

Haringey's Site Allocations DPD Reg 18 Consultation Document

January 2014



Foreword

The Local Plan: Strategic Policies document was adopted by Council in March 2013. This document sets out the strategic vision and objectives that the Council will seek to achieve through its planning decisions in the forthcoming years.

In order to deliver the objectives of the Plan to deliver new homes, jobs, economic growth and improve our social infrastructure, significant sites will need to be developed across the borough.

This report introduces the Site Allocations DPD, which in turn introduces the key development sites which will accommodate the majority of development in the borough over the next 20 years. In order to deliver the improvements that Haringey residents aspire to, the Council must have the appropriate powers necessary through the statutory planning system.

The Site Allocations approach will help to build consensus in the community and with our various stakeholders and is a fair and objective legal basis for balancing competing priorities and promoting positive actions.

Haringey remains a listening Council, and in order to challenge the soundness of the evidence base within our DPD, the document will go through a public examination led by a planning inspector.

Statutory Information

Planning and Compulsory Purchase Act 2004, Sections 17 to 23

**Town and Country Planning (Local Development) (England)
(Amendment) Regulations 2012
Regulation 18**

London Borough of Haringey

Sites Allocation Development Plan Document

DRAFT FOR CONSULTATION

ON THE SUBJECT MATTER OF THE DEVELOPMENT PLAN

January 2014

We welcome any comments you have on this document. The purpose of this consultation is to enable the Council to engage with as wider audience as possible. Public meetings will be held at Area Forums at::

- Crouch End, Hornsey and Stroud Green Area Forum and Committee: 7:00pm, 14th January 2014;
- Northumberland Park and White Hart Lane Area Forum and Committee: 6:30, 20th January;
- St Ann's and Harringay Area Forum and Committee: 6:30pm, 21st January.
- Wood Green Area Forum and Committee: 6:30pm, 27th January;
- Bruce Grove and West Green Area Forum: 6:30pm 29th January;
- Muswell Hill, Alexandra, Fortis Green and Highgate Area Forum and Committee: 6:30pm, 30th January.

Hard copies of this document can be found at local libraries and in the Civic Centre.

To aid your consultation response, we have produced a Site Consultation Form. This form enables you to put comments against the headings used in this document. Please put the name or reference of the site at the top of the Form, and fill in the sections with any comments you would like the Council to consider.

Additionally, should you want to add a site, please fill in this form with the details you have available of the site you would like to submit, and we will consider the site in preparing the proposed submission version of the document. Please ensure that the site is over 0.25Ha, and provide a map including a red line boundary of the site with your submission.

Copies of the Form, in Word version, are available at Haringey.gov.uk/ldf/site_allocations. One is also included as Appendix 1.

Please submit any representations **by 28th February 2014** to:

Planning Policy
6th floor, River Park House
Wood Green
N22 8HQ

Or online to ldf@haringey.gov.uk
Or by fax to 020 8489 5552

Local Plan documents are built on consensus building. Our consultations will offer the opportunity for residents and businesses to give their views about regeneration in the area through a statutory consultation process and is a prerequisite for any redevelopment proposals. Our consultations will follow the principals set out in the Statement of Community Involvement, and will include the following:

- Advert in local papers on consultation;
- Press Release, Haringey People article and information on Council's website;
- Information in Public Libraries and possible drop sessions at Tottenham's libraries;
- Mail notification and Drop-in session for all councillors including ward councillors and the Planning Policy Members Advisory Group;
- Letters to all those on our consultation database which include local community groups and residents, infrastructure providers, developers, statutory bodies, and neighbouring boroughs;
- Offer to community groups and stakeholders to have meetings to discuss the proposals;
- Duty to co-operate engagement with bodies that may have an interest in the formulation of our plan.

How to make a Representation and Next Steps

Introduction

The Draft Site Allocations Development Plan Document (DPD) will allocate strategic sites which will make a significant contribution to meeting the growth aspirations set out in the Local Plan. This document will not set out all of the sites that will be developed in the borough over the plan period. Many developments will take place which can be satisfactorily managed using policies included in the Strategic Policies DPD and Development Management DPD.

Some larger, more strategic sites will benefit from having a Site Allocation, to ensure that:

- The appropriate level of development occurs on the site;
- A positive approach to design is taken;
- Infrastructure is provided in a timely manner to serve the growing local community.

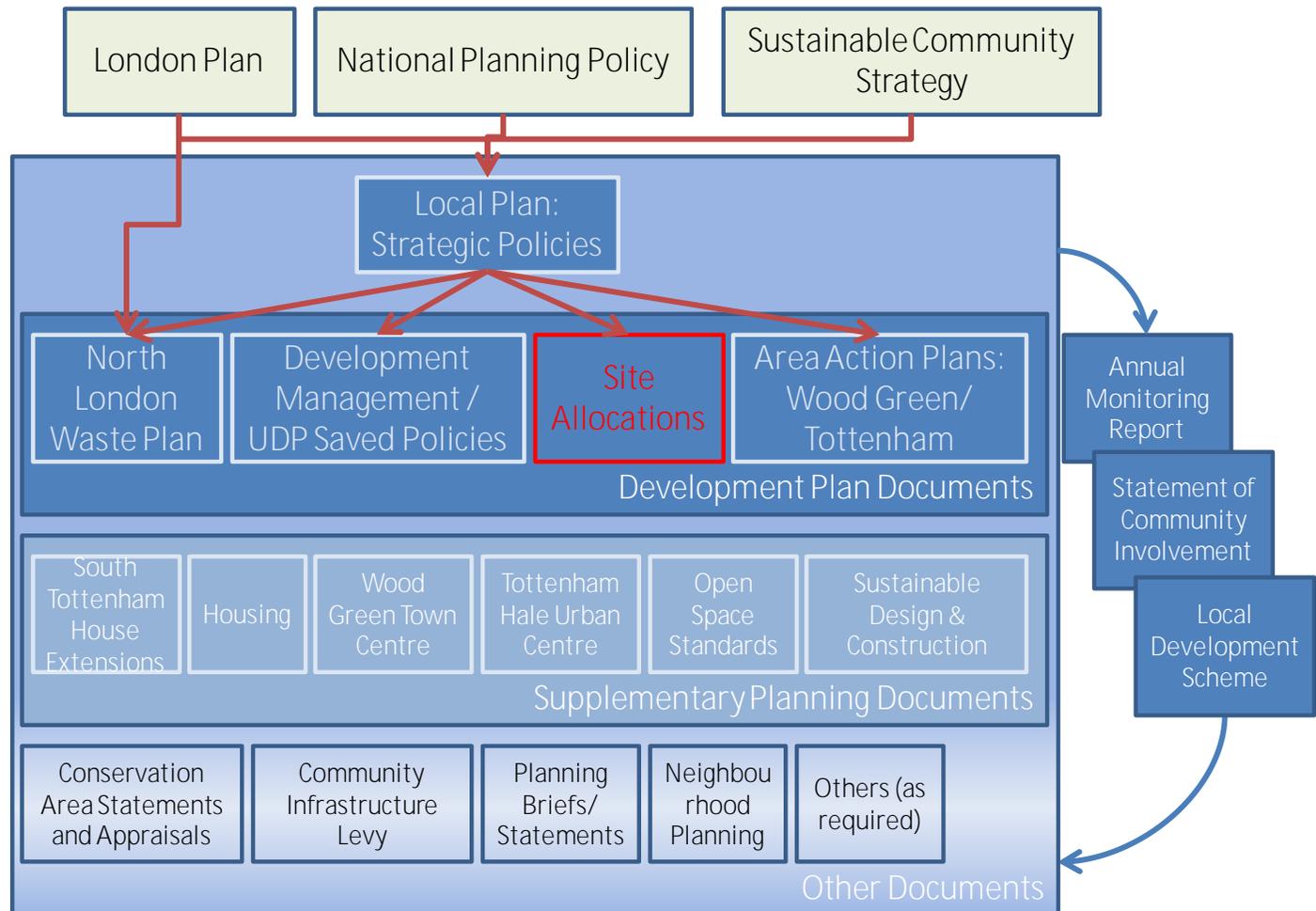
If these sites are not safeguarded for specific uses, the borough would be at risk of not being able to meet its identified housing target, and provide services for its communities.

Once adopted, the Site Allocations document will enable the Council to determine planning applications and make interventions on sites in line with the allocations. This document will enable:

- **Guidance** for developers of what development is expected on these sites,
- **Refusal** of proposals that do not conform with the allocation,
- **Intervention** on sites to speed up their delivery, particularly in areas where infrastructure capacity is being enhanced.

Call for Sites

A Call for sites was issued in March 2013 to seek inputs into this document. This was in line with standard practice for a document of this type. Where sites were received they were reviewed for potential to be included in this document. A list of all sites nominated can be found at Appendix 2.



Planning Regulations

This consultation is being carried out under the Local Planning Regulation 18 by which interested organisations, the public and businesses are encouraged to make representations on the proposed subject matter of a development plan. The representations are then taken into account in preparing a further document for public participation under Regulation 19.

Policy Context

This document takes account of the existing development plan in force in Haringey. This consists on the Local Plan: Strategic Policies, which was adopted in March 2013, and the London Plan 2011. It also has regard to demographic, social and economic change, and the operational plans of our partner organisations.

How this document is set out

The document will be broken down into chapters relating to the themes identified in SP1 of the Local Plan: Strategic Policies DPD. Each chapter will be introduced with an overarching map showing the context of the key sites for that area. The geographical chapters containing site profiles are:

- Tottenham Hale Growth Area
- Haringey Heartlands Growth Area & Wood Green Area of Change
- North Tottenham/Northumberland Park Area of Change
- Tottenham High Rd Area of Change (including Bruce Grove and Tottenham Green)
- Highgate, Muswell Hill, Crouch End, and Hornsey
- South of the borough

The majority of this document comprises of two-page site profiles for each site setting out:

- Location map;
- Site details: size, PTAL (Public Transport Access Level), address and potential phasing;
- The Draft Site Allocation;
- Existing policy designations;
- Description of the surrounding area;
- Potential development Capacities;
- Design considerations;
- Implementation considerations.

Sources of Sites

Many of these sites have been proposed for development before, but some of the areas may be new in this document. The sources of the sites in this document are:

- Unitary Development Plan 2006—Site Specific Proposals (UDP Appendix 1);
- Call for Sites (March-May 2013: Appendix 2 of this document);
- Greater London Authority SHLAA, including a separate Call For Sites
- Major outline planning permissions;
- Supplementary Planning Documents (SPDs), Guidances (SPGs), planning briefs, and masterplans;
- Internal stakeholder workshops.

Small scale developments & Housing Trajectory

This document sets out the location of all currently known large (over 0.25Ha) future housing sites. Over 20 years these sites may have the potential to accommodate 35,000 new dwellings. These sites fall into one of two categories, Draft Site Allocations, which are directly addressed in this document, and Housing Trajectory sites.

Housing Trajectory sites are sites of over 0.25Ha in size which do not require an allocation. This may be because the site already holds planning consent, or because the Council believes their delivery can be adequately managed using policies contained in the 2006 UDP or its future replacement, the Development Management DPD, when the site comes forward.

Development comes forward on sites of all sizes, and recent research from the Greater London Authority (GLA) shows that approximately 350 net additional units have come forward per year for the past 8 years on sites of below 0.25 Ha. These are generally conversions and smaller infill developments.

The Council's Housing Trajectory aggregates all of these sources of housing supply and presents them to identify how much residential development will come forward, where, and when. A Housing Trajectory is included as Appendix 3 of this document.

Issues emerging since adoption of Local Plan: Strategic Policies DPD

Although the Strategic Policies DPD was adopted in March 2013, the majority of its content was agreed prior to the Examination in Public in June 2011. As such it is prudent to review recent trends occurring since adoption of the Local Plan: Strategic Policies document.

In August 2011 there was widespread **rioting** in London. The subsequent destruction has necessitated immediate efforts to repair and replace damaged buildings in Tottenham, but also given a fresh impetus to regenerate Tottenham to try and ensure that those events are not repeated. The overall aims of this strategy are set out in the Plan for Tottenham, with a Physical Development Framework which is being consulted on in December 2013.

- The **2011 Census** showed that in line with most of London, Haringey's population has increased at a faster rate between 2001-2011 than was previously anticipated. While the population in the GLA's 2010 projection estimated Haringey's population at 225,000, the 2011 Census count was 254,900. This is likely to cause the GLA to revise Haringey's housing target upwards from its existing 820 new homes per year.
- In order to test capacity for accommodating new housing in London, the GLA are in the process of carrying out a **Strategic Housing Land Availability Assessment (SHLAA)**. This has received input from all London Borough's and will help to inform the new housing targets. Haringey has assessed potential housing sites in the borough, and where appropriate these sites are included in this document as Draft Site Allocations or Housing trajectory sites.
- The **Localism Act** was enacted in 2011, enabling local community groups to establish themselves as Neighbourhood Forums, and subsequently prepare Neighbourhood Plans. Haringey contains one such Neighbourhood Forum, in Highgate. The Highgate Neighbourhood forum has made a thorough response to the Call for Sites, and a number of the sites put forward are included in this document. The Council will continue to work with the Highgate Neighbourhood Forum to bring forward their Neighbourhood Plan.

- In an attempt to increase flexibility for businesses, householders, and developers the Government has announced changes to **Permitted Development rights**. These have enabled greater scope for the change of use of shops, larger residential extensions, and the change of use from offices to residences.

- On 1st April 2012 the Mayoral Community Infrastructure Levy (**CIL**) was implemented across London. The rate in Haringey is £35/m², and is charged on all net additional floorspace apart from publically funded healthcare and education facilities. Haringey is working towards the adoption of a local CIL.

Previous Versions of this Document

In 2010, a Draft Site Allocations DPD was released for consultation. This was intended to support the proposed submission consultation of the Local Plan: Strategic Policies DPD.

This new version is released as a draft for consultation following the introduction of the National Planning Policy Framework, the Localism Act, and adoption of the Local Plan: Strategic Policies.

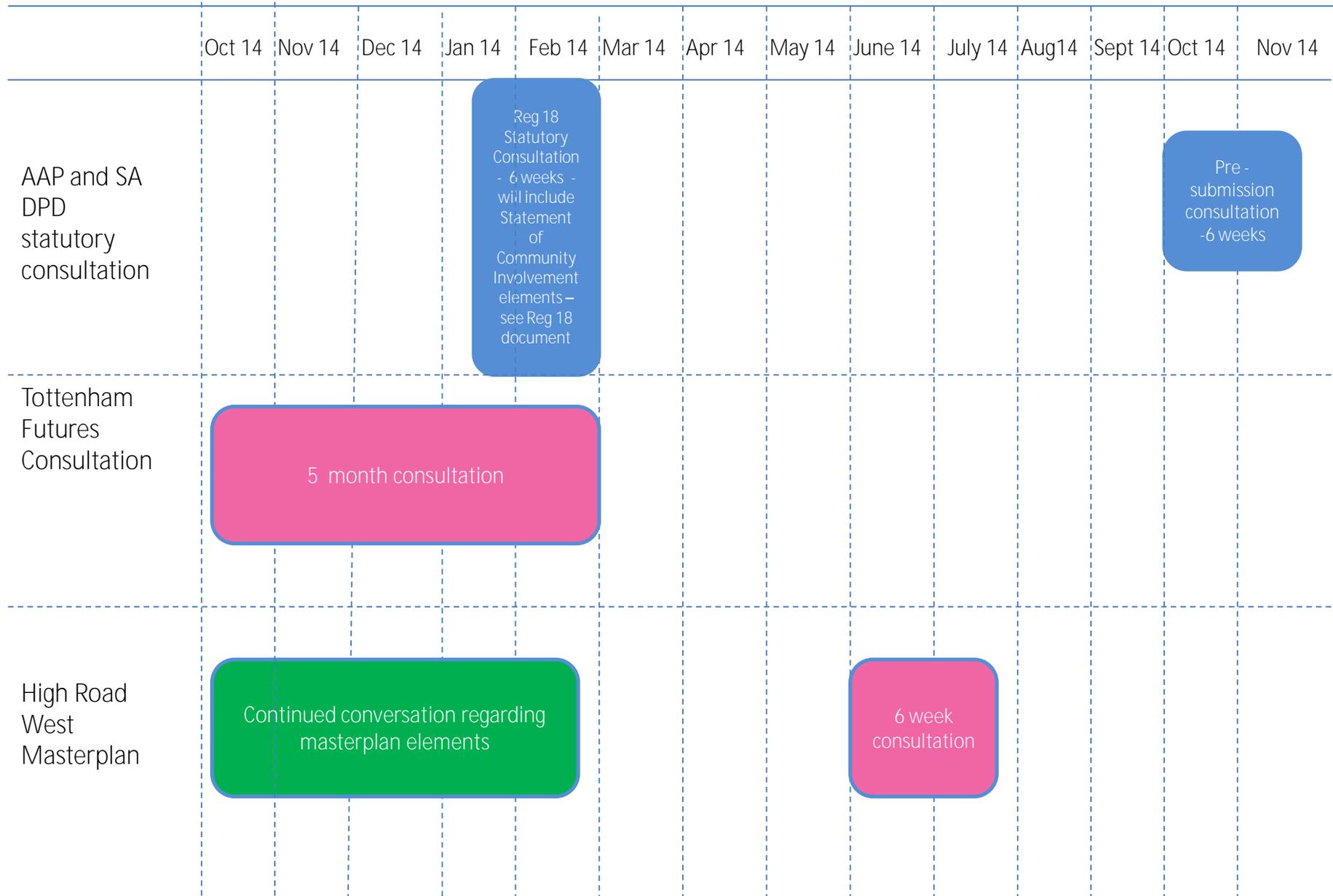
Draft Site Allocations and the Infrastructure Delivery Plan (IDP)

The site profiles contain estimates of CIL and s106 contributions that may be sought as part of any planning permission on a site. These are indicative modelled numbers, and their values may be higher or lower when the development comes forward. The revenues are based on a capacitation of the site based on its draft allocation, and the net additional floorspace was charged the CIL rates contained in the CIL charging Schedule submitted to the Secretary of State for Examination in Public on 21st October 2013.

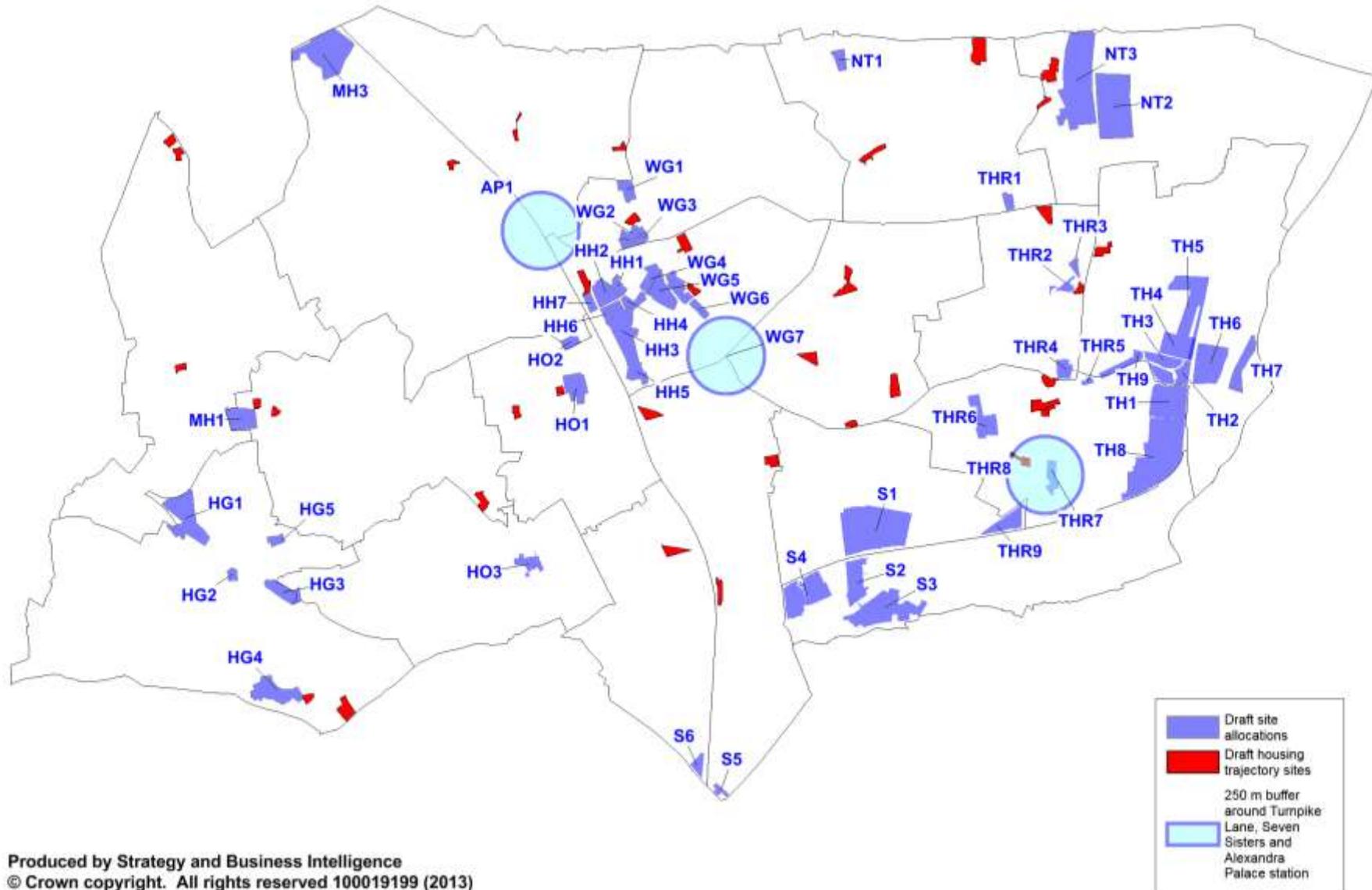
It is anticipated that by including these figures, it will help to give communities and infrastructure providers an idea of the range of benefits beyond those that the development itself offers in providing for infrastructure linked to growth.

On larger schemes it may be desirable to co-locate infrastructure into a development site. Where this is done, it would be partially at the expense of developable land, and it is expected that CIL and/or s106 revenues would alter to accommodate this. The sites in this document will be used to begin negotiations with infrastructure providers to help providers and developers expedite these opportunities for co-location.

Tottenham Area Action Plans & Site Allocations Development Plan Document Consultation Timetable



Draft Site Allocations



Site Ref	Site Name	Size (Ha)	Page
TH1	Tottenham Retail Park	4.84	12
TH2	Over Station Development at Tottenham Hale	0.95	14
TH3	Station Square West	2.52	16
TH4	Ashley Road South	2.63	18
TH5	Ashley Rd North	5.47	20
TH6	Hale Village	0.18	22
TH7	Hale Wharf	1.93	24
TH8	South Tottenham Employment Area	10.18	26
TH9	Welbourne Centre	0.97	28
Employment Land in Tottenham Hale		n/a	30
HH1	Parma House	1.17	34
HH2	Chocolate Factory	1.48	36
HH3	Clarendon Square	4.55	38
HH4	Clarendon Square Gateway	0.95	40
HH5	Clarendon Rd South	1.48	42
HH6	NW of Clarendon Square	0.30	44
HH7	Land adjacent to Coronation Sidings	0.71	46
WG1	Civic Centre, Wood Green	1.18	50
WG2	Arriva Bus Depot	0.84	52
WG3	Station Rd Sites	0.96	54
WG4	Wood Green Library	1.33	56
WG5	The Mall	3.60	58
WG6	Bury Rd Car Park	0.70	60
WG7	Turnpike Lane Station	7.0	62
NT1	500 White Hart Lane	1.00	66
NT2	Tottenham Hotspur Stadium Development	9.99	68
NT3	High Road West	10.90	70
NT4	Estate Renewal in North Tottenham/Northumberland Park	n/a	72

Site Ref	Site Name	Size (Ha)	Page
Employment Land in North Tottenham/ Northumberland Park		n/a	69
THR1	The Roundway at Bruce Grove	0.70	76
THR2	Tottenham Delivery Office et al	0.63	78
THR3	Bruce Grove Snooker Hall	0.50	80
THR4	Tottenham Green Bus Garage	1.43	82
THR5	Kwik Fit north of Saltram Close Housing Estate	0.30	84
THR6	Lawrence Rd	3.34	86
THR7	Seven Sisters Regeneration Project	1.37	88
THR8	Seven Sisters Station	19.6	90
THR9	Gourley Place & Wicks site	2.49	92
HG1	Wellington Roundabout & Highgate Rail Depot	3.97	96
HG2	Highgate Magistrates Court	0.47	98
HG3	Former Highgate Rail Station	1.50	100
HG4	Highgate Bowl	3.35	102
HG5	Summersby Rd	4.99	104
MH1	St. Luke's Hospital	2.52	106
MH2	56 Muswell Hill	0.50	108
MH3	Friern Barnet former sewage works	6.50	110
HO1	Hornsey Depot	2.36	112
HO2	Hornsey Water Treatment Works	0.66	114
HO3	Hornsey Town Hall	1.38	116
AP1	Alexandra Palace Station	19.6	118
S1	St. Ann's Hospital	11.50	122
S2	Greater Ashfield Rd	3.06	124
S3	Vale Rd/ Tewkesbury Rd Employment areas	7.15	126
S4	Arena Retail Park	5.74	128
S6	Finsbury Park Bowling Alley	0.37	130
S7	Finsbury Park & Stroud Green Rd	0.39	132

North Tottenham/ Northumberland Park

Northumberland Park, or North Tottenham contains a mix of residential, industrial, and leisure uses. The area ranks as one of the most deprived areas in London against a number of socioeconomic indicators, and it is a key Council aim to improve life chances for the residents of this area.

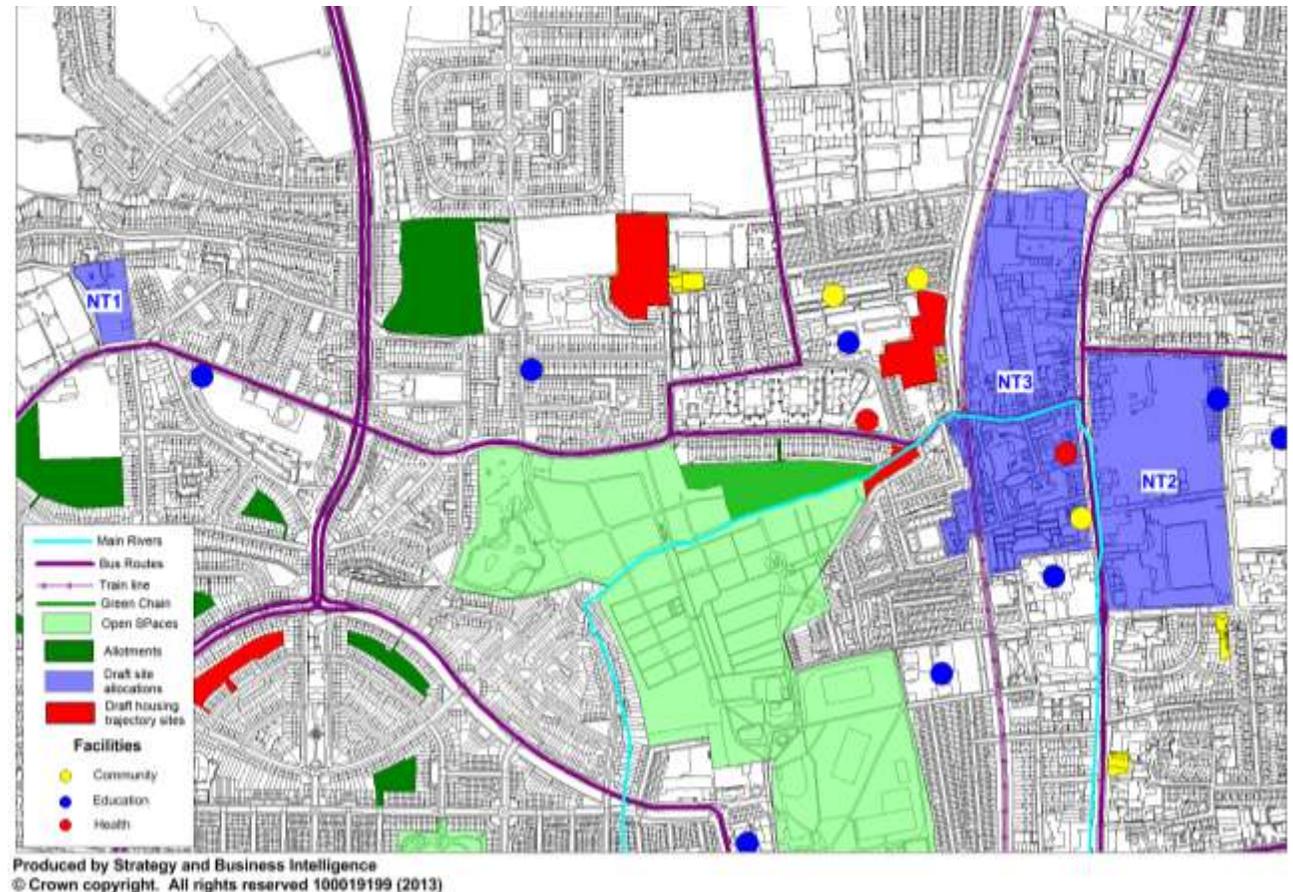
There is a very high proportion of social housing, particularly social rented accommodation in the area. Rebalancing this tenure mix is a key challenge over the coming years in order to establish more balanced communities creating an area in which existing residents have access to high quality housing, and infrastructure facilities, and people aspire to live.

The area contains significant amounts of Strategic Industrial Land which are an important part of London's reservoir of employment land. The Council wants to ensure that high quality employment space is available for business growth and has aspirations to encourage a greater mix of employment generating uses in north Tottenham. As well as encouraging higher value business sectors this could also include investment from the education sectors or knowledge institutions.

The area also contains part of the Lee Valley Regional Park, which is part of London's largest open space. Access to the Lee Valley is currently poor but there are opportunities to improve this, which will benefit local residents and visitors.

There are strong north-south public transport routes present in the area, but generally weak east-west ones. Tottenham High Rd has numerous bus routes, and there are two rail lines passing through the area, with train frequency at Northumberland Park expected to double in the future.

The area will benefit from the proposed major development and expansion of Tottenham Hotspur Football Club. The first phase (which includes a new superstore, University Technical College and office space) is nearing completion. Further proposals include a new stadium, hotel, leisure space and new homes, as well as associated improvements to local transport and the public realm. This redevelopment is also delivering employment and training opportunities to local residents.



Northumberland Park ward is identified as an Area of Change in the Council's Local Plan: Strategic Policies DPD. The Council's aspirations for this area are set out as:

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

Employment Land in North Tottenham

Strong, and rising public transport accessibility in close proximity to Northumberland Park and White Hart Lane rail stations could provide a spur to intensify uses in these areas. Particularly industrial land in high accessibility locations may be suitable for urban renewal. The ongoing requirement for these land parcels to be designated for employment use will be explored through an Employment Land Review.

Sites included in this document are:

NT1: 500 White Hart Lane

Subject to the findings of an Employment Land Review, opportunity to provide more intensive uses and improve connectivity between White Hart Lane and Mayfield Gardens.

NT2: Tottenham Hotspur Football Stadium

Redevelopment of existing football stadium to increase capacity, including ancillary uses such as hotel, and improved public realm across the site. Retail, education and community uses to the north of the site. Residential and community/ leisure facilities to the south.

NT3: Area West of High Rd

A residential led mixed use development which creates a new, vibrant, attractive and sustainable neighbourhood. The site should build on the international sports identity established by Tottenham Hotspurs Football Club and draw leisure uses across the High Road to create a new leisure quarter set around a new high quality public space.

NT4: North Tottenham Estate Renewal

Opportunities for upgrading and renewing residential uses on the Love Lane and Northumberland Park are being explored as part of the Council's estate renewal strategy.

NT5: Designated Employment land in North Tottenham

A review of the current employment allocations in this area will be carried out in the context of future regeneration in North Tottenham.

NT1: 500 White Hart Lane

Address	500 White Hart Lane, Tottenham, N17 8HJ			
Size (Ha)	1.00			
PTAL Rating	1			
Timeframe for delivery	2015-2020	2020-2025	2025-2030	2030-2035
Source				

Existing Policy Designations

- Locally Significant Industrial Land (Local Plan: Strategic Policies 2013)

Draft Site Allocation

Subject to the findings of the Employment Land Review, opportunity to provide more intensive uses and improve connectivity between White Hart Lane and Mayfield Gardens.



What is the site and surrounding area like?

The north two-thirds of the site is an active builders yard, whilst the southern third is derelict cleared land. There is a narrow public footpath between high fences running up the eastern boundary of the site, linking White Hart Lane and Devonshire Hill Lane.

This site represents the eastern edge of the White Hart Lane Locally Significant Industrial Site. The site is located on the north side of White Hart Lane, which is served by the W3 bus.

To the south of the site across White Hart Lane is the Haringey Football Club site, and the entrance to Fenton Rd, which is a semi-detached residential street. There is flatted, terraced and semi-detached residential development to the east and north of the site, mostly of no more than 2 storeys. Much of the surrounding housing, especially to the east, is of the “homes-for-heroes” style inter-war neo-vernacular council housing, although to the north the housing is of the private speculative inter-war type.

There is industrial uses to the west of the site in the form of a large, modern, steel sheet clad, portal framed, warehouse, equivalent to 3-4 storeys in height. However whilst site NT1 slopes up steeply, the neighbouring warehouse site has been levelled, so that there is a significant embankment between this site (and the housing to the north) and the neighbouring industry; vegetation has grown to some density here now.

Potential Development Capacity

- Residential: 14,000m²
- Town Centre uses: 2,000m²
- Publically accessible open space

Design Principles

As part of a Locally Significant Industrial Site, non employment uses (including retail and residential uses) would only be contemplated if the tests described in the Local Plan Strategic Policies are passed.

Development up to 4 storeys may be possible on this site; higher generally closer to the industrial uses to the west and main road frontage, with lower heights on the parts of the site which interface with residential uses.

There are extensive sports grounds short distances north, south and west of the site as well as small green spaces amongst neighbouring residential streets but the quality of green space in the area is generally poor. Apart from the requirement to provide doorstep children's playspace, developers contributions may be better used improving neighbouring space. Private amenity space, preferably in the form of private gardens, should nevertheless be provided in accordance with London Plan and Haringey standards.

An opportunity exists to improve links through the site from White Hart Lane by its junction with Fenton Road through to Devonshire Hill Lane. This should primarily be a cycling and pedestrian route to protect local amenity for future residents.

A simple, brick based material palette would probably best integrate development into the neighbouring residential streets.

Implementation considerations

- £117,000 CIL estimate
- Up to £140,000 S106 contribution
- This site is in active employment use, and a change to residential uses may require additional evidence to ensure this change will not have any adverse effect on the borough's industrial land supply.
- This site could potentially support a communal heating system or combined heat and power facility.
- This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.
- Potentially contaminated land

NT2:Tottenham Hotspur Stadium

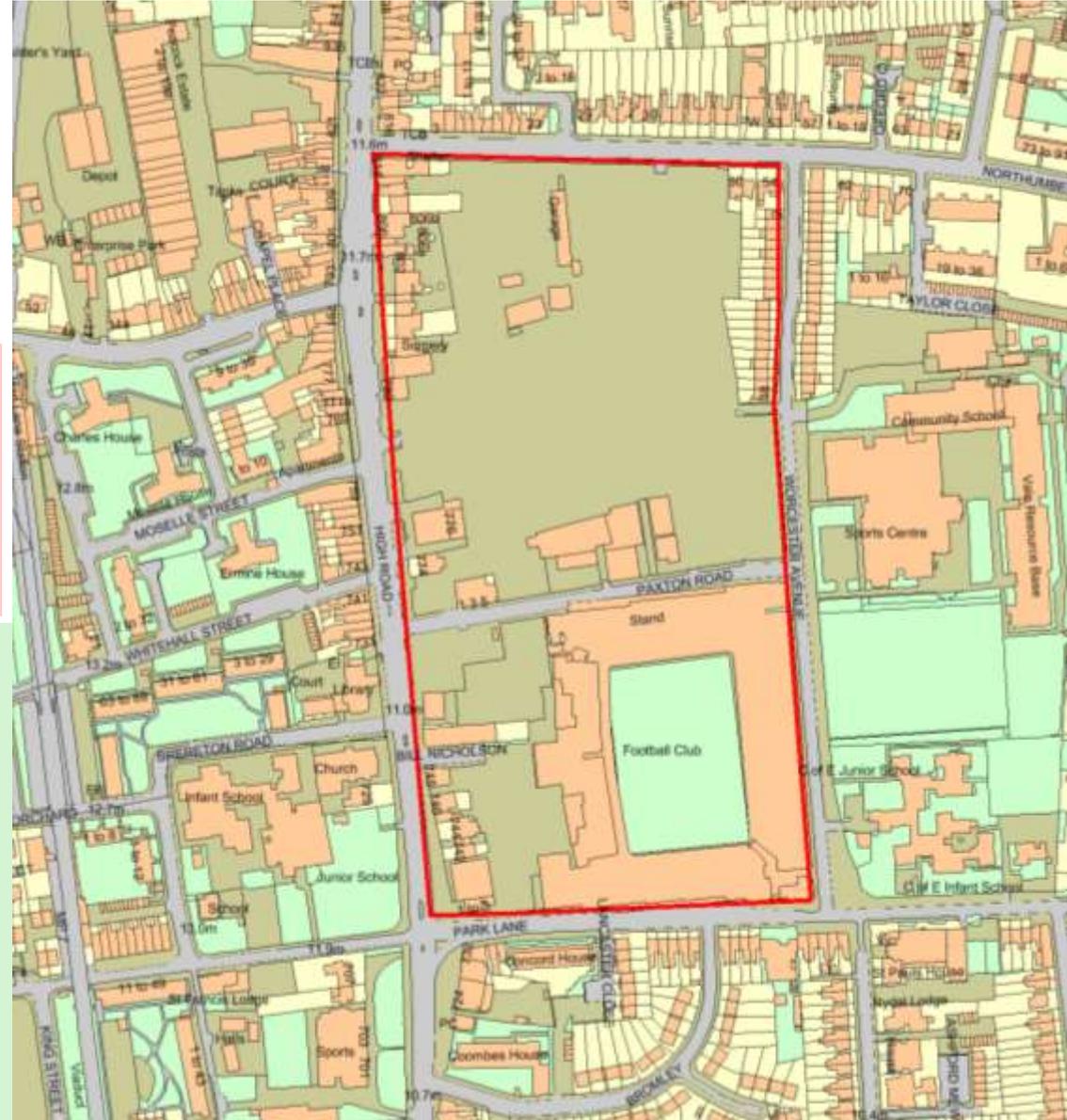
Address	White Hart Lane Stadium, Bill Nicholson Way, Tottenham, N17			
Size (Ha)	9.99			
PTAL Rating	3-4			
Timeframe for delivery	2015-2020	2020-2025	2025-2030	2030-2035
Source	UDP 2006 Site Specific Proposal			

Draft Site Allocation

Redevelopment of existing football stadium to increase capacity, including ancillary uses such as hotel, and improved public realm across the site. Retail, education and community uses to the north of the site. Residential and community/ leisure facilities to the south.

Existing Policy Designations

- Upper Lea Valley Opportunity Area (London Plan 2011)
- Local Employment Area (Local Plan: Strategic Policies 2013)
- Northumberland Park Area of Change (Local Plan: Strategic Policies 2013)
- Site Specific Proposal 13 (Unitary Development Plan 2006) - Football stadium, retail and employment.
- Local Shopping Centre (Unitary Development Plan 2006)
- Blue Ribbon Network
- Area of Archaeological Importance



What is the site and surrounding area like?

The site is presently occupied by Tottenham Hotspur Football Club as a football stadium. There are a number of ancillary buildings on the site, some of which are also used for match day purposes. The football club have produced a masterplan for the whole of this site and detailed designs for some buildings, all of which have been granted planning approval. This will redevelop the football stadium, as well as create a new supermarket, employment, cultural, education and residential uses.

The site is on Tottenham High Rd, and the frontage is in a Conservation Area; some of the buildings are listed and of a high quality, while some could be improved. The culverted river Moselle runs beneath the High Rd.

To the west of the High Rd is Site NT4, which will improve links from this site to the west. To the east of the site is the Vale/Northumberland Park Schools, the Northumberland Park Sports Centre and the St. Paul's All Hallows C of E school. There are a mix of commercial and community buildings to the south.

Extant Planning Permission exists for development in three phases:

1. Supermarket retail, residential and education/community facilities to the north of the site,
2. Replacement football stadium in the centre of the site,
3. Residential led development with community/leisure enhancement in the south of the site.

Development of phase 1 is currently underway.

Potential Development Capacity (from planning permission)

- Residential: 200 new units
- Hotel: 15,000m²
- Town Centre uses: 36,500m²
- Sports uses: 85,000m²
- Publically accessible open space

Design Principles

In the approved application, the new stadium will be an oval sitting in the centre of the site, with raised podiums to its north and south and street level plazas east and west. North of the stadium the 2-4 storey supermarket etc building is under construction. West of both the supermarket (in the north-west corner of the site) and residential (south-west corner of the site), a number of existing 3 and 4 storey buildings are retained; most are statutory of locally listed historic Georgian or Victorian buildings including a particularly striking Georgian terrace and two Grade II* listed early Georgian/Queen Anne villas, which are some of the most important heritage assets in the Borough.

The housing to the south of the site and stadium itself will rise to an equivalent of 8 storeys, in accordance with the approved masterplan and in the case of the stadium detailed planning permission. The edges of the housing and the approved supermarket and other uses drop away to lower heights around the edges, and the retained buildings along the High Road heights.

Open space and public realm needs to be in accordance with the approvals granted; quality and durability of materials is particularly important.

The pedestrian link between the site and White Hart Lane station needs to be of a high quality and high peak capacity. This will be addressed in site NT3. However it needs to integrate and compliment development of this site and coordination of design, massing, materials etc would be advisable.

Materials are largely approved in the extant planning application.

Implementation considerations

- The preferred option from the High Rd West masterplan should be incorporated into any future amendments to the planning permission.
- This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.
- This site could potentially act as a hub for a future decentralised energy network, or connect to wider decentralised energy networks encompassing North Tottenham.
- Potentially contaminated land
- This site currently suffers from noise pollution

NT3: High Road West

Address	High Road West, High Road, Tottenham,			
Size (Ha)	10.9			
PTAL Rating	4			
Timeframe for delivery	2015-2020	2020-2025	2025-2030	2030-2035
Source	High Rd West Masterplan consultation			

Draft Site Allocation

Subject to completion of the High Road West Masterplan and emerging evidence base documents, the potential exists to create a residential-led mixed use development incorporating leisure, retail and employment uses and new open space. The site should build on the international sports identity established by Tottenham Hotspurs Football Club and draw leisure uses across the High Road to create a new leisure quarter set around a new high quality open public space. The new public open space will also provide a stronger pedestrian route linking a new improved White Hart Lane Station entrance to the High Road and new Stadium.

Existing Policy Designations

- Upper Lea Valley Opportunity Area (London Plan 2011)
- Locally Significant Industrial Sites (Local Plan: Strategic Policies 2013)
- Northumberland Park Area of Change (Local Plan: Strategic Policies 2013)
- Site Specific Proposal 19 (Unitary Development Plan) - Employment-led mixed use redevelopment including housing
- Local Shopping Centre (Unitary Development Plan 2006)
- North Tottenham Area Action Plan (Proposed)
- Blue Ribbon Network
- Ecological Corridor
- Conservation Area
- Area of Archaeological Importance



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What is the site and surrounding area like?

This site is broadly the area between Tottenham High Road and the railway line, running from Coombes Croft Library in the south to the former Cannon Rubber factory in the north.

It includes the Love Lane housing estate as the southern half of the site, with the northern half being predominantly industrial, which is partially LSIS designated.

The High Rd frontage is designated as a Local Shopping Centre around Northumberland Park. The High Rd is also a Conservation Area, and the River Moselle runs beneath White Hart Lane and Tottenham High Rd in this site.

Tottenham Hotspur Football Club (Site NT2) lies to the east across the High Rd. The High Road West site provides a key link between a new White Hart Lane station entrance and the football stadium.

Three master plan options showing varying levels of intervention have been developed for this site and were subject to public consultation between April and June 2013.

Implementation considerations

- Land for New community facilities will be provided on the site.
- Major improvements to the station will include moving the entrance to the south, better accessibility and better access to the new stadium
- The existing residents of Love Lane housing estate will need to have their housing needs catered for.
- Any loss of employment land on this site will need evidence to show that the jobs here can be replaced elsewhere.
- A retail impact assessment will be carried out to confirm the future need for, and mix of, town centre uses in this area.
- This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.
- This site could potentially act as a hub for a future decentralised energy network, or connect to wider decentralised energy networks encompassing North Tottenham.

- Potentially contaminated land
- This site currently suffers from noise pollution

Design Principles

The new public open space should provide a strong pedestrian link between White Hart Lane Station, the High Road and the football stadium. The new public space will bring flexible opportunities for uses on match days and non-match days. The space will provide opportunities for local people with new restaurants; leisure facilities like a cinema or bowling alley; community space such as a new sports centre; more jobs for local people; more visitors, and more recreational opportunities for everyone in a safe and welcoming environment.

The interface with Tottenham High Road will be critical to the success of the area. The High Road will be improved to create an enhanced amenity which will contribute towards attracting investment and creating a pleasant environment to work, live and play. An opportunity may exist to enhance connections between this site and the Lee Valley Regional Park by foot and bicycle.

The area will bring substantial housing development including the potential renewal of the Love Lane Housing Estate. There should be an emphasis on new private housing recognising the high concentration of social housing in the wider area, however all existing social housing will need to be re-provided in the local area.

A master plan option is currently being developed and will make recommendations regarding the quantum of development, massing, heights of buildings, materials and land use for the High Road West site.

Potential Development Capacity (Dependant upon findings of Employment Land Study)

- Residential: 650-1,650 new homes
- Commercial: 300-600 jobs
- Community uses
- 7,450-8,950m² Publically accessible open space

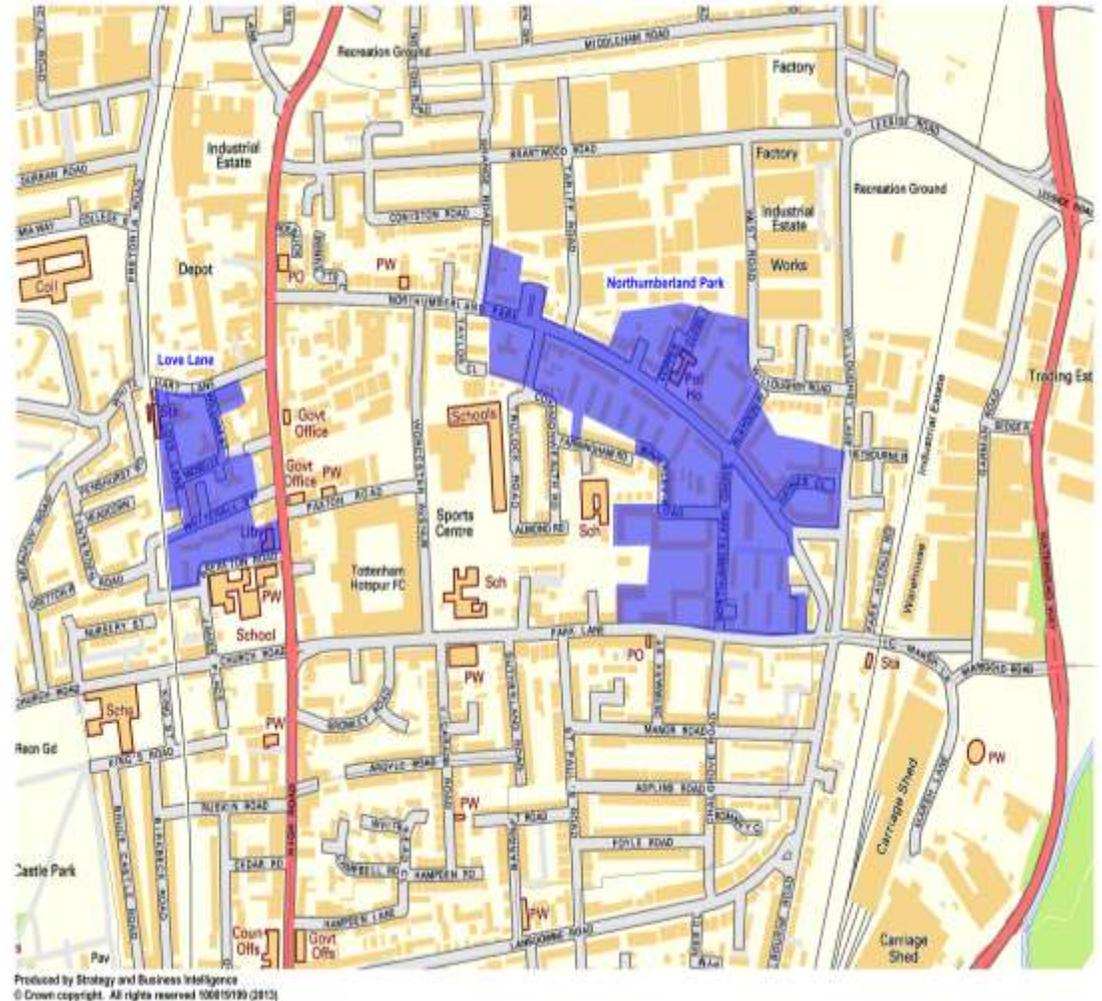
NT4: Estate Renewal in North Tottenham

In north Tottenham there is work underway examining the potential for new long-term masterplanning opportunities for the redevelopment of the High Road and the Tottenham Hotspur Football Club stadium area.

A key issue in Tottenham is the quantum of social housing tenure and poor quality housing stock. In order to improve existing housing choice and increase overall housing supply, the opportunity exists to invest in new and existing housing that will produce a mixed and balanced community. Regeneration of existing housing estates will create opportunities to contribute to tackling the borough's housing need, and diversify the existing housing stock in the area both in terms of mix and tenure.

Redevelopment of these sites could present opportunities to increase permeability within and through the sites. This could help to provide opportunities to enhance east-west connections linking Tottenham and the Lee Valley Regional Park.

Improvements in train frequency through Northumberland Park and White Hart Lane stations could provide an opportunity to increase private investment in this area, helping to spur development. While these transport improvements will enable local residents improved access to services across London, it will also be important to improve the standard of local infrastructure.



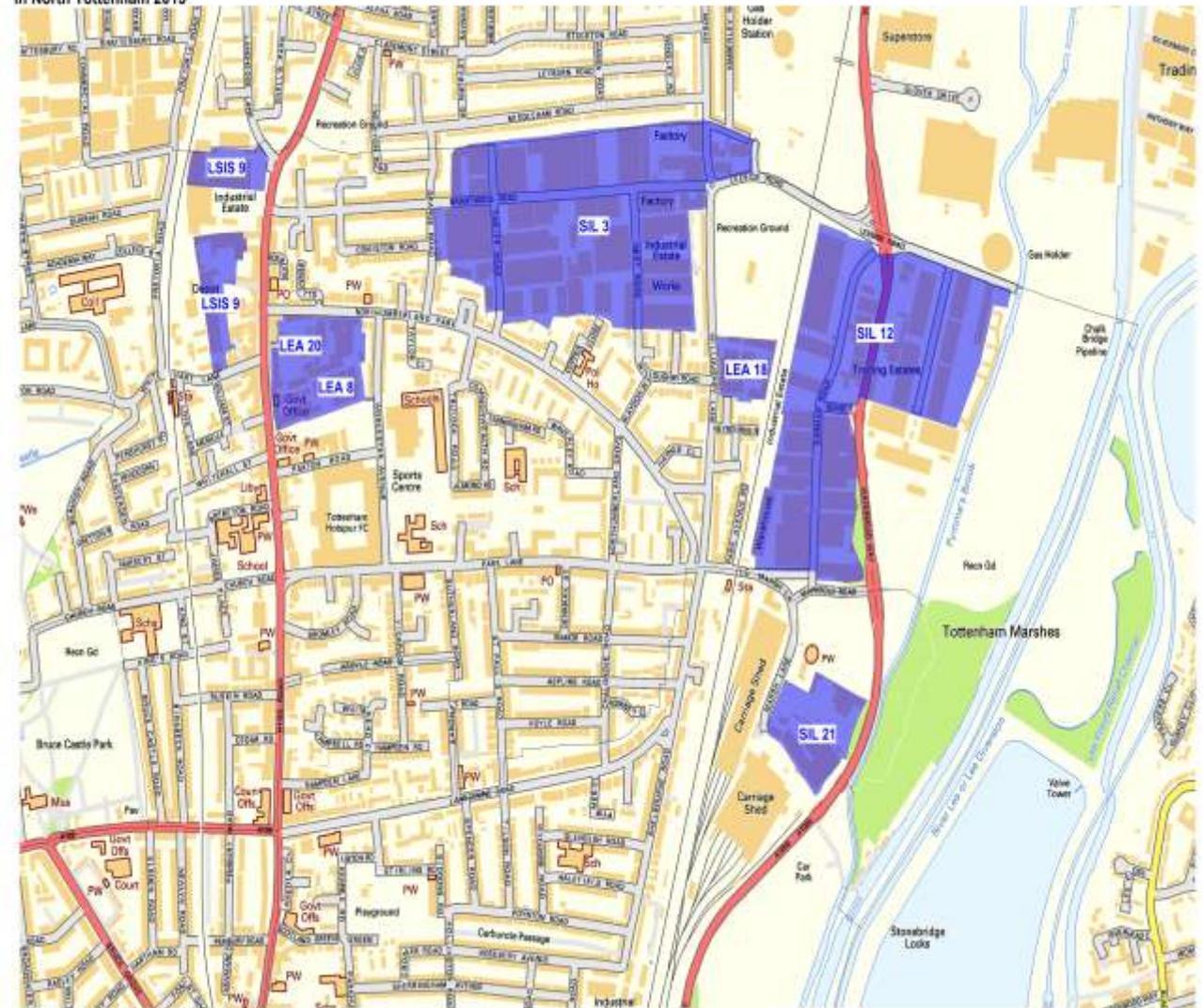
Between now and 2030, North Tottenham is forecast to undergo significant change through public and private sector led regeneration and investment programmes. There is significant committed investment in public transport infrastructure through enhanced suburban rail services serving Northumberland Park and White Hart Lane stations.

A major land designation in the North Tottenham Area is designated employment land. The future of these landholdings will be considered in an Employment Land Update which will be commissioned to inform the next iteration of this document, as well as the emerging Tottenham AAPs. This will look at the existing uses, and what sectoral growth is expected in the area, in the context of anticipated rising PTALs.

The areas of designated employment land, as allocated in the Local Plan in this area are:

1. SIL 3: Brantwood Rd, N17 (16.9 Ha) - Strategic Industrial Land
2. LEA 8: N17 Studios, 784-788 High Rd (2.1 Ha) - Local Employment Area
3. LSIS 9: High Rd West, N17 (2.6Ha) - Significant Local Industrial Site
4. SIL 12: North East Tottenham (15.5 Ha) - Significant Industrial Land
5. LEA 18: Willoughby Lane, N17 (1.1 Ha) - Local Employment Area
6. LEA 20: High Rd East, N17 (1.0 Ha) - Local Employment Area
7. SIL 21: Marsh Lane, N17 (2.1 Ha) - Strategic Industrial Land

Employment Zones
in North Tottenham 2013



Employment Land in North Tottenham

Housing Estate Renewal

A key driver of change in Haringey and in particular Northumberland Park is potentially Haringey's Housing Investment and Estate Renewal programme. Currently, there are a number of potential small, medium and large housing regeneration sites that could potentially be included in subsequent versions of this document should an allocation be required.

The aim of Haringey's housing programme will be to regenerate existing Council housing, build new shared ownership homes and provide new private housing in order to meet housing need and create mixed and balanced communities. In order to do this the programme will have to address a legacy of poor land use, typified by many 1960's housing estates, whilst positively contributing to place shaping by closely integrating the housing sites with the surrounding area.

In addition, as a proportion of Haringey's housing has been based on poor land use principles, the opportunity exists on some council owned sites to increase the quantum and quality of housing provision, improve on poor construction quality, rebalance the overprovision of too many one and two-bed properties; and address anti-social behaviour made worse in certain instances by poor estate layout. The overall housing regeneration programme would have positive place shaping implications as the regenerated sites would integrate better with the surrounding environment.

Recent changes to national housing policy and funding opportunities have resulted in a significant shift in the landscape for provision and improvement of social housing, with local authorities receiving more freedom and flexibilities over how they invest in their housing stock.

Given the scale of the challenge in Tottenham, estate renewal opportunities in North Tottenham are considered as their own potential Allocation (NT4: pp 70). Other sites may be included in future Site Allocations documents, once feasibility and masterplanning is underway, and certainty around the principal of development of these sites increases.

Appendix 1: Consultation response Form

Address/ Site Reference				
Size (Ha)				
PTAL Rating				
Timeframe for delivery	2015-2020	2020-2025	2025-2030	2030-2035

Comments on the Draft Site Allocation

Existing Policy Designations (if known)

What is the site and surrounding area like?

Comments on the design principles

Comments on the potential development capacity

Comments on the implementation considerations

Appendix 2: Call for Sites Responses

1. Arup on behalf of Low Profile holdings Ltd nominated British Distributing Co., Colina Mews, Green Lanes, N4. This site is included as a potential housing trajectory site.
 2. AXIS, the London Borough of Barnet, the North London Waste Authority, and the Pinkham Way Alliance each nominated the Former Frien Barnet Sewage Works. This site is included as MH3.
 3. Barton Willmore on behalf of Workspace Management nominated The Chocolate Factory site. This site is included as HH2.
 4. The Canal & River Trust nominated Hale Wharf. This site is included as TH7.
 5. CGMS on behalf of Parkstock Ltd nominated 10 Stroud Green Rd. This sites is included as S6.
 6. CGMS on behalf of Parkstock Ltd nominated 269-271 Seven Sisters Rd. This sites are included as S5.
 7. DTZ on behalf of Royal Mail Group submitted Muswell Hill Delivery Office. This site is below the threshold for consideration in this document.
 8. DTZ on behalf of Royal Mail Group submitted Wood Green Delivery Office. This site is below the threshold for consideration in this document.
 9. DTZ on behalf of Royal Mail Group submitted Lower Edmonton Delivery Office. This site is below the threshold for consideration in this document, and outside of the borough.
 10. DTZ on behalf of Royal Mail Group submitted Tottenham Delivery Office. This site is included as part of THR1.
 11. The Highgate Neighbourhood Forum nominated 191-201.5 Archway Rd. This site is below the threshold for consideration in this document.
 12. The Highgate Neighbourhood Forum and Thames water nominated the Thames Water site between 27A and 29 Aylmer Rd. This site is not included in this document.
 13. The Highgate Neighbourhood Forum nominated the London Underground sidings behind 460-510 Archway Rd. This site is included as part of HG1.
 14. The Highgate Neighbourhood Forum nominated 40 Muswell Hill Rd. This site is included as part of HG5.
 15. The Highgate Neighbourhood Forum nominated 1-44 Summersby Rd. This site is included as part of HG5.
 16. The Highgate Neighbourhood Forum nominated the Highgate Bowl. This site is included as HG4.
 17. The Highgate Neighbourhood Forum nominated the disused Highgate Station site. This site is included as HG3.
 18. The Highgate Neighbourhood Forum nominated the Highgate Magistrates Court, Police Station, and Telfer House site. This site is included as HG2.
 19. The Highgate Neighbourhood Forum nominated the Wellington Roundabout site between North Hill, Bakers Lane, and Archway Rd. This site is included as part of HG1.
 20. The Highgate Neighbourhood Forum nominated 460 Archway Rd. This site is included as part of HG1.
 21. Savills on behalf of Thames Water nominated land adjacent to Hornsey Lane Reservoir, Tile Kiln Lane, Hornsey Lane, N6. This site is included in the Housing Trajectory.
 22. Savills on behalf of Thames Water nominated Land at Water Treatment Works, Newland Rd, Hornsey. This site is included as HO2.
 23. Savills on behalf of Tottenham Hotspur Football and Athletic Company Ltd nominated the White Hart Lane stadium and surrounding land. This site is included as NT2.
 24. Savills on behalf of Tottenham Hotspur Football and Athletic Company Ltd nominated 500 White Hart Lane. This site is included as NT1.
- The Lee Valley Regional Park Authority, Natural England, and Our Tottenham submitted responses, but did not nominate any sites.

Appendix 3: Saved UDP Proposals to be replaced

Site No.	Name and Address	Proposal
4	Haringey Heartlands, Hornsey Depot and Hornsey Waterworks, including Alexandra School, a large site in central Haringey East and West of the railway line	Comprehensive mixed use development to include employment, retail, housing, restaurant, healthcare and community facilities, including education.
5	Former Friern Barnet Sewage Works, Pinkham Way, N10	Employment generating uses subject to no adverse effect on the nature conservation value of the site.
6	Former Hornsey Central Hospital, Park Road N8	New build Health and Social Care Centre
8	Greenfield School, Coppetts Road, N10	If the site becomes surplus to education then housing may be acceptable.
9	Hornsey Town Hall, The Broadway, N8	Mixed use – such uses could include A1, A2, A3, B1, C3, D1, D2, a theatre (sui generis) and a farmers' market. For more detail see Section 5 of the adopted Planning Brief.
10	Part of Lymington Avenue N22	Mixed use retail/residential/community use
12	Former Petrol Station site, 308 West Green Road, N15	Mixed use including residential and retail
13	White Hart Lane Stadium, High Road, N17.	Expansion. Including better facilities and mixed use development, including residential & possibly a hotel.
14	St Ann's Hospital, St Ann's Road, N15	Comprehensive mixed use scheme including residential, health facilities and a school. If the site becomes surplus to health requirements, mixed use will be considered – mix to include predominantly community
15	Seven Sisters and Westerfield Road, N15	Mixed use commercial, retail and residential (see also SSP23 Wards Corner and Council offices at Apex)
16	341 - 379 Seven Sisters Road, N15	Retail/offices/ housing/ community

Site No.	Name and Address	Proposal
17	Arena Business Centre, N15	Employed led mixed use development
18	Tottenham Green Baths/ Clyde Road. Town Hall Approach Road, N15	Mixed use. Arts and Education.
19	Land adjacent to railway line White Hart Lane, N17.	Employment led mixed use development including housing.
20	Tottenham International including Tottenham Hale Station, the retail park, Hale Wharf and Tottenham Marshes	Comprehensive mixed use development to include better integrated transport interchange, employment, university campus, retail, housing, leisure including the enhancement of the open space, education and community facilities.
21	Wards Corner and Council Offices at Apex House, N15	Comprehensive mixed use development (see also SSP15 Seven Sisters and Westerfield Road N15)
23	Highgate/Church Road Clinic, N6	Neighbourhood Primary Care Centre (Health)
25	Cranwood Home for the Elderly adjacent to St. James School, Woodside Avenue, N10	Education
26	Texaco Garage, Tottenham Lane, N8	Mixed use, residential and retail.
27	Lawrence Road, N15	Mixed use, employment and residential
28	Seven Sisters Road / Durnford Street/ Gourley Place, N15	Mixed use including employment & residential.
29	Omega Works, Hermitage Road, N15	Mixed use employment and residential.
30	Civic Centre, High Road Wood Green, N22	Mixed use