Noel Park Conservation Area			
Indicative Development Capacity	**Net residential units**	**Town centre m²**	**Employment m²**	
	446	10,430	5,215	

Proposed Site Allocation

Redevelopment of existing shopping city to create new mixed use development with town centre uses along active frontages at ground floor level, and a mix of residential and commercial above.

Commentary

The Mall is the current focal point of Wood Green, and while it performs an important role within the town centre through the provision of a significant and diverse quantum of retail floorspace. While performing a valuable role, the design of the Mall is not optimal in terms of the parking levels, urban design outlook within the centre, or permeability. The redevelopment of the Mall, when combined with the introduction of a new Crossrail station offers a generational opportunity to regenerate the centre of Wood Green, creating an increased and improved set of town centre uses, new homes and office accommodation.

WG SA 10 The Mall (east side)

Site Requirements

- Due to the significant role this site pays in the operation of the town centre, a phased approach to development to ensure that the benefits of redevelopment are not unduly compromised by the shutting down of large sections of the centre for long periods during construction. A phasing plan will be required to show how this site, and site WG SA 11, will be delivered alongside any application.
- Any application for piecemeal development on this site will be required to be accompanied by an allocation-wide masterplan identifying how the proposed development contributes to meeting the aspirations of this policy.
- No buildings need to be retained.
- A mix of residential and commercial floorspace will be permitted above the active frontages. New office floorspace will be sought on this site.
- This site is within the Primary Shopping Area. New retail provision on this site should be predominantly A1 use class, and designed in such a way to attract national comparison retailers. Primary town centre frontages will be required on all frontages on this site.
- A finer-grain street layout will be established which enables greater permeability through the area. A new laneway will be created on the northern edge of the site (next to Portman House), and a pedestrianised extension to Noel Park rd through the site.
- A new Laneway will be created on Lymington Avenue, extending through to Bury Road, with Secondary town centre frontages along its length.
- A new east-west connection through the site will be created, establishing an easily navigable pedestrian and cycling link from Wood Green High Road into the generously spaced roads of Noel Park, and subsequently to areas beyond.
- New retail provision on this site should be aimed at national comparison retailers, with new retail floorplates being designed in such a way to accommodate this type of retailer.

Development Guidelines

- The principles of the Mall & Wood Green Library Character Area should be used to guide development on this site.
- This site is within an area considered to be generally less suitable for family housing within the AAP area.
- Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Lordship Rec. Development should be designed to ensure this view is carefully managed.
- Greater open space for circulation should be created in order to make the “middle” section of the High Road a more pleasant place to visit. Removal of the existing footbridge is envisaged as one intervention to achieve this.
- Views from the Noel Park Estate should be considered in the design of development on this site.
- The Moselle River runs in a culvert under the north eastern corner of this site, and has been identified as being in a potentially poor condition. Any development in this area should ensure that as a minimum the culvert is made safe.
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.
- Height should be restricted on parts of the site directly adjacent to residential properties on Pelham Rd.

- Residential parking should be minimised on this site due to the excellent local public transport connections. There is a need to meet Town Centre parking need however, as per the transport study supporting the next version of this document.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.

WG SA 11: Iceland Site

Address	Iceland, 59 Mayes Rd, Wood Green, N22			
Site Size (Ha)	0.4	**PTAL Rating**		4
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Iceland supermarket, vacant land			
Ownership	Single public freehold with private leasehold			
How site was identified	Existing Site Allocation			
Planning designations	Wood Green Metropolitan Centre Wood Green Growth Area Local Employment Area: Wood Green regeneration area Blue ribbon network			
Indicative Development Capacity	**Net residential units**	**Commercial m²**	**Health m²**	**Town Centre m²**
	120	602	2,409	602

Proposed Site Allocation

Comprehensive redevelopment creating a new health facility, retail, and commercial use at ground floor, with residential above.

Commentary

This site plays an important edge-of centre role in regenerating Wood Green Town Centre. The future development will provide a limited retail frontage along Mayes Rd, to complement surrounding retail uses, and mark the end of the Town Centre, with a new health centre being created at the western end of the site, accessible to both the growth in the Central Wood Green and Heartlands areas. Commercial ground floor uses will be provided in between, and subject to viability, above the other active ground floor uses there will be a mix of uses including new residential.

WG SA 12: Iceland Site

Produced by Haringey Council

Site Requirements

- Development proposals will be required to be accompanied by an area-wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels on surrounding Allocations.
- No buildings are required to be retained.
- A new health centre should be provided on the site.
- New retail should be provided on the Mayes Rd frontage, marking the edge of the Primary Shopping Area in Wood Green.
- Commercial uses should be provided where viable on this site, filling the ground floor uses once the requisite space for the new health centre and retail uses has been created. New office floorspace will be sought on this site.
- Development should be mixed use with commercial and residential above the mix of active ground floor uses.
- The orientation of the health centre should support access by foot from the Civic Square to the north, as well as along Brook Rd.

Development Guidelines

- The principles of the Clarendon Rd Character Area should be used to guide development on this site.
- This site is within an area considered to be generally less suitable for family housing within the AAP area.
- Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Lordship Rec. Development should be designed to ensure this view is carefully managed.
- Height of new buildings where they back onto the residential properties on

Hornsey Park Road should be considered carefully to respect their residential amenity. Development opposite the properties on Mayes Rd that are proposed to be included in the Bittern Place development will need to protect existing users on this site will need to be developed

- New development along Brook Rd should frame the space creating a positive and safe town centre feel along its length.
- The new health centre should be provided at the western end of the site.
- The Moselle River runs in a culvert under this site, and has been identified as being in a potentially poor condition. Any development in this area should ensure that as a minimum the culvert is made safe, and ideally the potential for the Moselle to be deculverted is explored.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- This site is suitable for car free development due to its good, and improving public transport access.

WG SA 12: Bury Road Car Park

Address	Bury Road Car Park, Bury Rd, Wood Green, N22			
Site Size (Ha)	1.2	**PTAL Rating**		6a
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Multi-storey car parking, with large floor plate retail at ground floor level, and residential on top.			
Ownership	Single public freehold with a mix of private leaseholds			
How site was identified	Existing Site Allocation			
Planning designations	Wood Green Metropolitan Centre Wood Green Growth Area Primary shopping area Primary and secondary frontage			
Indicative Development Capacity	**Net residential units**	**Town centre m²**	**Employment m²**	
	130	2,013	2,013	

Proposed Site Allocation

Comprehensive masterplanned redevelopment of the rear of this site, including new laneway linkages off Wood Green High Road creating new mixed use development comprising town centre and residential uses.

Commentary

The Bury Road car park is a mix of town centre uses, residential, and significant quantum of multi-storey car parking. The Council considers that it is appropriate that the use of this site is expanded, and that car parking is reduced in line with the forthcoming town centre parking strategy. This site will also be able to make an additional positive contribution to the town centre by creating new Laneways with complementary town centre uses running perpendicular from the High Road to increase its depth.

Site Requirements

- Buildings fronting the High Road at this point are of significant conservation value, particularly the Cheapside Arcade, and will be retained. Any demolition should ensure that the existing High Road frontage buildings are unaffected, or the setting of the High Road is improved.
- New Laneways will be created on Dovetail and Lymington Avenues, extending through to Bury Road. With Secondary town centre frontages along their lengths.
- Due to the comprehensive development opportunity on this site, provision of larger floorplate retail units aimed at national comparison retailers will be expected.
- A primary shopping frontage will be placed on the High Street frontage. Smaller scale ground and first floor town centre uses will continue to be supported on the terraced High Road frontage.
- A mix of residential and commercial floorspace will be permitted above the active frontages. New office floorspace will be sought on this site.
- Existing market stall storage will need to be reprovided within the town centre prior to redevelopment.
- Access to properties above High Rd frontage will need to be secured as part of any proposal.

Development Guidelines

- The principles of the High Rd South Character Area should be used to guide development on this site.
- This site is within an area considered to be generally less suitable for family housing within the AAP area.
- Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Downhills Park. Development should be designed to ensure this view is carefully managed.
- Views from the Noel Park Estate should be considered in the design of development on this site.
- Development should complement the buildings in the Noel Park Estate Conservation

Area to the north/east of the site across Bury Road. Heights should be restricted along this interface, and have entrances that present onto the street.

- Residential parking should be minimised on this site due to the excellent local public transport connections. There is a need to meet Town Centre parking need however, as per the transport study supporting the next version of this document.
- The new secondary frontages on Lymington and Dovecote Avenues should provide complementary uses to the primarily retail offer on Wood Green High Road. These should be pedestrianised spaces.
- Opportunities to open up the old arcade building in the Cheapside parade to create an additional set of active frontages would be supported.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A flood risk assessment is required for any development. The Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- A piling statement will be required prior to any piling taking place.

WG SA 13: 16-54 Wood Green High Rd

Address	16-54 Wood Green High Rd, N22		
Site Size (Ha)	1.6	**PTAL Rating**	6a
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**
Current/Previous use	Ground and some first floor town centre uses with mix of commercial and residential uses above.		
Ownership	Mix of public and private freehold and leasehold interests.		
How site was identified	Existing Local Plan Site Allocation		
Planning designations	Wood Green Metropolitan Centre Wood Green Growth Area Primary shopping area Primary frontage		
Indicative Development Capacity	**Net residential units**	**Town centre m²**	**Employment m²**
	487	4,432	4,432

Proposed Site Allocation

Comprehensive redevelopment of current buildings for mixed use development consisting of town centre uses at ground and first floor level, with residential above.

Commentary

This is a collection of buildings which are of mixed, but overall limited architectural quality at the southern end of Wood Green High Road. Development is likely to come forward in phases due to the multiple land ownerships on this site, but all applications should be co-ordinated through this policy. There is an opportunity to improve the High Road frontage, introduce a fine graining of the site to introduce new town centre uses off the High Road through the introduction of new Laneways, and increase residential and commercial office uses within the centre.

Site Requirements

- Development proposals will be required to be accompanied by an allocation-wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the site allocation.
- No buildings need to be retained.
- Due to the comprehensive development opportunity on this site, provision of larger floorplate retail units aimed at national comparison retailers will be expected.
- A primary shopping frontage will be placed on the High Street frontage.
- A mix of residential and commercial floorspace will be permitted above the active frontages. New office floorspace will be sought on this site.
- Height will be limited facing the High Road, with the possible exception for the site adjoining the potential tall building on the Whymark/Westbourne Road site. A laneway aligning with Westbeech & Coleraine Rds should be considered.
- New Laneways will be created on running east-west off the High Road, in addition to Whymark Avenue. These will have secondary town centre frontages at ground floor level, and are suitable as zones to help improve Wood Green's evening economy. One or two new laneways should be created through comprehensive development on this site.
- New development should increase the amount of circulation space available on the pavements fronting Wood Green High Rd.
- New retail provision on this site should be aimed at national comparison retailers, with new retail floorplates being designed in such a way to attract this type of retailer.
- At present part of this site is safeguarded for the construction of Crossrail 2.

Development Guidelines

- The principles of the High Rd South Character Area should be used to guide development on this site.
- This site is within an area considered to be generally less suitable for family housing within the AAP area.

- Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Downhills Park. Development should be designed to ensure this view is carefully managed.
- Heights of buildings at the rear of the site should be sympathetic to the residential properties on the east side of Bury Road.
- A podium level fronting onto Wood green High Rd may be suitable to respect the character of the terraced properties on the eastern side of Wood green High Rd.
- Private open space will be provided in internal communal courtyards, private balconies and roof gardens.
- Parking should be minimised on this site due to the excellent local public transport connections.
- Building lines should be set back at ground floor level to increase space for circulation along Wood Green High Road, through having a wider pavement width. This should respect the terraced frontage on WG SA 13 to the north of this site, and the frontage to WG SA 15 to the south.
- The Victorian shopping parade immediately north of the site on Wood Green High Road should be retained, and enhanced by this site's development.
- This site will in all probability come forward in phases due to the differences in ownership. Landowners will need to demonstrate how their schemes affect neighbouring properties, including their future redevelopment as part of their proposed design.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- The Piccadilly line runs in a shallow tunnel through this area, and TfL should be consulted prior to any development proceeding.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- A flood risk assessment is required for any development. The Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- A materials palate that complements the terraces opposite on Wood Green High Rd, and the Noel Park Conservation Area should be used on this site.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.

WG SA 14: Land between Westbury & Whymark Aves

Address	Land between Westbury Avenue, Whymark Avenue, and the High Rd, Wood Green, N22			
Site Size (Ha)	0.5	**PTAL Rating**		6b
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Retail with a mix of residential and commercial activities above.			
Ownership	Multiple private freeholds and leaseholds			
How site was identified	Existing Local Plan Site Allocation			
Planning designations	Wood Green Metropolitan Centre Wood Green Growth Area Primary shopping area			
Indicative Development Capacity	**Net residential units**	**Town centre m²**	**Employment m²**	
	137	1,282	1,282	

Proposed Site Allocation

Redevelopment of existing town centre buildings to create a new gateway development marking the entrance to Wood Green from Turnpike Lane Station, with town centre uses at ground floor level, and residential above.

Commentary

At present the entrance to Wood Green town centre from Turnpike Lane station is poor. Through redevelopment of this collection of buildings there may be an opportunity to provide a distinctive new landmark building marking the entrance to the town centre on this site. New town centre uses, an improved public realm, and new commercial and residential floorspace will be encouraged through a set of phased and co-ordinated developments in line with a site-wide masterplan.

Site Requirements

- Development proposals will be required to be accompanied by an allocation-wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Site Allocation.
- No buildings need to be retained.
- Secondary town centre frontages will be allocated at ground floor level on Wood Green High Road.
- A new Laneway will be created on running east-west off the High Road on Whymark Avenue. Secondary frontages will be allocated here which will help to contribute to Wood Green's evening economy.
- A mix of residential and commercial floorspace will be permitted above the active frontages. New office floorspace will be sought on this site.
- Development of a landmark building marking the gateway to Wood Green from
- Turnpike Lane tube station will be supported but should preserve or enhance the setting of the listed station.
- Building should be set back at ground floor level to increase space for circulation along Wood Green High Road, while also providing active frontages.
- The urban realm in front of this site should be representative of the site's gateway location from Turnpike Lane Tube to Wood Green centre.

Development Guidelines

- The setting of the Grade II listed Turnpike Lane Underground Station should be respected through any design.
- The principles of the High Rd South and Turnpike Lane Station, Westbury Avenue, and Ducketts Common Character Areas should be used to guide development on this

site.

- A new Landmark building should be delivered marking the entrance to the Town Centre from Turnpike Lane Underground Station; Framing Wood Green High Rd.
- This site is within an area considered to be generally less suitable for family housing within the AAP area.
- This site lies outside of protected view corridors, and may be suitable for tall or taller buildings, subject to other design considerations.
- Height should fall away from its peak at the frontage to Wood Green High Road along Whymark Avenue to preserve the amenity of adjoining terraced residential properties.
- The frontage to the High Road needs to create a high quality active frontage. The opportunity for additional town centre uses at first floor level should also be exploited.
- Building lines should be set back at ground floor level to increase space for circulation along Wood Green High Road, through having a wider pavement width.
- Taller elements may need to be set back from Wood Green High Rd due to the Piccadilly Line running in a shallow tunnel in this area.
- A podium level fronting onto Wood green High Rd may be suitable to respect the character of the terraced properties on the eastern side of Wood green High Rd.
- Parking should be minimised on this site due to the excellent local public transport connections.
- Opportunity to enable an improvement to the cycle network between Wood Green and the south/west at the junction of The Sandlings and Whymark Avenue should be considered. There may be an opportunity to improve the existing small open space open space at the junction of The Sandlings and Whymark Avenue.
- The urban realm around Turnpike Lane station should be of a high quality, and new development should enable this as it occupies a key gateway location into Wood Green.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- The Piccadilly line runs in a shallow tunnel through this area, and TfL should be consulted as part of any planning application.
- Development should respond positively to the adjacent Grade II listed Turnpike Lane Underground Station to the south.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- Whilst the existing buildings on site have limited aesthetic or historic value, any new buildings should enhance the setting of the adjacent listed buildings.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.

WG SA 15: Turnpike Lane Triangle

Address	Triangular piece of land between Westbury Avenue, Langham Rd, Turnpike Lane, N22			
Site Size (Ha)	0.2	**PTAL Rating**		6b
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Mixture of town centre uses, with some residential above.			
Ownership	Mixture of private freeholds and leaseholds			
How site was identified	Existing Site Allocation			
Planning designations	Wood Green Metropolitan Centre Wood Green Growth Area Primary shopping area Secondary frontage Adjacent to Listed Turnpike Lane building			
Indicative Development Capacity	**Net residential units**	**Town centre m²**	**Cycle store m²**	
	49	230	230	

Proposed Site Allocation

Comprehensive redevelopment creating a mix of town centre and residential uses which increase the multimodal transport function of Turnpike Lane tube station.

Commentary

This site is ideally located to create a positive impression of Wood Green upon arrival at Turnpike Lane station. New town centre uses will be created, with residential development above, and a high quality public realm. There is an opportunity to create a new cycle hub which will serve the large residential hinterland served by Turnpike Lane station, particularly to the north east of the station where public transport is generally poorer.

Site Requirements

- Development proposals will be required to be accompanied by an allocation-wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Site Allocation.
- No buildings on this site need to be retained.
- Secondary town frontages will be required at ground and first floor level, with residential uses above.
- The ground floor of the Westbury Avenue frontage of the building could be a suitable location for a secure cycle hub linked to Turnpike Lane station.
- The setting of the Grade II listed Turnpike Lane Underground Station should be respected through any design, potentially through establishing a podium level with higher elements set back from the High Road.

Development Guidelines

- The principles of the Turnpike Lane Station, Westbury Avenue, and Ducketts Common Character Area should be used to guide development on this site.
- This site is within an area considered to be generally less suitable for family housing within the AAP area.
- This site lies outside of protected view corridors, and may be suitable for tall or taller buildings, subject to other design considerations.
- Heights should be restricted at the interface with the residential buildings to the east on Langham Road and Westbury Avenue.
- Design of the site should be sympathetic to the Grade II listed Turnpike Lane station

buildings across Langham Road.

- Creation of new high quality urban realm between the new building and Turnpike Lane station.
- Development should respond positively to the adjacent Grade II listed Turnpike Lane Underground Station to the south.
- This site should contribute to providing an important node on the borough's cycling network by enabling a connection from Frome Road through the bus station, and Duckett's Common towards Hornsey and the West of the borough.
- Parking should be minimised on this site due to the excellent local public transport connections.
- This site should provide a distinctive new building when exiting Turnpike Lane station. Subject to environmental and architectural justification, a high quality, taller building with a sleek appearance will be supported.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- The Piccadilly line runs in a shallow tunnel through this area, and TfL should be consulted prior to any development proceeding.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- Whilst the existing buildings on site have limited aesthetic or historic value, any new buildings should enhance the setting of the adjacent listed buildings.

WG SA 16: Coburg Road North

Address	John Raphael House, Olympia Industrial Estate, Mallard & Kingfisher Places, Chocolate Factory 2, Cypress House, Coburg Rd, & Duke of Edinburgh pub, Mayes Rd, Wood Green, N22		
Site Size (Ha)	1.2	**PTAL Rating**	4
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**
Current/Previous use	Commercial, leisure, pub		
Ownership	Mix of private and public freeholds and leaseholds		
How site was identified	Existing Site Allocations		
Planning designations	Wood Green Growth Area Local Employment Area: Regeneration area		
Indicative Development Capacity	**Net residential units**	**Employment m²**	**Town Centre m²**
	257	6,547	1,637

Proposed Site Allocation

Commercial-led mixed use development establishing the northern edge of a new Civic Boulevard linking Wood Green and the West of the borough via the Penstock Foot Tunnel, with new active frontages to the new piece of urban realm, and a mix of commercial and residential uses above and behind.

Commentary

Coburg Rd presents a unique opportunity to extend Wood Green town centre westwards into the Heartlands area. A new Boulevard providing active uses all the way from the shopping area of the town centre to the Penstock foot tunnel should be created around a new piece of urban realm, a new “Civic Boulevard”. There is considerable Council-owned land in this area, and new civic uses will be expected at the eastern side of the Boulevard. The western end will create a new gateway into Wood Green from Alexandra Palace Park and the west of the borough. A key junction leading to the Clarendon Rd urban square, and new piece of urban realm at the centre of the Cultural Quarter will be created. The Chocolate Factory 2 and Duke of Edinburgh pub are important local assets in the area, and will remain and contribute to the active frontages along this route.

WG SA 16 Coburg Road North

Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation, and the other Cultural Quarter site allocations.
- The aims of the Wood Green Cultural Quarter Policy will be required to be met through development on this site.
- The new Civic Boulevard along the current Coburg Rd alignment will contain active commercial uses along its length.
- A new Civic Boulevard will be established along Coburg Rd along with sites WG SA 17 & WG SA 18. Part of this will be the principle new east-west connection through Wood Green, establishing an easily navigable pedestrian and cycling link from Wood Green High Road, through the new civic square, to Alexandra Palace via the Penstock foot tunnel. Coburg Rd may be stopped up to achieve this.
- A new junction at the nexus of the new principle north-south pedestrian route along Clarendon Rd and the new principle east-west route along Coburg Rd will be created, linking the Town Centre, Cultural Quarter Clarendon Rd site and Penstock foot tunnel.
- Access to the site by car, and for servicing, will be from Western Rd, and Mayes Rd.
- Chocolate Factory 2 and the Duke's Head Pub will be retained, and the frontage outside of them improved, and a consistent building line established. Due to this frontage being south-facing, active uses which

utilise the space in front of the buildings will be supported.

- The aims of the Wood Green Cultural Quarter Policy will be required to be met through developments on this site.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- Residential development will be considered suitable on this site, with viability form the scheme used to create new commercial floorspace.
- Workspace-type commercial floorspace will be sought on this site.
- Affordable commercial rents may be sought having regard to the viability of the scheme as a whole.
- A contribution to the new, high quality public realm will be created at the centre of the Cultural Quarter on this the site (in combination with WGSAs 19 & 20), around Clarendon Road in the north of the site. A Public Realm Strategy which engages with the wider requirements for the area (for example including how this site interfaces with Clarendon Square) will be required.
- Active frontages to both sides of Clarendon Road will be required, which will demonstrably contribute to the cultural output of the area.

Development Guidelines

- The principles of the Parkland & Morrison's and Wood Green Cultural Quarter Character Areas should be used to guide development on this site.
- A new Landmark building should be delivered marking the entrance to the Wood Green from Alexandra Palace/ the west of the borough; Framing views down the new east-west route.
- The northern portion of this site is within an area considered to be generally less suitable for family housing within the AAP area.
- Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Downhills Park. Development should be designed to ensure this view is carefully managed.
- A landmark building should be provided at the junction of Western and Coburg Rds to mark the entrance to the area from Alexandra Palace via the Penstock foot tunnel.
- New active frontages onto Western and Coburg Rds should be created.
- Coburg Rd will become part of a principle east -west cycle & pedestrian route linking Wood Green with Alexandra Palace and the west of the borough through the Penstock foot tunnel.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.

WG SA 17: Bittern Place

Address	Bittern Place, Coburg Rd, Wood Green, N22			
Site Size (Ha)	0.7	**PTAL Rating**		6a
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Commercial			
Ownership	Mix of public and private freeholds and leaseholds			
How site was identified	Existing Site Allocation			
Planning designations	Wood Green Growth Area Wood Green Metropolitan Centre			
Indicative Development Capacity	**Net residential units**	**Employment m²**	**Town centre m²**	
	94	3,751	938	

Proposed Site Allocation

Extension of Wood Green Town Centre Westwards, including mixed use development comprising predominantly civic uses with a mix of residential and commercial above, the establishing of a new east-west link to Heartlands, including the creation of the eastern portion of a new Civic Boulevard.

Commentary

This site lies at a critical intersection between Wood Green town centre, and the former industrial area of Heartlands. In order for Wood Green to grow, and fulfil its role as a Metropolitan Centre, a western extension of the town centre towards Heartlands is planned. This will be along a new east-west Civic Boulevard linking Wood Green with Heartlands, and include new development which will accommodate improvements to Council services in Wood Green.

WG SA 17 Bittern Place

Site Requirements

- Development proposals will be required to be accompanied by an area-wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within and adjoining the Site Allocation.
- No buildings need to be retained.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here. This site is the Council's preferred location for the creation of new civic uses, including Council services and a new civic square.
- A new Civic Boulevard will be established along Coburg Rd along with sites WG SA 16 & WG SA 18. Part of this will be the principle new east-west connection through Wood Green, establishing an easily navigable pedestrian and cycling link from Wood Green High Road, through the new civic square, to Alexandra Palace via the Penstock foot tunnel. Coburg Rd may be stopped up to achieve this.
- Active frontages which address the public realm will be provided around all edges of the new Civic Boulevard.
- A mix of residential and commercial floorspace will be permitted above the active frontages.

Development Guidelines

- The principles of the Wood Green Cultural Quarter Character Area should be used to guide development on this site.
- This site is within an area considered to be generally less suitable for family housing within the AAP area.
- Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Downhills Park. Development should be designed to ensure this view is carefully managed.

- Development should also address Brook Rd, which will continue to be a road which provides access to the Clarendon Rd site, and Mayes Rd which will continue to be an important local residential street.
- Parking should be minimised on this site due to the excellent local public transport connections.
- Development should enhance the setting of the neighbouring Duke of Edinburgh pub and Chocolate Factory 2 buildings.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- The site lies in a Source Protection Zone as therefore any development should consider this receptor in any studies undertaken.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- A flood risk assessment is required for any development. The Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.

WG SA 18: Clarendon Road

Address	Land at Former Clarendon Gas Works, Clarendon Rd, Hornsey Park Rd, Mayes Rd, Clarendon Rd, N8		
Site Size (Ha)	5.0	**PTAL Rating**	4-6
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**
Current/Previous use	Vacant former gas works, commercial premises.		
Ownership	Mix of public and private freeholds		
How site was identified	Existing Site Allocation		
Planning designations	Wood Green Growth Area Blue Ribbon Network Adjacent to: • Regeneration Area • Cultural Quarter • Ecological Corridor • Article 4 direction for Heartlands rail corridor		
Indicative Development Capacity	**Net residential units**	**Commercial m²**	**Town Centre m²**
(HGY/2009/0503)	1,080	700	920
Update 2016	1,610	14,091	7,046

Proposed Site Allocation

Creation of comprehensive mixed use development, including new employment, residential, and , a new urban square with ancillary retail centre uses, a decentralised energy hub, community uses, and establishing principle north-south and east-west connections through the area.

Commentary

Planning consent was granted in 2012 for a mixed use development consisting of 1,080 new residential units, town centre uses, and a new urban square. While extant, it is anticipated that a new application will come forward within the plan period. Due to the size of the site, this development will be expected to make a significant contribution to the creation of a new mixed use suburb adjacent to Wood Green Metropolitan Centre. It will create new jobs and homes in the area, contribute to meeting the community and decentralised energy need of a regenerated Wood Green, and create a positive urban realm including contributing to establishing new principle north-south route through the area, as well as an east-west Civic Boulevard in tandem with other sites along Coburg Rd.

Site Requirements

- Development proposals will be required to be accompanied by an area-wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation, and on surrounding sites.
- A new open space will be created above the alignment of the Moselle on this site, which will help to mitigate existing open space deficiency in this area.
- A new Civic Boulevard will be established along Coburg Rd along with sites WG SA 16 & WG SA 17. Part of this will be the principle new East-West Route through Wood Green, establishing an easily navigable pedestrian and cycling link from Wood Green High Road, through the new civic square, to Alexandra Palace via the Penstock foot tunnel. Coburg Rd may be stopped up to achieve this. This route should be as wide as feasible and viable to accommodate a range of activities and events throughout the year.
- A new principle North-South Route connecting Wood Green Cultural Quarter in the north, and Mary Neuner Way in the south will be created. This will need to be pedestrian and cyclist friendly along its route, including the car and bus stretch in the south of the site.
- A new public square providing local services for local residents will be created. This should complement, rather than compete with Wood Green Town Centre, and be located on the new principle North-South route.
- Part of this site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- Workspace-type commercial floorspace will be sought on this site.
- Affordable commercial rents may be sought having regard to the viability of the scheme as a whole.
- Residential development will be considered suitable on this site, with viability form the scheme used to create new commercial floorspace.
- An element of supported housing, in conjunction with a new adult day centre (reprovided from site WG SA 24)will be accommodated on this site.
- Community space reproviding the uses currently located in the Asian Centre on WG SA 9.
- Provision for a new bus route, including a new bus stop on Mary Neuner Way will be required.
- This is the preferred location for a new decentralised energy hub for the heartlands area. This should be designed in accordance with the Council's most up-to-date decentralised energy masterplan.

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Development Guidelines

- The principles of the Clarendon Rd and Wood Green Cultural Quarter Character Areas should be used to guide development on this site.
- A new Landmark building should be delivered marking the entrance to the Wood Green from Alexandra Palace/ the west of the borough; Framing views down the new east-west route.
- Another new Landmark building should be delivered to mark the confluence of the new principle East-West and North-South links through the Heartlands Sub Area; Waymarker from Clarendon Rd, Cultural Quarter, and Boulevard pieces of urban realm.
- The northern part of this site is within an area considered to be generally less suitable

for family housing within the AAP area. The southern portion of this site is within an area considered to be generally more suitable for family housing within the AAP area.

- Part of this site lies beneath a protected viewing corridor of Alexandra Palace from Downhills Park. Development should be designed to ensure this view is carefully managed.
- A high quality new public realm will be created which creates spaces for new residents to relax, meet and interact.
- A mix of public and private open spaces should be created to meet the needs of occupants of the site, and help to address existing open space deficiency in this area.
- An element of supported housing, in conjunction with a replacement day centre would be appropriate on this site.
- Development should respect the amenity of properties on the west side of Hornsey Park Rd.
- View of the site from Alexandra Palace & Park should be considered in any design. Development should address the Park across the rail line on upper levels where it will be visible from within Alexandra Palace Park.
- New entrances through the site should be provided from Hornsey Park Rd.
- The Moselle River runs in a culvert under this site, and has been identified as being in a potentially poor condition. Any development in this area should ensure that as a minimum the culvert is made safe, and ideally the potential for the Moselle to be deculverted is explored.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- New street trees should be provided in this area.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.

WG SA 19: Wood Green Cultural Quarter (south)

Address	Chocolate Factory, 1-3 Clarendon Rd, Mallard Place, Olympia Business Estate and John Raphael House, Wood Green N22			
Site Size (Ha)	1.4	**PTAL Rating**		4
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Existing Cultural Quarter			
Ownership	Mix of private freeholds and leaseholds			
How site was identified	Existing Site Allocation			
Planning designations	Wood Green Growth Area Wood Green Cultural Quarter Local Employment Area: Regeneration area Adjacent to Wood Green Common Conservation Area			
Indicative Development Capacity	**Net residential units**	**Employment m²**	**Town Centre m²**	
	391	7,810	1,953	

Proposed Site Allocation

Enhancement of the Wood Green Cultural Quarter through improvements to Chocolate Factory and creation of high quality urban realm at the Cultural Quarter's heart. Comprehensive redevelopment of the remaining sites for employment-led mixed use development with residential.

Commentary

The Wood Green Cultural Quarter represents a significant opportunity for growth in workspace within the greater Wood Green area. The Council will seek that the area creates new employment opportunities, while creating a high quality public realm which supports opportunities to visit and gather within the Cultural Quarter.

WG SA 19 Wood Green Cultural Quarter (South)

Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation, and the other Cultural Quarter site allocations.
- The original Chocolate Factory building will be required to be retained.
- The aims of the Wood Green Cultural Quarter Policy will be required to be met through developments on this site.
- Coburg Rd will be pedestrianised and contain active uses including commercial and town centre along its length.
- A new Principle North-South link along Clarendon Rd will be created, linking the Cultural Quarter and Wood Green Common with the Clarendon Rd site to the south. Clarendon Road will be extended through this site, and subsequently through WG SA 20 to connect the Heartlands area with Wood Green Common and Alexandra Palace Station by foot.
- Access to the site by car, and for servicing, will be from Western Rd.
- Parma House and the 80s extension to the Chocolate Factory will all be permitted for demolition, subject to alternative premises for viable incumbent uses to be retained and/or reprovided being identified within the local area.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- Workspace-type commercial floorspace will be sought on this site.
- Residential development will be considered suitable on this site, with viability

form the scheme used to create new commercial floorspace and an improved public realm in the centre of the Cultural Quarter.

- Affordable commercial rents may be sought having regard to the viability of the scheme as a whole.
- Clarendon Rd will be enhanced and provide a north-south pedestrian and cycling connection through the site to link with Wood Green Common to the north.
- A new, high quality public realm will be created that will act as the focal point for the Cultural Quarter on this the site in combination with WG SA 20. A Public Realm Strategy which engages with the wider requirements for the area (for example including how this site interfaces with Clarendon Square) will be required. This will be located on an improved Clarendon Rd.
- Active frontages to both sides of Clarendon Road will be required, which will demonstrably contribute to the cultural output of the area.
- Development should follow the principles set out in any future Council-approved masterplan, and the Wood Green AAP.
- A fine-graining of the road network on this site will be required.

Development Guidelines

- The principles of the Wood Green Cultural Quarter Character Area should be used to guide development on this site.
- A new landmark building should be delivered marking Wood Green Cultural Quarter.
- This site lies beneath a protected viewing corridor of Alexandra Palace from Lordship Rec, and the new local view from Wood Green High Rd. Development should be designed to ensure this view is carefully framed and managed.
- Clarendon Road will be extended through Guillemot Place as part of the new principle pedestrian and cycling north-south route to connect the Heartlands area to Wood Green Common, and Alexandra Palace Station.
- A new active frontage to Western Rd should be created.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.

WG SA 20: Wood Green Cultural Quarter (north)

Address	Haringey job centre, Mayes Rd; and Guillemot Place, Clarendon Rd, Wood Green, N22		
Site Size (Ha)	0.9	**PTAL Rating**	5
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**
Current/Previous use	Job centre, Self store, industrial uses		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	Existing Site Allocation		
Planning designations	Wood Green Growth Area Wood Green Common Conservation Area Local Employment Area: Wood Green regeneration area		
Indicative Development Capacity	**Net residential units**	**Employment m²**	
	265	4,952	

Proposed Site Allocation

Comprehensive redevelopment enhancing the Wood Green Cultural Quarter, including creation of a new north south link between Clarendon Rd and Wood Green Common.

Commentary

The Wood Green Cultural Quarter represents a significant opportunity for growth in workspace within the greater Wood Green area. The Council will seek that the area creates new employment opportunities, while creating a high quality public realm which supports opportunities to visit and gather within the Cultural Quarter. A new pedestrian & cycling connection linking the Cultural Quarter, Wood Green Common and Alexandra Palace Station should be created as part of comprehensive redevelopment on this site.

WG SA 20 Wood Green Cultural Quarter (North)

Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation, and the other Cultural Quarter site allocations.
- The Wood Green job centre and Guillemot Place are of limited architectural quality, and will be permitted for redevelopment.
- The aims of the Wood Green Cultural Quarter Policy will be required to be met through developments on this site.
- An extension of Clarendon Road, from its current cul-de-sac, through the site, as a pedestrian and cycling route, linking the Cultural Quarter with Wood Green Common will be established through this site.
- Access to the site by car, and for servicing, will be from Western Rd, and Mayes Rd.
- A new, high quality public realm will be created that will act as the focal point for the Cultural Quarter on this the site in combination with WG SA 19. A Public Realm Strategy which engages with the wider requirements for the area (for example including how this site interfaces with Clarendon Square) will be required.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here. Workspace-type commercial floorspace will be sought on this site.
- Residential development will be considered suitable on this site, with viability form the scheme used to create new commercial floorspace.

- Affordable commercial rents may be sought having regard to the viability of the scheme as a whole.
- The job centre function should be reprovided within the AAP area prior to its redevelopment.
- Uses that positively support the enhancement of the cultural quarter will be expected as part of this redevelopment.
- Part of the site is located within Wood Green Common Conservation Area and any development should make a positive contribution to the setting of the Conservation Area, in particular the locally listed Alexandra Primary School, and 109 Mayes Rd.

Development Guidelines

- The principles of the Wood Green Cultural Quarter Character Area should be used to guide development on this site.
- This site is not considered suitable for a tall building due to the potential impact on long views of Alexandra Palace from Lordship Rec and Lordship Lane/ Bruce Castle, and the new local view from Wood Green High Rd.
- Clarendon Road will be extended as a pedestrian and cycling link through Guillemot Place and the Job Centre site to connect the Cultural Quarter to Wood Green common, and Alexandra Palace rail station.
- The confluence of Mayes Rd, Clarendon Rd, and Western Rd will need to be carefully managed to ensure that a safe and efficient junction is created.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.

WG SA 21: L/a Coronation Sidings

Address	Land adjoining Western Rd, the Penstock foot tunnel, and the Great Northern Rail line, Wood Green N22			
Site Size (Ha)	0.9	**PTAL Rating**		3
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Primarily vacant land, some lorry parking			
Ownership	Single public ownership			
How site was identified	Local Plan Site Allocation			
Planning designations	Wood Green Growth Area Ecological corridor			
Indicative Development Capacity	**Net residential units**		**Employment m²**	
	173		3,026	

Proposed Site Allocation

Creation of employment-led mixed use development with residential, including a landmark building marking the entrance to Wood Green from Alexandra Palace and the west of the Borough.

Commentary

This site is currently mostly vacant, and a development that marks the entrance to the Penstock foot tunnel linking Wood Green and Alexandra Palace Park will be supported. Development will need to demonstrate how it can enhance the ecological corridor running alongside the railway line in this area.

Site Requirements

- Uses on the ground floor of this site should be employment generating; either B1a or B1c. Residential will be permissible above.
- Residential development will be considered suitable on site, with viability form the scheme used to create new commercial floorspace.
- Workspace-type commercial floorspace will be sought on this site.
- Affordable commercial rents may be sought having regard to the viability of the scheme as a whole.
- The urban realm into and within the Penstock foot tunnel will be improved by securing a planning obligation on this site.
- The site is currently part of an underperforming north-south ecological corridor running along the rail line. While accepting that the quantum of corridor in this area will be reduced, the impact of development will need to be identified and mitigated to ensure that the function of the corridor is protected through the development. At present the land is not considered to be positively contributing to the principles of the corridor, and any future development should ensure a positive contribution to the corridor is produced.

Development Guidelines

- The principles of the Wood Green Cultural Quarter Character Area should be used to guide development on this site.
- A landmark building should be delivered on the corner of Western Rd and the Penstock path. This should not be a tall building due to the potential impact on long views of Alexandra Palace from Downhills Park.
- Development at the corner of Western Rd and the Penstock path should complement the development across Western Rd to the west. A taller element could be designed in such a way to be visible from Alexandra Palace Park,

acting as a way marker, while respecting the setting of the Park.

- A new frontage to the Penstock path should be created, increasing passive surveillance of the path and the entrance to the tunnel.
- Penstock Path will become part of the new east-west route linking Wood Green with Alexandra Palace and the west of the borough through the Penstock foot tunnel.
- Development contributions for a dedicated cycle and pedestrian crossing of Western Rd into Coburg Rd should be secured through development on this site.
- Consideration regarding retention of the mature trees fronting onto Western Rd should be given, while ensuring that new buildings face onto, and are accessed from Western Rd.
- Development will need to be designed in such a way as the amenity of future occupants is not compromised by the continual operation of the Hornsey Rail Depot.
- Network Rail should be consulted regarding their ongoing access and security requirements to the existing Hornsey Rail Depot.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- The impact of Hornsey rail Depot operating in close proximity to this site should be considered as part of any application.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.

WG SA 22: Western Rd Depot

Address	Western Rd Depot, Western Rd, Wood Green, N22			
Site Size (Ha)	0.3	**PTAL Rating**		4
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Recycling Depot			
Ownership	Single public freehold			
How site was identified	Review of local sites for Wood Green AAP			
Planning designations	Wood Green Growth Area Local Employment Area: Wood Green regeneration area			
Indicative Development Capacity	**Net residential units**	**Employment m²**	**Replacement recycling facility**	
	60	1,519	1,898	

Proposed Site Allocation

Subject to suitable reprovision of the licensed waste capacity, use of the site for employment led mixed use development.

Commentary

The existing reuse and recycling centre provides an important role in managing waste within the local area. The current layout of the site is not the optimal use of land within a Growth Area. There is a requirement that the existing licensed waste capacity on the site is continued to be managed locally. There is no off-site solution to this currently, and it is recognised that municipal recycling functions can be of benefit to communities living in higher density neighbourhoods. Development which facilitates an enhanced local recycling offer, while meeting licensed waste capacity requirements, and delivers a mix of new homes and employment floorspace, will be supported.

WG SA 25: Western Road Depot

Produced by Haringey Council

Site Requirements

- The licensed waste capacity on this site will need to be accommodated either on site or at a new location prior to any development for other uses taking place.
- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- Residential development will be considered suitable on this site, with viability form the scheme used to create new commercial floorspace.
- Workspace-type commercial floorspace will be sought on this site.
- Affordable commercial rents may be sought having regard to the viability of the scheme as a whole.

Development Guidelines

- The principles of the Wood Green Cultural Quarter Character Area should be used to guide development on this site.
- This site is not considered suitable for a tall building due to the potential impact on long views of Alexandra Palace from Lordship Rec and Lordship Lane/ Bruce Castle, as well as the new local view from Wood Green High Rd.
- Innovative approaches to reproviding the existing waste uses on site as part of mixed use development will be considered here. This should be focused on providing service to a mix of car and foot-borne visitation.
- Active uses should be provided onto Western Rd wherever possible.
- The amenity of users of Heartlands High School should be considered through any design.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- A piling statement will be required prior to any piling taking place.

- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.

WG SA 23: Western Rd Car Park

Address	Car Park, Western Rd, Wood Green, N22		
Site Size (Ha)	0.3	**PTAL Rating**	4
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**
Current/Previous use	Car parking and warehouse/business uses		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	Pre-application 2015		
Planning designations	Wood Green Growth Area Wood Green Metropolitan Centre Local Employment Area: Wood Green regeneration area Adjacent to Wood Green Common Conservation Area		
Indicative Development Capacity	**Net residential units**	**Employment m²**	
	108	1,882	

Proposed Site Allocation

Redevelopment for employment and residential mixed use development.

Commentary

This site is currently in a mix of employment and car parking uses, which are not the optimal use of land within the Growth Area. Redevelopment which increases employment floorspace on the site will be supported.

WG SA 26: Western Road Car Park

Produced by Haringey Council

Site Requirements

- This site falls within a Regeneration Area, and as such employment-led mixed use development will be appropriate here.
- Residential development will be considered suitable on this site, with viability form the scheme used to create new commercial floorspace.
- Affordable commercial rents may be sought having regard to the viability of the scheme as a whole.
- Workspace-type commercial floorspace will be sought on this site.
- Development should be designed in such a way that it contributes positively to the setting of Wood Green Common, and other buildings within the Conservation Area.

Development Guidelines

- The principles of the Wood Green Cultural Quarter Character Area should be used to guide development on this site.
- This site is not considered suitable for a tall building due to the potential impact on long views of Alexandra Palace from Lordship Rec and Lordship Lane/ Bruce Castle.
- Development should be designed to complement the characterful Dacorium centre next door.
- Development should aim to improve view from Wood Green Common to the south.
- The amenity of users of Heartlands High School should be considered through any design.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.
- Studies should be undertaken to understand what potential contamination

there is on this site prior to any development taking place.

- A piling statement will be required prior to any piling taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.

WG SA 24: Clarendon Rd South

Address	27-33 & 9-70 Clarendon Rd, Wood Green, N22		
Site Size (Ha)	2.2	**PTAL Rating**	4
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**
Current/Previous use	West Indian Cultural Centre, Day Centre, Commercial Premises		
Ownership	Mix of public and private freeholds and leaseholds		
How site was identified	Existing Site Allocation		
Planning designations	Wood Green growth area Ecological corridor Adjacent to: • Article 4 direction for Heartlands rail corridor • Area of Archaeological Importance		
Indicative Development Capacity	**Net residential units**	**Employment m²**	**Educational m²**
	289	7,354	9,193

Proposed Site Allocation

Subject to appropriate reprovision of the existing community uses, creation of a new primary school, and new mixed use development including community, commercial and residential uses.

Commentary

This site is currently of a mixed characteristic, including a mix of community, employment and residential uses. There is potential for the site to be used more intensively, and complement the development which is expected to take place in the Clarendon Rd development. There is a need for new primary school provision, and this site offers an ideal location to serve both the Wood Green and Harringay areas.

Site Requirements

- Development proposals will be required to be accompanied by a site wide masterplan showing how the land included meets this policy and does not compromise co-ordinated development on the other land parcels within the Allocation.
- No buildings need to be retained, but businesses should be retained within the AAP area wherever possible.
- A new 2 forms of entry primary school, with potential to be expanded to 3 forms of entry, will be provided on this site.
- Residential development will be considered suitable on this site, with viability from the scheme used to secure the new primary school and reprovided community space.
- Workspace-type commercial floorspace will be sought on this site.
- Affordable commercial rents may be sought having regard to the viability of the scheme as a whole.
- Reprovision of the West Indian Cultural Centre and day centre will need to be agreed before development can proceed.
- Provision for a new bus route, including a new bus stop on Mary Neuner Way will be required.
-

Development Guidelines

- The principles of the Clarendon Rd Character Area should be used to guide development on this site.
- This site is within an area considered to be generally more suitable for family housing

within the AAP area.

- Consideration should be given to how Clarendon Road/Mary Neuner Way should best be aligned in conjunction with Hornsey Park Rd to provide a straight alignment into Wightman Rd across Turnpike Lane.
- This site lies outside of protected view corridors, and may be suitable for tall or taller buildings, subject to other design considerations.
- Heights should be restricted where they adjoin the properties on Hornsey Park Road.
- Taller development will be acceptable on the west side of Clarendon Rd.
- This site is identified as being in an area with potential for being part of a decentralised energy network. This should be delivered in accordance with the latest Council-approved decentralised energy masterplan.
- Close attention in the design of this site should be had to the impact of the railway embankment on future occupants of the site.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- Business uses should respect adjacent residential.
- In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial contribution may be required as set out in the Planning Obligations SPD.

WG SA 25: Hornsey Filter Beds

Address	Hornsey Filter Beds, Newland Rd, Hornsey			
Site Size (Ha)	3.2	**PTAL Rating**		4
Timeframe for delivery	**2017-2022**	**2022-2027**	**2027 onwards**	
Current/Previous use	Filter beds (water treatment)			
Ownership	Single private freehold			
How site was identified	Site submitted during Call for Sites 2013			
Planning designations	Metropolitan Open Land Locally Listed Hornsey Filter Beds Conservation Area Adjacent to SINC Adjacent to Coronation Sidings Article 4 Area Adjacent to Alexandra Palace Conservation Area Adjacent to blue ribbon network			
Indicative Development Capacity	**Net residential units**			
	304			

Proposed Site Allocation

Redevelopment to establish a new direct connection between Wood Green and Alexandra Palace, provide an appropriate complementary use to the locally listed and SINC Hornsey Reservoir, and MOL-appropriate use.

Commentary

This site offers a unique opportunity to improve connections between Wood Green and Alexandra Palace and Park. The site is considerably constrained by MOL and local listing designations, but it is considered that some of the existing uses on the site contribute detrimentally to the aspirations of these designations. It may be that a development on this site can be beneficial to meeting these aims, as well as offering the potential to complement the nature conservation designation on the adjacent reservoir.

WG SA28: Hornsey Filter Beds

Site Requirements

- Development will need to be consistent with green belt policy, i.e. it should not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development (Para 89 of NPPF).
- A new connection between the Penstock foot tunnel and Alexandra Palace Park should be established on this site.
- The significance of the locally listed Hornsey Reservoir, and its contribution to the setting of the Hornsey Water Works and Filter Beds Conservation Area should be a primary consideration in determining the scale of development on this site.
- A higher value use will be acceptable to provide viability for the other policy requirements. The scale of development will be required to reflect the heritage and MOL requirements.

Development Guidelines

- This site is within an area considered to be generally more suitable for family housing within the AAP area.
- Due to this site's location in close proximity to Alexandra Palace, both tall and taller development will not be suitable. Heights should provide an appropriate interface between the Park, Reservoir, and New River Village.
- Development should be respectful to the sites location in a Conservation Area, and the setting of the locally listed filter beds and Grade XX listed Alexandra Palace, including its parkland.
- The northern edge of this site should complement the SINC designation of the reservoir to the north. A sensitively landscaped walking and cycleway through this area may be appropriate.

- This site is identified as being in an area with potential for being part of a decentralised energy network. Proposals should reference the Council's latest decentralised energy masterplan regarding how to connect, and the site's potential role in delivering a network within the local area.
- Close attention in the design of this site should be had to the impact of the railway embankment on future occupants of the site.
- Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place.
- Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application.
- The site lies in a groundwater Source Protection Zone, and any development should demonstrate how it improves local water quality.
- Business uses should respect adjacent residential.
- A financial contribution for any net loss of employment floorspace will be sought in line with SP9, DM48, and the Planning Obligations SPD.

9. Delivery and Implementation

Each of the opportunity sites identified in this document will play a role in delivering the vision for the area and it is imperative that the Council does as much as possible to aid their delivery.

The Council will take the lead on project managing the implementation and delivery of the Wood Green AAP. Dedicated resources will be put to managing and coordinating delivery of both sites and supporting infrastructure.

A key mechanism for delivering the Wood Green AAP will be the Council's decisions on planning applications. The policies in the Strategic Policies Local Plan, along with those in this AAP and the Development Management DPD, once adopted, will provide the framework for such decisions. Planning decisions will be crucial to ensuring that new development appropriately responds to the Plan's objectives and policies. The Council will also take account of its supplementary planning documents and guidance when determining planning applications.

Working in partnership

The Council does not have the resources to implement the AAP alone. Implementation and delivery of the AAP will require the Council to work closely with a range of different partners, including landowners and developers, as well as infrastructure providers, the Greater London Authority and Transport for London, to ensure a coordinated framework and approach to delivery. The AAP provides the necessary framework for coordinating a large number of development proposals, along with investment in infrastructure, across the whole of the Wood Green area, over the life of the Plan, and across all partners involved.

Stalled developments or sites

Where appropriate the Council will prepare, in consultation with landowners, developers and the community, more detailed masterplans where this aids in accelerating delivery.

Further, as set out in Policy AAP1, the Council will also use its compulsory purchase order powers to facilitate site assembly where this is required to enable comprehensive, timely and coordinated development to come forward.
In certain circumstances, the Council may look to utilise its strategic acquisition fund to acquire sites, but such an approach will require robust assessment in terms of value for money.

Council as a landowner and developer

The Council has substantial landholdings across the AAP area, much of which has been allocated for redevelopment. The Council is committed to bring its sites forward in a timely manner and will, if appropriate, enter into joint ventures or other such arrangements, to facilitate this.

Any procurement exercise will be undertaken in an open and transparent manner.

Infrastructure delivery

An overall commitment to improving the pedestrian realm, delivering a range of new public open spaces and strengthening public transport and movement generally underpins the entire approach to the successful delivery of the AAP. The intention is to provide a strong setting and encouragement for new homes and jobs.

An Infrastructure Delivery Plan will be prepared for the AAP, setting out key responsibilities and timeframes, recognising the many partners that will assist in implementing the AAP over its lifetime. This Delivery Plan will align with the Borough-wide Infrastructure Delivery Plan for the Strategic Policies, which is currently being updated, and provide further information specific to the Wood Green area.

Given market values there is a demonstrable prospect of raising funding through private developer contributions as indicated by the Borough's existing planning evidence base. The following funding structure identifies broad potential contributions from a variety of sources.

- Well-structured Regeneration Programme prepared by LBH, with staff, plans, studies, and initiatives focusing on delivery against strategic themes;
- A prospectus of potential transport investments prepared by Transport for London (TfL) to support growth and regeneration in the Wood Green Opportunity Area;
- A comprehensive redevelopment proposal for The Mall;
- A potential new Housing Zone designation within Wood Green.

Monitoring

The Council will regularly review and monitor performance towards delivery of the AAP vision and strategic objectives (set out in Section 3), and the delivery of individual opportunity sites and policy initiatives, using the Strategic Policies indicators, where relevant, as well as through a bespoke set of monitoring indicators for the AAP as set out below. Progress and performance outcomes will be published annually in the Authority Monitoring Report.

The Council will also monitor government and London wide policy and changes in legislation to make sure that the AAP continues to be consistent with relevant national, regional and local planning policies, and to identify any the need to review or reassess the approach taken in this Plan.

Wood Green Investment Framework

The Wood Green Investment Framework ("The Framework", "IF") will set out a basis for co-ordinating investment decisions in Wood Green. It will operate in tandem with the Wood Green AAP, being highly focused on the delivery of the shared aspirations of the two documents. It is anticipated that a Wood Green Investment Framework document will be published alongside the next version of the Wood Green AAP in Summer 2017.

The Framework will assist in the co-ordination of social and community infrastructure in Wood Green. It will identify in greater detail than the AAP opportunities for new pieces of infrastructure, as well as identifying the ability of various funding streams, including those stemming from new developments such as CIL and S106 agreements to meet identified needs.

To help ensure the revitalisation of the Town Centre, the IF will support the establishing of a local Business Forum, and a Business Improvement District. Opportunities for town centre projects will be identified in the Framework.

Initiatives linked to the Council's commitment to Zero Fifty principles, and the steps required to establish a new Decentralised energy network within the town centre will be set out in the IF.

Opportunities for meanwhile projects linked to the regeneration of sites within Wood Green will be identified and managed.

A Streets and Spaces strategy combining local analyses of urban form will identify and co-ordinate opportunities for investment in an improved set of urban spaces within the Centre. This will include initiatives to improve public spaces, and spur increased cycle movement, complementing the policies in the Plan.

A Green and open spaces section will consolidate analyses of these assets, and identify improvements to improve local parks and waterways.

Appendix A Indicative Development Capacities by site

This Appendix demonstrates how development will be delivered outside of the Wood Green Area, and indicates the broad distribution of growth as benchmarks in accordance with Strategic Policy SP1 (as revised). The following table summarises the past completions for the period 2011/12 to 2015/16, pipeline supply and planned delivery on previously developed land in each of the broad growth areas for the period 2011/12 to 2025/26.

Assumptions

On sites where planning permission has already been granted for major development (10+ Units or 1,000m^2), but where material works have not been completed, the site has been allocated in this Development Plan Document with the corresponding number of homes and/or floorspace that has been approved.

Where details of pre-application proposals are available and considered reasonable, the relevant housing capacity and employment floorspace have also been used to inform the site allocation. Likewise, where sites have been the subject of a detailed master planning exercise, the site allocation capacity will reflect the findings of the masterplans.

For all other sites, the potential development capacity of the site has been estimated in accordance with the methodology described below. It should be noted that the development capacity attributed to each site is as an indicative minimum, not prescriptive. The number of dwellings and floorspaces that may be achieved on a site will be determined by many considerations such as design and layout, the size and type of the homes/commercial units to be provided, relevant development management policy requirements, site constraints, scheme viability, the site area available for development and any change in the public transport accessibility level (PTAL) of the site.

Methodology

- Residential unit size (GIA) is assumed to be 70m^2 per unit, providing an average of smaller and family-sized units;
- Town centre/ community ground floors uses as part of a mixed use development are generally assumed to be 10% of floorspace;
- Employment floorspace as part of a non-town centre site allocation is modelled at 20%, but may be decreased if there are additional uses identified on the site, such as community facilities, town centre uses, or if abnormal viability concerns are identified;
- PTAL is taken at the centre point of the site;
- GLA density assumptions are taken using mid-range assumptions from Table 3A.2 of the London Plan.

The following worked examples illustrate how the methodology has been applied.

Example 1: Mecca Bingo

Site Area: 0.85 hectares
PTAL: 6a
Setting: Central
LP density matrix ranges: 405 dwelling per Hectare
Mix: 10% town centre uses, 10% commercial, 90% residential
Total developable floorspace: 24,070m²
Therefore estimated capacity of site is **275 new homes, 2,407m² and 2,407m² town centre floorspace.**

Example 2: Clarendon Rd South
Site Area: 2.19 hectares
PTAL: 4
Setting: Urban
LP density matrix ranges: 240 dwellings per hectare
Mix: 20% commercial, 25% community (school) 55% residential
Total developable floorspace: 36,772m²
Therefore estimated capacity of the site is **289 new homes, 9,193m² community floorspace,** and **7,354m² employment floorspace.**

Example 3: Turnpike Lane Triangle
Site Area: 0.45 hectares
PTAL: 6a
Setting: Central
LP density matrix mid range: 405 dwellings per hectare
Mix: 5% town centre uses, 5% cycle hub, 90% residential
Therefore estimated capacity of site is 210 homes.
Existing residential units on site: 10
Therefore estimated capacity on this site: **230m² town centre use**, **230m² cycle hub**, and **59 new homes (49 net).**

Delivery Summary of sites allocated in the Wood Green AAP

Area	m² employment	m² town centre	Net resi units
Wood Green North	16,931	14,242	1,750
Wood Green Central area	19,296	37,990	1,637
Turnpike Lane area	7,728	7,958	802
Heartlands area	50,933	11,573	3,550
Wood Green total	**94,889**	**71,762**	**7,739**

Site Allocation Delivery Assumptions

Site Ref	Site Name	mix (emp)	mix (TC)	mix (other)
WG SA 1	LBH Civic Centre	0.1	0.1	0
WG SA 2	Green Ridings House	0.1	0.05	0
WG SA 3	Wood Green Bus Garage	0.1	0.05	0.25
WG SA 4	Station Road Offices	0.1	0.1	0.05
WG SA 5	Vue Cinema	0.1	0.1	0.25
WG SA 6	Mecca Bingo	0.1	0.1	0
WG SA 7	Morrison's Wood Green	0.1	0.1	0
WG SA 8	Wood Green Library	0.1	0.2	0.05
WG SA 9	Wood Green Town Centre West	0.1	0.2	0.05
WG SA 10	The Mall East	0.1	0.2	0
WG SA 11	Iceland site	0.05	0.05	0.2
WG SA 12	Bury Road Car Park	0.1	0.1	0
WG SA 13	16-54 Wood Green High Road	0.1	0.1	0
WG SA 14	L/b Westbury & Whymark Avenue	0.1	0.1	0
WG SA 15	Turnpike Lane Triangle	0	0.05	0.05
WG SA 16	Coburg Rd North	0.2	0.05	0.2
WG SA 17	Bittern Place	0.2	0.05	0.4
WG SA 18	Clarendon Road	0.1	0.05	0.05
WG SA 19	Wood Green Cultural Centre (South)	0.2	0.05	0.05
WG SA 20	Wood Green Cultural Centre (North)	0.2	0	0.05
WG SA 21	Land Adjacent to Coronation Sidings	0.2	0	0
WG SA 22	Western Rd Depot	0.2	0	0.25
WG SA 23	Western Rd Car Park	0.2	0	0
WG SA 24	Clarendon Road South	0.2	0	0.25
WG SA 25	Hornsey Filter Beds	0	0	0.33

Site Capacities (Site Allocations)

Site Ref	Site Name	net resi	m2 emp	m2 TC
WG SA 1	LBH Civic Centre	116	1,017	1,017
WG SA 2	Green Ridings House	191	1,571	786
WG SA 3	Wood Green Bus Garage	326	3,808	1,904
WG SA 4	Station Road Offices	372	3,468	3,468
WG SA 5	Vue Cinema	138	1,760	1,760
WG SA 6	Mecca Bingo	275	2,407	2,407
WG SA 7	Morrison's Wood Green	331	2,899	2,899
WG SA 8	Wood Green Library	169	1,823	3,647
WG SA 9	Wood Green Town Centre West	825	11,655	23,311
WG SA 10	The Mall East	521	5,215	10,430
WG SA 11	Iceland site	120	602	602
WG SA 12	Bury Road Car Park	130	2,013	2,013
WG SA 13	16-54 Wood Green High Road	487	4,432	4,432
WG SA 14	L/b Westbury & Whymark Avenue	137	1,282	1,282
WG SA 15	Turnpike Lane Triangle	49	0	230
WG SA 16	Coburg Rd North	257	6,547	1,637
WG SA 17	Bittern Place	94	3,751	938
WG SA 18	Clarendon Road	1,610	14,091	7,046
WG SA 19	Wood Green Cultural Centre (South)	391	7,810	1,953
WG SA 20	Wood Green Cultural Centre (North)	265	4,952	0
WG SA 21	Land Adjacent to Coronation Sidings	173	3,026	0
WG SA 22	Western Rd Depot	60	1,519	0
WG SA 23	Western Rd Car Park	108	1,882	0
WG SA 24	Clarendon Road South	289	7,354	0
WG SA 25	Hornsey Filter Beds	304	0	0
Total		7,739	94,889	71,762

Appendix B: Superseded Supplementary Planning Documents and Guidance

D1. This AAP proposes a new policy framework for Wood Green. As a result, a number of existing Supplementary Planning Documents (SPDs) and Guidance (SPGs) will be out of step with the new spatial strategy and the Tottenham policies and site allocations which give effect to this. The SPDs and SPGs listed below are therefore proposed for deletion.

- Site Allocations DPD: Policies SA5-SA16, SA18-SA25
- Haringey Heartlands Development Framework

Appendix C: Glossary of Terms

- **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.
- **Active Frontages***: street frontages where there is an active visual engagement between those in the street and those on the ground floors of buildings. This quality is assisted where the front facade of buildings, including the main entrance, faces and opens towards the street.* This is not the same as attractive frontages, such as art walls, green walls or display boxes. Active frontages are often taken to mean continuous rows of highly-glazed shop fronts with frequent entries and cafes.
- **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 is 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 reviews progress on the preparation of the Council's Local Plan and monitors the effectiveness of Local Plan policies.
- **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 was 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 Infrastructure Levy (CIL):** A per square metre tariff on new development seeking to raise revenue to fund new infrastructure.
- **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.

- **Designated Views** - views which focus on architecturally and culturally important groups of buildings that can be enjoyed from well managed public spaces
- **Development Management Policies DPD (DMDPD):** 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 Development Framework 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.
- **Employment Land Review (ELR):** A study providing evidence of the macroeconomic circumstances driving the need for provision of employment land in the borough.
- **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**: Homes that are for sale and/or rent, at a cost above social rent, but below private market level, subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low cost homes for sale and intermediate rent, but not affordable or socially rented housing.
- **Landmarks** - Buildings and structures, other than Strategically Important Landmarks, that are visually or culturally prominent in Designated Views
- **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.
- **Linear View***:* A view seen through narrow gaps between buildings or landscaping
- **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 Development Framework (LDF):** 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 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 predominately 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.
- **Panorama** - A broad prospect seen from an elevated public viewing place
- **Planning Obligations Supplementary Planning Document:** A guidance document offering support in the implementation of planning obligations on planning applications subsequent to the adoption of the Haringey CIL.
- **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:** organisations that provide low-cost housing for people in need of a home.
- **River Prospect***:* Short and longer distance visual experiences of a rivers cape (in HGY case Lee, Moselle or New River)
- **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 LDF and will guide land use and future development in the borough until 2026.
- **Sites of Importance for Nature Conservation (SINC):** SINCs 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:** be owned by local authorities or private registered providers, for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above,
- **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 hard standing. They can reduce the total amount, flow and rate of surface water that runs directly to rivers through storm water 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.
- **Townscape View** - Unfolding close view of built up environment with spaces between and in each case views might or might not contain (but will be more significant if they do)
- **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.
- **Urban Characterisation Study (UCS):** An appraisal of the character of the borough in terms of built urban form, topography, conservation and heritage value.
- **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 LDF will eventually replace Haringey's UDP 2006.
- **View Corridor:** Strategic important views designated in the London Views Management Framework.
- **Warehouse Living**: Purpose built and genuine integrated working and living accommodation specifically targeted at the creative industries sectors.

Agenda Item 14

Report for: **Regulatory Committee**

Item number:

Title: **Planning Services 2016/17 update**

Report authorised by : **Emma Williamson**

Lead Officer: Stuart Minty, stuart.minty@haringey.gov.uk, 5507

Ward(s) affected: N/A

Report for Key/ Non Key Decision: for information

1. Describe the issue under consideration

A report on the work of the Planning Service in the financial year 2016/17 to date.

2. Recommendations

a) That this report be noted

3. Reasons for decision

Not applicable

4. Alternative options considered

This report is for noting and as such no alternative options were considered.

5. 2016/17 work report

Development Management

- Applications to end December **2016/17: 3078**
- Applications in same period **2015/2016: 2832**
- Number of cases on-hand end **December 2016/17: 475**
- Appeals decided to end December **2016/17: 85**
- Appeals dismissed to end December **2016/17: 57**
- Cumulative performance to end December **2016/17:**
  - Majors : **100%**
  - Minors : **86%**
  - Others : **90%**
  - PSO **: 86%**
  - Validation: **7 working days**

Performance overview

5.1 Performance has been maintained and is top quartile in London for Majors and Minor Applications. Our performance for 'Other' applications are currently at 90% within time, and this is marginally below the top quartile of 91%+.

5.2 In 2015/16 FY we decided a total of 19 major planning applications. In 16/17 FY to date (April to December) we have decided a total of 29 major applications, and this shows a significant projected increase looking towards year end (40). The average time of decision has increased from 144 to 188 days between these time periods, however the vast majority of these have been subject to planning performance agreements / extensions of time which are mutually agreed with applicants and encouraged in national guidance.

5.3 There is a similar trend with minor applications, with 438 decided in 15/16, and 409 decided between April – December 16, leading to a projection of approximately 562 for the remainder of the year. There is a slight change in average time increasing from 99 to 100 days. 1707 'Other' applications were decided in 15/16, with 1337 decided in 16/17 to date. This results in a projection of 1838 for the end of the year. In terms of average decision this has reduced marginally from 68 to 67 days.

5.4 Performance on validation has dropped from an average of 4 to 6 days, and this is now a focus for the team.

5.5 Caseloads are steadily reducing for planning staff, coming down from 58 on average in August 2016 to 40 in December 2016. Whilst caseloads are still high, the steady reduction each month is encouraging.

Pre-application advice

5.2 So far in 2016/17 so far there have been 181 pre-application meetings generating a total of £167,902 of income compared to £139,366 last year within the same period. In 2016/17 so far there have been 147 householder pre-application meetings generating £18,788 of income compared to £23,720 last year within the same period.

5.3 The use of Planning Performance agreements (PPA's) has continued to increase and so far this year the service has received in excess of £500,000 in income from these agreements and we currently have 14 live schemes that have PPA's.

5.4 Meeting the deadline following pre-application meetings for providing responses is streadily improving and continues to be a focus for the team.

Systems Thinking (Planning Solutions Team)

5.5 The Planning Solutions team has now been expanded to 11 members of staff and a team leader. The team are now covering 16 wards which is all wards in the borough excluding Muswell Hill, Fortis Green and Highgate. The system is on course to roll out across the borough by April 2017. Another officer will be rolled in later this month followed by 2 further wards.

5.6 A presentation on the progress of the team will be given at the Regulatory Committee meeting.

5.7 The PST team has received 1229 applications of which 1018 have been decided. In December the average day to decision was 41, down from 62 in August. The recent reduction in end to end times has been brought about through the introduction of new staff without existing caseloads to address the previous capcity problems created by expanding the geographical scope of the team too quickly as well as a bulge in submitted applications. It is hoped to reduce end to end times to 30 days, and this is one of the challenges going forward and wil depend on staffing levels and the complexity of cases received. Officers are currently trialling shorter reports for simple applications to achieve further efficiencies which will help increase capticity and potentially further shorten end to end times.

5.8 The action plan created in response to the Corporate Delivery Unit's review of the roll-out has been completed.

5.9 Ongoing issues affecting performance include; the delay in adopting the amended Statement of Community Involvement (SCI) that would allow for changes in consultation (due to a Judicial Review which was unsuccessful), IT and data management issues.

Planning Decisions

5.9 The planning Committee has met 20 times in 2016/17 and has considered a total of 17 applications and 7 pre-applications. It has approved 15 and refused 2 applications. The committee has resolved to grant in excess of 700 units, together with 50 units of temporary accommodation and resolved to grant a reserved matters application for 1056 units.

Planning Enforcement

- Complaints received so far in 2016/17: **718**
- Enforcement notices served so far in 2016/17: **94**

5.10 Improvement of the planning enforcement team is ongoing and performance has improved significantly over the year with notifications of decisions within 8 weeks as follows: 2016/2017 so far: **97% .**

5.11 Later this year the consultation on, and subsequent adoption of, a new Enforcement Plan which sets the priorities for the Borough with regards to enforcement action is a priority. Further member engagement is planned on this.

5.12 The last Regulatory Committee asked for an update on prosecutions and a further update is set out below:

Address	Reason for Prosecution	Outcome
232 West Green Road	Non compliance with an enforcement notice	Fined £5000.00 plus £1833.00 costs at Magistrates Court. Appeal dismissed at Crown Court and further costs of £1833.00 Further action planned.
471 Green Lanes	Non compliance with an enforcement notice	Notice complied with. Caution signed and the Council's costs of £1070.00 paid
71 Myddleton Road	Non compliance with an enforcement notice	Still awaiting first hearing date
1 and 3 Clifton Gardens	Non compliance with an enforcement notice	Hung jury. Re-trial scheduled for Crown Court in early 2017. Currently subject to an ongoing judicial review.
106 Wargrave Avenue	Non compliance with an enforcement notice	Guilty. Fined £685.00 Notice complied with.
130 Fairview	Non compliance with an enforcement notice	Prosecution halted. Notice complied with. Owner to yet to sign the caution and pay the Council's costs of £1710.00
24 Baronet Rd	Non compliance with an enforcement notice	Warrant issued for non attendance
4 Ferndale	Non compliance with an enforcement notice	Prosecution on hold pending compliance.

5.13 The prosecution rates are dependent in the main on the availability of dates from the courts.

PLANNING POLICY

Haringey Local Plan

5.15 Following consideration of all the representations received to the consultation earlier this year, the Council submitted the Local Plan documents and supporting evidence to the Secretary of State on 24th May for Examination in Public (EiP). An independent Planning Inspector, Christine Thorby MRTPI IHBC, was appointed to conduct the EiP, which assessed whether the plans were prepared in accordance with the relevant legislative requirements and whether they are 'sound' - namely that each is:

- Positively prepared – the plan should be prepared based on a strategy which seeks to meet objectively assessed development and infrastructure requirements, including unmet requirements from neighbouring authorities where it is reasonable to do so and consistent with achieving sustainable development;
- Justified – the plan should be the most appropriate strategy, when considered against the reasonable alternatives, based on proportionate evidence;
- Effective – the plan should be deliverable over its period and based on effective joint working on cross-boundary strategic priorities; and
- Consistent with national policy – the plan should enable the delivery of sustainable development in accordance with the policies in the Framework.

5.16 The Inspector, having reviewed all the submitted material, issued a list of matters/questions that she wished to receive further information on. Both the Council and respondents were offered the opportunity to respond to the questions which then formed the basis of the public hearing sessions which took place from 23rd August to 8th September in the Council Chamber at the Civic Centre.

5.17 The hearings were attended by a range of interested parties, all of whom were given the opportunity to raise their concerns on each of the document with the Inspector. Where the Inspector considered that such concerns went to the 'soundness' of the documents, the Council sought to agree changes to wording of the policies that the Inspector and the relevant parties could also agree.

5.18 Following the close of the hearing sessions, the Council and Inspector have agreed a schedule of main modifications for each plan. The schedules were published for public consultation on 18th November 2016, with comments due by 13th January 2017. This consultation is required to ensure that the changes can then be legally made to each plan before being formally adopted. Following receipt of any further comments on the main modifications, the next steps in the process towards adoption of the plans are:

- The Council will then review any further comments received to the modifications, respond to these if necessary, and then send these to the Planning Inspector for consideration (end of January 2017);

- The Planning Inspector will then issue her report to the Council confirming the changes needed to make the documents 'sound' (likely to be in February or March 2017); and
- The four Local Plans are reported to Cabinet and Full Council for formal adoption (May 2017).

5.19 In addition to the above documents, work is also continuing on the preparation of the Wood Green Area Action Plan (AAP). The purpose of the AAP is to recognise the development potential within the Wood Green area, which includes significant Council landholdings, and the opportunities therein to strengthen the status of the Wood Green Metropolitan town centre. Four broad development options were promoted for consultation in February – March 2016 based around different levels of intervention, including a single more centrally located Crossrail 2 station to serve the area.

5.20 Initial analysis of the comments received suggest significant support for the options promoting higher levels of intervention with many respondents recognising the need to rejuvenate the town centre and stem the tide of major retailers leaving. Delivery of these higher intervention options will be contingent on the findings of further evidence gathering, which is underway, and decisions on Crossrail 2 serving the area. With respect to the latter, the Council is engaging with TfL in supporting the case for Crossrail 2 provision through Wood Green and is waiting on further announcements and consultation programmed for summer 2017.

5.21 The service also continues to support the preparation of the Joint North London Waste Local Plan. Further work is being undertaken to ensure waste management provision can be better integrated into regeneration initiatives across the north London area, which will inform a pre-submission version of the plan for considerations by the respective authorities.

Neighbourhood Planning

5.22 The policy team have also supported the Highgate Neighbourhood Forum in the progression of the Highgate Neighbourhood plan which was formally submitted to the Council in August 2016. Public consultation on the draft plan took place from 23rd September to 4th November 2016. The comments received to the plan, including those from both Camden and Haringey councils, have now been forwarded to the inspector appointed to undertake the independent examination of the plan. The next steps are that the Inspector will consider the outstanding issues and may hold a hearing to resolve these before putting forward their recommendations for consideration by the Forum and Council's. A revised plan will then need to be approved by the council's before a referendum is held to adopt the plan.

5.23 The Crouch End Neighbourhood Forum had their Forum Status and Neighbourhood Area boundary agreed by the Council earlier in the year. As the neighbourhood forum progress toward preparation of a draft plan, officers from the planning team will continue to offer their support and attendance at forum meetings.

S106/CIL

5.24 The service took part in the 'Scrutiny in a day' on Community Infrastructure Levy (CIL) and these findings of this were reported to Cabinet in May 2016. One of the recommendations was that the CIL rates be reviewed. Work is currently underway in preparing the evidence necessary to support the review, the finding of which will be reported to Regulatory Committee and Cabinet in January 2017. This work will also involve establishing appropriate internal and external governance arrangement for the spending of CIL receipts on both community-led projects and strategic infrastructure programmes.

Viability

5.25 The Service recently took part in the 'Scrutiny in day' on Housing Viability and is currently in the process of reviewing the outcomes and findings of this review. Where appropriate, we will seek to take any appropriate actions forward within the service's future work programme, including through the review of the Planning Obligations SPD.

Other work

5.26 An Article 4 Direction restricting rights to convert warehouses to residential was consulted upon in July and will be formally brought into effect in July 2017.

5.27 The Policy Team is in the process of finalising the revised Statement of Community Involvement (SCI), which has been updated to take account of reforms to the planning system and to recongise the growth in the use of social media as a tool for notifying residents of community consultations, with the latter also offering significant opportunities to reduce service costs. The revised SCI is to be reported to Regulatory Commitee and Cabinet in early 2017 for adoption and implementation.

5.28 In the remainder of the year the focus of the Policy Team will be on:

- Improving our monitoring processes, ensuring the right data is gathered to monitor the effectiveness of the new Local Plan policies and our development management decisions. This work will culminate in the publication of Authorities Monitoring Report, which will be reported to Cabinet in early 2017;
- Reviewing our current suite of Supplementary Planning Documents (SPDs), ensuring these remain valid and reflect the new polcies of the Local Plan. We will also be bringing forward new SPDs where we have signalled an intention to do so in the new Local Plans, including for Tall Buildings and for masterplans for estate renewal proposals.
- Preparing further evidence base studies on open space and Gypsies and traveller needs.
- Additionally input from Planning Policy will be required into other corporate documents and strategies, notably: implementation of the Housing Strategy, Housing Infill/Small Sites, Estate Renewal and Development Vehicle, Upper Lee Valley DIFS, Upper Lee Valley OAPF Update, Cultural Strategy, and the Masterplans/Delivery Vehicles for Tottenham Hale, High Rd West, and Northumberland Park.

- It is also anticipated that there will be work undertaken to support the production of the next version of the London Plan. This includes in 2016/17 updating of the Strategic Housing Land Availability Assessment, and Town Centre Healthchecks.
- The service will also keep abreast of publication of draft regulations to give effect to the Housing and Planning Act 2016, in particular proposals for the implementation of planning and housing reforms, including the proposals for 'Starter Homes'.

Conservation

5.29 A brief update is provided below:

Noel Park

- Recently adopted the new appraisal and management plan and amended CA boundary
- Will now seek to extend the relevant Article 4 direction to cover the whole estate

Conservation Area Appraisal and Management Plans for the Tottenham High Road Historic Corridor

- 6 conservation areas: North Tottenham, Scotland Green, Bruce Grove, Tottenham Green, Seven Sisters/Page Green, and South Tottenham
- Cabinet approval receieved in September 2016 and public consultation commenced on all 6 in November 2017.
- Currently assessing all representations received and amending the appraisals and management plans for reporting back to Regulatory Committee and Cabinet in early 2017 for formal adoption.

Complete Review of Local List

- Working in Conjunction with the CAACs
- Currently in the early stages of project

The team has made major contribution to supporting planning officers in dealing with their very high number of planning applications as well as providing input at the pre-application stage.

Transportation Planning

5.31 The team has supported the delivery of regeneration in Tottenham and Wood Green through the provision of transport planning advice and participation in a range of delivery groups. It has led on the Council's input to Crossrail 2 which, if approved, would transform access and capacity across much of the Borough. In addition the team has worked to secure improvements to the Barking Gospel Oak line and to support enhancements to the West Anglia main line through Tottenham Hale and Northumberland Park including the additional track between Tottenham Hale and Angel Road to allow a 4 trains per hour service to be introduced serving the redeveloped station at Northumberland Park in 2018.

5.32 The team has worked with the Smarter Travel team to develop a new staff travel plan. The team is leading on measures to mitigate the impact of motor traffic such as setting up a car club contract, supporting the use of electric vehicles through BluePoint London and point to point car hire through Drive Now. We are working with TfL to develop a rapid charging network within the borough.

5.33 Following a successful bid in October 2015 TfL has allocated £2.3m LIP funding for transport projects in December for delivery in 2016/17. Transportation planning has led on planning of cycle routes, provided input to bus service planning and commenced work on developing a Transport Strategy. The team is also working closely with regeneration and highway engineers on the implementation of a LIPfunded major project around White Hart Lane station.

5.34 TfL has approved our LIP funding submission for 2017/18 in December 2016. This will provide more than £2.8m for a range of transport projects and programmes.

BUILDING CONTROL

Update to be tabled.

MEMBERS

5.38 Members have been on a number of learning visits to large developments around London and a number of members attended a recent training session on heritage and conservation. The Members training programme is currently being refreshed and viability training will be provided in the new programme. Members should let the Planning Service know of any other training needs.

Revised scheme of delegation

5.39 A further revision to the scheme of delegationn in order to correct some anomalies is proposed and is attached at the end of this work report. This will be going to Standards Committee later in January

6. Contribution to strategic outcomes

The Planning Service contributes to outcomes in Priority 4 and 5.

7. Local Government (Access to Information) Act 1985

Planning Applications are on the Planning Register on the Council's website and the Local Plan Documents are also on the Council's website.

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4.2 Planning Sub-Committee

There is a Protocol ~~outside this Constitution s~~etting out how Members of the Planning Sub-Committee will exercise those functions, including behaviour in relation to applicants, residents and other third parties, to ensure the probity of planning transactions and the highest standards expected in public office. This protocol is supplementary to the Members' Code of Conduct at Part 5 of the Constitution.

Comment [BGB1]: This will be brought into the constitution in the next set of changes

The Sub-Committee has all the functions which are set out below and which are stated not to be the responsibility of the Executive in Regulation 2 and Schedule 1 of The Local Authorities (Functions and Responsibilities) (England) Regulations 2000 (as amended) and in any statute or subordinate legislation further amending those Regulations (references to paragraphs are to those in Schedule 1):

(a) paragraph A - Town Planning Functions

(A) planning applications for the erection of 10 or more dwellings~~-~~and where the officer recommendation is for approval;

(B) planning applications for changes of use of 1000 sq. metres or more of gross internal floor space and where the officer recommendation is for approval;

(C) planning applications for the erection, or extension of non-residential buildings where the new build is ~~more than~~ 1000 sq metres or more of gross internal floor space and where the officer recommendation is for approval;

(D) unless otherwise agreed with the ~~chair~~ Chair of the Planning Sub-Committee, planning applications either:

(i) for major development as ~~categorised~~ defined by the ~~Department for Communities in Local Government (DCLG)~~ Town and Country Planning (Development) Management Procedure (England) Order 2015 (or any replacement legislation) and where the officer recommendation is for approval; or
(ii) where a ~~S106 is~~ legal agreement relating to that development is required; or
(iii) where the recommended decision would be contrary to ~~a policy in~~ the development plan;

(E) unless otherwise agreed with the Chair of the Planning Sub-Committee, applications submitted by, or on behalf of the Council;

(F) planning applications on Council owned land, where the Council is not the applicant, where significant material planning objections are received during the consultation process and which the Director, in consultation with the Chair of the Planning Sub-Committee, determines should be subject to Members' consideration;

(G) planning applications submitted by or on behalf of Members; or employees within the Planning Service or senior employees elsewhere in the Council; or their spouses, parents or children;

(H) any planning application to amend an application or vary conditions or a ~~section 106~~legal agreement previously decided/imposed by Planning Sub-Committee and which the Director, in consultation with the Chair of the Planning Sub-Committee, considers to constitute a major or significant change;

(I) any planning application where there have been objections from a single ~~Ward~~ Councillor of the Ward within which the application site is situated and/or a local community body and/or a local residents' association, and a written request setting out the planning reasons for the matter to be referred to the Planning Sub-Committee has been made before the expiry of the consultation period, and which the Director in consultation with the Chair of the Planning Sub-Committee considers should be referred to the Planning Sub-Committee for determination;

(b) paragraph B ~~I~~ - ~~Miscellaneous Functions~~Power to Amend;

~~(A) the creation, stopping up and diversion of highways, footpaths and bridleways in connection with development control decisions, and~~

~~(B) the preservation of trees;~~

~~(c) The Sub-Committee may enter into highway works agreements under section 278 of the Highways Act 1980 in connection with the determination of a planning application.~~

For the avoidance of doubt, the Director is authorised after a Planning Sub-Committee determination to make any alterations, additions or deletions to the recommended heads of terms and/or recommended conditions (and to authorise any such changes requested by the GLA or government body) (and to further sub-delegate this power) provided this authority shall be exercised after consultation with the Chair (or in their absence the Vice-Chair) of the Sub-Committee.

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