

APPENDIX C

Schedule of Modifications to the Tottenham Area Action Plan

KEY TO MODIFICATIONS

Text proposed to be inserted in bold blue underlined or blue double underlined

Text now proposed to be deleted ~~blue strikethrough~~ or ~~bold blue strikethrough underlined~~

| Tottenham AAP | | |
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| Main Modifications | | |
| Modification Reference | Policy / Para / Page | Description of Change |
| TAMM1 | Whole Plan | <p>Delete all references to 'capped commercial rents' within Site Requirements and Development Guidelines and replace with reference to affordable workspace to read:</p> <p><u>Capped commercial rents will be expected in this area in line with the Draft Development Management DPD. Proposals should make provision for an element of affordable workspace in line with Policy DM38.</u></p> |
| TAMM2 | Whole Plan | <p>Amend all Development Guidelines, where relevant, to read:</p> <p>This site is identified as being in an area with potential for being part of a <u>d</u>ecentralised <u>e</u>nergy (<u>DE</u>) network. <u>This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network. Development proposals should be designed for connection to a DE network, and seek to prioritise/secure connection to existing or planned future DE networks, in line with Policy DM22.</u></p> |
| TAMM3 | Figure 1.4 | <p>Revise and amend Figure 1.4 of the AAP to provide a more detailed 'key diagram' for the Tottenham AAP area adding the town centre boundaries for Seven Sisters & Bruce Grove town centre, the indicative boundary for the extended or new local town centre boundary at High Road West/Spurs; the stations subject to planned improvement, and the improved pedestrian linkages through to the Lee Valley Regional Park (See amended key diagram provided at the end of this schedule)</p> |
| TAMM4 | Table 1 | <p>Update Table 1 to reflect changes in designations of 'High Road West' which should come under the list of 'Local</p> |

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| | | <p><i>Employment Areas’.</i></p> <p><i>Additionally, add to this list (Local Employment Areas) ‘High Road East’</i></p> |
| TAMM5 | Figure 2.4 | <p><i>Amend the map at Figure 2.4 to reflect accurate designations as per Employment Land Study 2015, Appendix A Map of Defined Employment Areas, including the Millmead Strategic Industrial Location (SIL) boundary.</i></p> |
| TAMM6 | Paragraph 2.37 | <p><i>Insert new paragraph after paragraph 2.37 to read:</i></p> <p><u>The THFC stadium development and the redevelopment of High Road West (including the relocation of the station entrance for White Hart Lane station and the creation of a new public square) offers the opportunity to create a new local centre or to redraw the boundary of the existing North Tottenham High Road Local Centre to form a more coherent centre. The THFC stadium scheme has been consented and the second phase (which includes the new stadium is under construction). The completed first phase already includes main town centre uses such as a large format food store and headquarter office accommodation. In addition to the stadium, the remainder of the scheme includes health; leisure; hotel; and residential uses as well as a large area of public realm that will help link the High Road West and Northumberland Park schemes. This provides a clear basis for the inclusion of the THFC stadium scheme within the North Tottenham High Road Local Centre and the redrawing of the boundary accordingly. To the west of the High Road, the precise boundary of the North Tottenham High Road Local Centre will need to be defined as town centre uses are consented and delivered, formal reviews of the local centre boundary will be undertaken and revised boundaries will be drawn.</u></p> |
| TAMM7 | Paragraph 3.18 | <p><i>Amend subheading to read Objective 7 and amend the first sentence of paragraph 3.18 to read:</i></p> <p>Tottenham has a number of significant heritage assets which are facing pressures from development, <u>as well as wear and tear overtime some of which are in poor and vulnerable condition, underused and facing an uncertain future.</u></p> |
| TAMM9 | AAP1 | <p><i>Amend AAP1 Part D to read:</i></p> <p>D. Development proposals will be expected to <u>maximise the use of public and private sector investment to</u> provide a range of types and sizes of homes, create <u>inclusive and</u> mixed <u>and balanced</u> communities within neighbourhoods, create economic opportunities for local residents and businesses, improve and enhance the local environment, and reduce carbon emissions and adapt to climate change, in accordance with the other policies of this AAP and Haringey’s Local Plan.</p> |
| TAMM10 | Paragraph 4.6 | <p><i>Insert the following at the end of the third sentence of Paragraph 4.6:</i></p> <p><u>“... whilst enabling the component parts of a site allocation to be developed out separately.”</u></p> |

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| TAMM12 | AAP3 | <p>Amend Policy AAP3 Part D to read:</p> <p>D. To better address the concerns of viability <u>optimise the use of land</u> in delivering wholesale renewal <u>or strategic improvements</u> of Haringey's housing estates in Tottenham (as listed in <u>Alt53 Policy SP2</u> of the <u>Local Plan</u> Strategic Policies), the Council will support <u>higher density mixed tenure development, as a mechanism to proposals which are designed to:</u></p> <p>a. Improve the quality and range of affordable housing options;</p> <p>b. Better address housing needs in Haringey;</p> <p>c. Secure a more <u>balanced inclusive and mixed, sustainable</u> community; and</p> <p>d. Increase housing delivery in Tottenham.</p> |
| TAMM13 | Paragraph 4.12 | <p>Amend paragraph 4.12 to read:</p> <p>To rebalance the <u>There are currently</u> high levels of social rented accommodation in Tottenham, which equates to more than 60% of the Borough's total social rented stock (40% of which is located in Northumberland Park alone); <u>To promote inclusive and mixed communities which provide residents with better access to a range of housing types.</u> Policy <u>AAP2-AAP3</u> seeks to introduce alternative affordable tenures into areas currently dominated by a single tenure type.</p> |
| TAMM14 | Paragraph 4.14 | <p>Amend paragraph 4.14 to include additional text at the end of the paragraph to read:</p> <p><u>To support delivery of inclusive and mixed communities the Council will give consideration to the most appropriate housing mix and tenure to be delivered on individual schemes, in line with Policy DM13(C).</u></p> |
| TAMM15 | Figure 4.1 | <p>Amend Figure 4.1 to identify Millmead Industrial Estate as Strategic Industrial Location (SIL)</p> |
| TAMM17 | AAP4 | <p>Amend Policy AAP4 Part B to read:</p> <p>B. The Council will support local residents to access local and London-wide jobs <u>through the ongoing collection of and, where appropriate, may seek</u> planning contributions towards <u>providing employment initiatives</u> in line with policies SP9 <u>and DM48.</u></p> |
| TAMM18 | Table 3 | <p>Update Table 3 to include:</p> <p><u>High Road West - Local Employment Area Regeneration Area High Road East - Local Employment Area Regeneration Area</u></p> |
| TAMM19 | Figure 4.1 | <p>Amend the map at Figure 4.1 to reflect accurate designations as per Employment Land Study 2015, Appendix A Map of</p> |

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| | | <i>Defined Employment Areas, including the Millmead Strategic Industrial Location (SIL) boundary.</i> |
| TAMM20 | AAP5 | <p><i>Insert a new Policy AAP5 Part A to read:</i></p> <p><u>A. The Council will seek to deliver growth and regeneration in Tottenham through well-managed and balanced change. This means balancing continuity and the preservation of local distinctiveness and character whilst ensuring historic environments continue to contribute remain functional places and spaces that respond to the needs of local communities.</u></p> |
| TAMM21 | AAP 5 | <p><i>Delete Part A(e) and amend Part A of Policy AAP5 to read as follows:</i></p> <p>A. The <u>To achieve this aim the</u> Council will seek to strengthen the <u>historic and local</u> character and local identity of Tottenham by <u>conserving sustaining</u> and enhancing heritage assets, their setting, and the wider historic environment. <u>This includes reviewing Conservation Area Appraisals and Management Plans where appropriate, including reviewing existing boundaries.</u> Proposals for new development will be required to:</p> <p>A.a Reflect, <u>where available and</u> relevant, character <u>and heritage</u> appraisals, <u>statements</u> and management plans for the area <u>and/or heritage assets;</u></p> <p>A.e Reviewing Conservation Area Management Plans where appropriate, including reviewing existing boundaries.</p> <p><i>(For clarity parts b, c and d of the policy AAP5A are to remain the same)</i></p> |
| TAMM22 | AAP5 | <p><i>Delete Policy AAP5 Part B.</i></p> <p><u>B. In line with the NPPF, paragraph 133, substantial or total loss of significance of designated heritage assets would only be considered where it satisfactorily justifies and demonstrates that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:</u></p> <p><u>a. the nature of the heritage asset prevents all reasonable uses of the site; and</u> <u>b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and</u> <u>c. conservation by grant funding or some form of charitable public ownership is demonstrably not possible; and</u> <u>d. the harm or loss is outweighed by the benefit of bringing the site back into use.</u></p> |
| TAMM23 | AAP5 | <i>Delete Policy AAP5 Part C.</i> |

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| | | <u>C. In line with the NPPF, paragraph 134, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.</u> |
| TAMM24 | AAP5 | <p>Delete Policy AAP5 Part D.</p> <p><u>D. In line with the NPPF, paragraph 135, the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</u></p> |
| TAMM25 | Paragraph 4.23 | <p>Amend paragraph 4.23 to read:</p> <p>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. <u>The requirements of AAP5 will be considered alongside Policy DM9.</u> <u>Where substantial harm to or total loss of significance of heritage assets is proposed, the Council must be satisfied that all opportunities to enhance the existing asset have been considered, and that there is significant public benefits which outweigh the substantial harm.</u></p> |
| TAMM26 | AAP6 | <p>Amend 2nd sentence of Policy AAP6 Part B to read:</p> <p>Further details of these developments will be in accordance with the relevant Site Allocations, and proposals should <u>follow have regard to</u> the guidance set out in the <u>Council's Tall Buildings and Views</u> SPD, once adopted.</p> |
| TAMM27 | AAP6 | <p>Amend Policy AAP6 Part E to read as follows:</p> <p>E. <u>Have regard to</u> the recommendations of the Urban Characterisation Study <u>will to</u> ensure the height of new buildings respond and help to define the surrounding character, whilst optimising opportunities for intensification and regeneration <u>in order to help create legible communities.</u></p> |
| TAMM28 | Paragraph 4.27 | <p>Following paragraph 4.27 insert a new paragraph as follows:</p> <p><u>The Council would encourage applicants for proposals for tall buildings within 500m of a Special Protection Area/RAMSAR area to utilise the Government's mapping site (Magic Mapping) to check if a particular site would be likely to require further assessment in order to rule out any impact using the Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZs) screening tools therein.</u></p> |
| TAMM30 | AAP8 | Amend Policy AAP8 Part A to read: |

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| | | <p>A. <u>The Council will encourage heritage-led regeneration and development on Tottenham High Road.</u> Proposals will be supported where it is demonstrated <u>to that development</u> will positively enhance the overall character and setting of the Tottenham High Road <u>Historic Corridor</u>.</p> |
| TAMM34 | AAP11 | <p>Amend AAP11 Part D to delete current wording and replace with new to read:</p> <p><u>The Council will work with developers and construction companies to create local employment opportunities through:</u></p> <p><u>a. Ensuring local labour can access construction jobs;</u></p> <p><u>b. Creating apprenticeships; and</u></p> <p><u>c. Ensuring contributions towards local skills regeneration are gained when employment floorspace is lost on a site.</u></p> <p><u>D. The Council will seek to ensure that proposals make adequate provision for infrastructure and other requirements made necessary by new development, either through appropriate on-site provision or planning obligations, in line with Policies SP17 and DM48.</u></p> |
| TAMM35 | Paragraph 5.6 | <p>Amend paragraph 5.6 to read:</p> <p>For each site, expectations are set out relating to land use, urban design, infrastructure and delivery in the Policy Box. <u>The Indicative Site Capacities signposted are minimum capacities, with the optimal capacity for each site being established through a rigorous design-led process having regard to relevant Local Plan policies.</u> There is then a list of “Site Requirements, which should be read as part of the policy concerning what is required to be delivered on a site to be a policy compliant proposal. Following this there are “Development Guidelines which offer further guidance on the most appropriate development on each of the sites.</p> |
| TAMM36 | SS1 | <p>Amend Policy SS1 Part B to read:</p> <p>B. Development proposals will be resisted where they involve the amalgamation of individual shop <u>units fronts</u> in order to preserve the historical <u>streetscape</u> rhythm and encourage the retention of smaller units to <u>preserve support</u> opportunities for independent traders.</p> |
| TAMM37 | SS1 | <p>Amend SS1 to include a new SS1 Part J to read:</p> <p><u>J. Proposals will be required to conserve and enhance heritage assets and their setting - including the Seven Sisters/Page Green, Clyde Circus and Tottenham Green Conservation Areas - consistent with other policies in the plan.</u></p> |

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| TAMM38 | SS2, TG2, BG3, BG4 | <p>Amend the 'Development Guidelines' for Sites SS2, TG2, BG3 and BG4 to read:</p> <p>The site lies in a <u>groundwater</u>-Source Protection Zone and <u>as such the Council will expect developments to demonstrate no adverse impact on water quality</u> therefore development should consider this receptor in any studies undertaken.</p> |
| TAMM41 | SS3, TG3, NT3, NT4, NT5 | <p>Insert a new paragraph at the appropriate location within the 'Site Commentary' section to provide more information on the process for estate renewal as follows:</p> <p><u>The process for undertaking estate renewal will follow the following steps:</u></p> <ul style="list-style-type: none"> - <u>Engagement with residents across the site prior to the commencement of any proposals to inform them of what is being proposed, the process for how they will be engaged and the proposed timetable;</u> - <u>The establishment of Residents Steering Group;</u> - <u>The potential for refurbishment;</u> - <u>The principles under which demolitions would be considered;</u> - <u>The appointment of an Independent Advisor to help people through the process and to inform them of their right and options as tenants or leaseholders;</u> - <u>The appointment of an architect to begin drawing up the site masterplan in consultation with the Residents Steering Group, including capacity testing, resulting in potential development options.</u> - <u>The conducting of financial appraisals of the development options;</u> - <u>Discussion with residents on the finds of the above studies, seeking agreement to the selection of a preferred proposal;</u> - <u>Working up the preferred proposal for planning permission, including decant arrangements and the phasing of development;</u> - <u>Appointment of a contractor to commence works.</u> |
| TAMM42 | SS3 | <p>Add a new 'Development Guideline' as follows:</p> <p><u>The southern portion of the site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.</u></p> |
| TAMM43 | SS4 | <p>Amend the 2nd sentence of the 'Site Commentary' to read:</p> <p>Residential uses will be permitted to <u>cross-subsidise renewed optimise the delivery of renewed</u> employment uses which will be aimed at creating flexible workspace for businesses in the knowledge-driven economy.</p> |
| TAMM44 | SS4 | <p>Add a new 'Development Guideline' as follows:</p> |

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| | | <u>This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.</u> |
| TAMM45 | TG2 | <p><i>Amend the 'Development Guidelines' to include a new bullet to read:</i></p> <p><u>Proposals will be expected to ensure appropriate provision of the community use, both in terms of form and function, in consultation with the existing site users and other stakeholders as appropriate.</u></p> |
| TAMM46 | TG3 | <p><i>Amend Site Allocation TG3 to read:</i></p> <p>Subject to reprovision of the Police Station Locally, <u>site redevelopment to optimise the use of land, in accordance with a site-wide masterplan which addresses opportunities</u> for conversion of the existing police station to include commercial space for SME and start up businesses, <u>and R</u> redevelopment of Reynardson Court, and the car park to the rear, for improved housing stock and improved/enhanced open space.</p> |
| TAMM47 | TG3 | <p><i>Amend Site Requirements to include an additional bullet to read:</i></p> <p><u>Proposals will be expected to demonstrate through the site-wide masterplan that a range of options have been considered to deliver the most optimal and sustainable use of the land and buildings.</u></p> |
| TAMM49 | Paragraph 5.67 | <p><i>Additional text to paragraph 5.67 second bullet:</i></p> <p><u>In addition, there are a number of a number of grade II listed buildings requiring repair, and viable reuse</u></p> |
| TAMM50 | Paragraph 5.92 | <p>Amend 4th sentence of paragraph 5.92 to read:</p> <p>The northern part of the area is predominantly occupied by a number of local businesses such as timber merchants, car mechanics and metalwork fabrication, <u>which also includes a safeguarded waste facility.</u></p> |
| TAMM51 | Paragraph 5.94 | <p><i>Amend the sixth bullet point of paragraph 5.94 final to read:</i></p> <p>Serves as the heart of <u>a new or expanded centre in</u> the High Road West area and a welcoming gateway into North Tottenham from the west, including White Hart Lane Station <u>and linking through to the new THFC stadium.</u></p> |
| TAMM52 | Table 5 | <p><i>Amend the table heading to read "North Tottenham <u>Indicative</u> Site Capacities" and following Table 5 insert a new paragraph to read as follows:</i></p> <p><u>The site allocations NT3, NT5 and NT7 all have frontages on to the High Road and are to form part of the expanded or new town centre delivering a combined total of 50,000m² of town centre uses. The precise boundary of the</u></p> |

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| | | <u>Centre is still to be defined, and, therefore, how this quantum of new town centre floorspace is delivered between the sites may vary from that indicated in Table 5 above, especially if this results in a better and more functional townscape layout. Any retail schemes coming forward as a significant component of the town centre use will need to be tested as part of any planning application(s) to demonstrate compliance with national retail planning tests, namely sequential and impact tests.</u> |
| TAMM53 | NT3 | <p><i>Include a new ‘Site Requirement’ to read as follows:</i></p> <p><u>Development will achieve a high quality town centre landscape consistent with provision across the neighbouring site allocations NT7 and NT5</u></p> |
| TAMM54 | NT3 | <p><i>Add a new ‘Development Guideline’ as follows:</i></p> <p><u>This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.</u></p> |
| TAMM55 | NT4 | <p><i>Add the following within the ‘Planning designation’ section:</i></p> <p><u>Partially in Flood Zone 2</u></p> |
| TAMM56 | NT4 | <p><i>Amend the third bullet point under ‘Development Guidelines’ to read:</i></p> <p>The potential for new employment <u>and leisure</u> opportunities to be developed along Park Lane ...</p> |
| TAMM57 | NT4 | <p><i>Add a ‘Development Guideline’ as follows:</i></p> <p><u>The eastern portion of the site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.</u></p> |
| TAMM58 | NT4 | <p><i>Add a ‘Development Guideline’ as follows:</i></p> <p><u>The western portion of the site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.</u></p> |
| TAMM59 | NT5 Policies map | <i>Amend the boundary to Site Allocation NT5 and the North Tottenham Growth Area to exclude 21-35 Headcorn Road and 1-19 Penshurst Road.</i> |
| TAMM60 | NT5 | <p><i>Add a further ‘Planning designation’ applying to the site as follows:</i></p> <p><u>Partially in Flood Zone 2</u></p> |
| TAMM61 | NT5 | <i>Amend 5th bullet under ‘Site Requirements’ to read:</i> |

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| | | <p>New retail provision to enlarge the existing shopping parade local centre, or creating a new local centre, opposite to and incorporating appropriate town centre uses within the new stadium, including the new Moselle public square. This should complement not compete with Bruce Grove District Centre.</p> |
| TAMM62 | NT5 | <p><i>Amend the ninth bullet point under ‘Site Requirements’ to read as follows:</i></p> <p>The regeneration of heritage assets should be considered where the benefits of change and sympathetic development can enhance the overall feasibility and benefit of future investment into the future of heritage buildings in the area. Where feasible, viable uses should be sought for existing heritage assets, which may require sensitive adaptations and sympathetic development to facilitate.</p> |
| TAMM63 | NT5 | <p>Delete 3rd bullet under ‘Development Guidelines’.</p> <p>Part of the site has a licensed waste capacity, and this will need to be reprovided before development of this section of the site can commence in line with Policy SA4.</p> |
| TAMM64 | NT5 | <p><i>Add a new ‘Development Guideline’ as follows:</i></p> <p>This central portion of the site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.</p> |
| TAMM65 | NT6 | <p><i>Add a new ‘Development Guideline’ to read as follows:</i></p> <p>This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.</p> |
| TAMM66 | NT7 | <p><i>Update the “Indicative Development Capacity” row in Site Description table to account for development consented on the site by planning permissions:</i></p> <p><i>The Northern Development Permission HGY/2011/2350 & HGY/2013/1976</i></p> <p><i>The Southern Development Permission HGY/2011/2351</i></p> <p><i>Stadium Basement Permission HGY/2015/0964</i></p> <p><i>Hybrid Development Permission HGY/2015/3000</i></p> |
| TAMM67 | NT7 | <p><i>Add a further ‘Planning designation’ as follows:</i></p> <p>Partially in Flood Zone 2</p> |
| TAMM68 | NT7 | <p><i>Amend Site Allocation NT7 Part A to read:</i></p> |

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| | | Redevelopment of the existing football stadium to increase match day capacity, with the introduction of residential, commercial, retail , education, community, leisure and hotel uses, and improved public realm across the site. |
| TAMM69 | NT7 | <p><i>Amend seventh bullet point under 'Site Requirements' as follows:</i></p> <p>The leisure-retail/commercial uses should be complementary and not compete with the uses proposed on the expanded Local Centre on the western side of the High Road within the High Road West area."</p> |
| TAMM70 | NT7 | <p><i>Add a further 'Development Guideline' to read as follows:</i></p> <p>Part of the site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.</p> |
| TAMM71 | NT7 | <p><i>Add a further 'Development Guideline' to read as follows:</i></p> <p>This site is in a Critical Drainage Area, and any development proposals should refer to the Local Flood Risk Management Strategy.</p> |
| TAMM73 | TH2 | <p><i>Amend the First 'Site Requirement' to read:</i></p> <ul style="list-style-type: none"> • Development will be required to be accompanied by a District Centre-wide masterplan that accords with the principles set out in the most up-to-date Council-approved masterplan for the wider Growth Area. It should show ing how development it will complement: <ul style="list-style-type: none"> - Existing/retained parts of the site; - Existing extant planning permissions; and - The requirements of this, and other District Centre policies; and <p>The recommendations of the District Centre Framework, or other adopted masterplans for the District Centre.</p> |
| TAMM74 | TH2 | <p><i>Add a further 'Development Guideline':</i></p> <p>This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.</p> |
| TAMM75 | TH3 | <p><i>Add a further 'Development Guideline' to read as follows:</i></p> <p>This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.</p> |
| TAMM76 | TH6 | <p><i>Amend the first 'Site Requirements' to read:</i></p> <p>The site will hold is within a Designated Employment Area: Regeneration Area status and proposals for mixed-use employment-led development will be supported, where appropriate to recognise the contribution to the local economy that this site can make. It is anticipated that the redevelopment of this site will not create a net reduction in</p> |

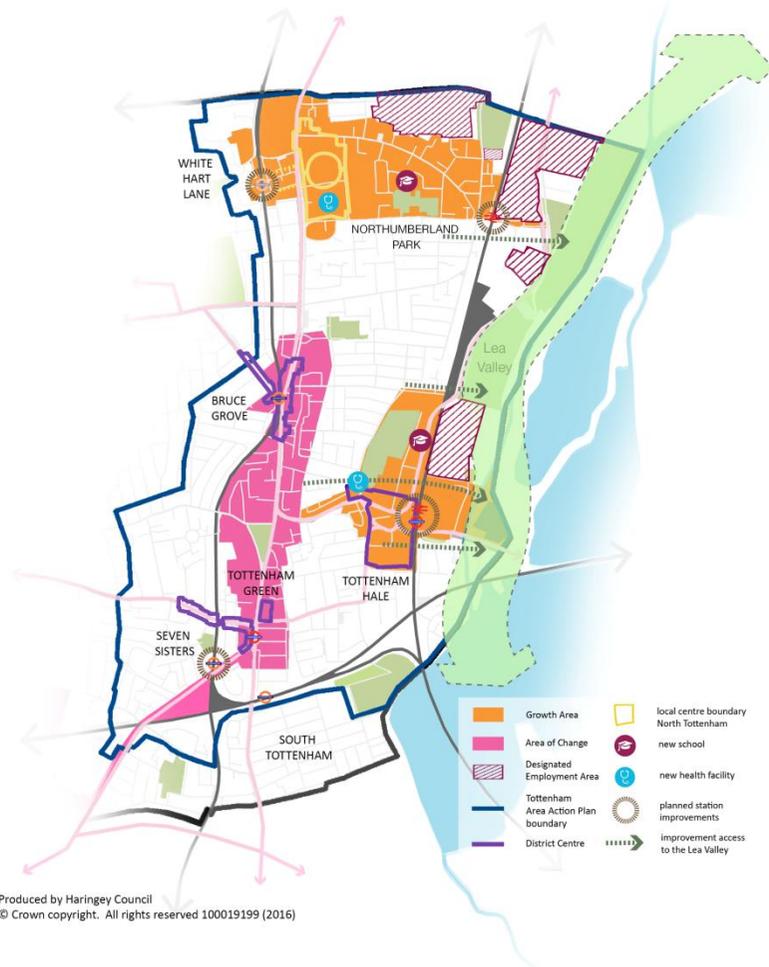
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| | | employment floorspace. |
| TAMM77 | TH6 | <p><i>Amend the third 'Site Requirements' to read:</i></p> <p>Residential development will only be acceptable for the purpose of cross-subsidising <u>making viable</u> the reprovision of employment floorspace.</p> |
| TAMM79 | TH6 | <p><i>Add a further 'Development Guideline':</i></p> <p><u>This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.</u></p> |
| TAMM81 | TH7 | <p><i>Add a further 'Development Guideline' as follows:</i></p> <p><u>This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.</u></p> |
| TAMM82 | TH8 | <p><i>Add a further 'Development Guideline' as follows:</i></p> <p><u>This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.</u></p> |
| TAMM84 | TH9 | <p><i>Amend the second 'Site Requirements' to read:</i></p> <p>The site will hold is within a Designated Employment Area: Regeneration Area status to recognise the contribution to the local economy that this site can make <u>and proposals for mixed-use employment-led development will be supported, where appropriate.</u></p> |
| TAMM85 | TH9 | <p><i>Amend the fourth 'Development Guidelines' to read:</i></p> <p>The Environment Agency will be a key stakeholder in agreeing any new development proposals as the site is just outside of a high flood risk area. <u>In addition</u>, the site is in close proximity to the Walthamstow Marshes SSSI, Lee Valley Ramsar Site and Special Protection Areas. <u>Proposals should protect and enhance the nature conservation value of these sites in line with DM19, and applicants are encouraged to consult Natural England prior to submitting applications.</u></p> |
| TAMM87 | TH10 | <p><i>Add a further 'Planning designation' as follows</i></p> <p><u>Partially in Flood Zone 2</u></p> |
| TAMM89 | TH11 | <i>Delete "Indicative Development Capacity" row/figures in Site Description Table.</i> |
| TAMM90 | TH11 | <p><i>Amend Site Allocation TH11, paragraph 5.173, to read:</i></p> <p>Potential <u>mixed-use employment-led development</u> to increase accessibility, and provide increased <u>maximise</u></p> |

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| | | employment floorspace and <u>provision for</u> warehouse living accommodation. |
| TAMM91 | TH11 | <p><i>Amend paragraph 5.174 to read:</i></p> <p><u>A number of these employment buildings have been subject to unlawful occupation and conversion to residential uses. The Council has made provision for Warehouse Living at this site, having regard to the existing uses and site's potential to deliver mixed-use development. Where these uses demonstrably support new/existing floorspace within mixed use premises, the Council is seeking to expand and coordinate such uses through Policies DM38 and DM39. The recognition and improvement of buildings identified</u> in accordance with Policies <u>DM38 and DM39, which</u> will support the AAP objectives and create a new point of interest within Tottenham Hale where people can live, work and visit.</p> |
| TAMM92 | TH11 | <p><i>Amend the second 'Site Requirement' to read:</i></p> <p>The site <u>will be given is within</u> a Designated Employment Area: Regeneration Area <u>status and proposals for mixed-use employment-led development will be supported, where appropriate, to reflect the Council's aspiration</u> to create a mix of uses on this site through the re-introduction of creative employment uses.</p> |
| TAMM94 | TH12 | <p><i>Amend Site Allocation TH12, paragraph 5.175, to read:</i></p> <p>Potential redevelopment of the sites for <u>commercial-led</u> mixed-use <u>employment-led</u> development <u>with residential</u>.</p> |
| TAMM95 | TH12 | <p><i>Amend the first 'Site Requirement' to read:</i></p> <p>The site <u>will be given is within</u> a Designated Employment Area – Regeneration Area <u>and proposals for mixed-use employment-led development will be supported, where appropriate, status to reflect the Council's aspiration</u> to create a mix of uses <u>on this site</u> through the re-introduction of creative employment uses.</p> |
| TAMM96 | TH12 | <p><i>Amend 2nd sentence of the second 'Site Requirement' to read:</i></p> <p>Residential <u>uses</u> will be permitted to <u>cross-subsidise optimise the delivery of</u> new employment stock, and should be located adjacent to the existing residential uses adjoining the site.</p> |
| TAMM97 | TH13 | <p><i>Amend Site Allocation TH13, paragraph 5.175, to read:</i></p> <p>Potential <u>mixed-use employment-led development</u> to increase accessibility, <u>provide increased maximise</u> employment floorspace and <u>provision for</u> warehouse living accommodation.</p> |
| TAMM98 | TH13 | <p><i>Amend the first 'Site Requirement' to read:</i></p> |

| | | |
|---------|---------------------------|---|
| | | The site <u>will be given is within</u> a Designated Employment Area – Regeneration Area <u>and proposals for mixed-use employment-led development will be supported, where appropriate, status to reflect the Council's aspiration</u> to create a mix of uses <u>on this site</u> through the re-introduction of creative employment uses. |
| TAMM99 | TH13 | <i>Amend second sentence of the second 'Site Requirement' to read:</i> Residential uses will be permitted only on the Stamford Road frontage to <u>cross-subsidise optimise the delivery of</u> new employment stock, and should be located adjacent to the existing residential uses adjoining the site. |
| TAMM100 | TH13 | <i>Add a further 'Development Guideline' as follows:</i> <u>This site is in an area of flood risk, and a Flood Risk Assessment should accompany any planning application.</u> |
| TAMM101 | Monitoring paragraph 6.14 | <i>Insert a new paragraph following paragraph 6.14 to read:</i> <u>Where monitoring indicates that a strategic objective, elements of the AAP spatial strategy, or specific plan targets are not being delivered, the Council will assess the reasons for any departure and may consider, as appropriate, the actions/contingencies listed in the monitoring tables alongside other appropriate interventions.</u> |
| TAMM102 | Appendix A | <i>Include at the end of Appendix A the trajectories for housing, employment floorspace, and retail, as well as a commentary on the trajectory for infrastructure provision. This is set out at the end of this schedule</i> |

Amended Figure 1.4 as follows:

Figure 1.4: Tottenham Area Action Plan Key Diagram



Retain Table 10 in Appendix A, providing the delivery summary but replace the individual sites table with the following Tables:

Table 11: Tottenham AAP Housing Trajectory 2011/12 to 2025/26

| <u>Location & Sites</u> | <u>Status</u> | <u>Total units</u> | <u>Delivery Period</u> | | |
|--|----------------------------|--------------------|----------------------------|----------------------------|----------------------------|
| | | | <u>(2011/12 – 2015/16)</u> | <u>(2016/17 – 2020/21)</u> | <u>(2021/22 – 2025/26)</u> |
| <u>TOTTENHAM HALE GROWTH AREA (5,080 units)</u> | | | | | |
| <u>Completions (including notable schemes)</u> | | | | | |
| <u>Hale Village & Village Tower (HGY/2006/1177), (HGY/2012/2210) & (HGY/2014/1608)</u> | <u>Partially Delivered</u> | <u>2,423</u> | <u>2,170</u> | <u>253</u> | |
| <u>1-13 Herbert Rd</u> | <u>Delivered</u> | <u>11</u> | <u>11</u> | | |
| <u>Stainby Rd (HGY/2010/2025)</u> | <u>Delivered</u> | <u>22</u> | <u>22</u> | | |
| <u>193-197 Broad Lane (HGY/2010/1428)</u> | <u>Delivered</u> | <u>29</u> | <u>29</u> | | |
| <u>Small sites</u> | <u>Delivered</u> | <u>0</u> | | | |
| <u>Sites with Planning Permission</u> | | | | | |
| <u>Small sites</u> | <u>Under construction</u> | <u>0</u> | | <u>0</u> | |
| <u>Small sites</u> | <u>Not started</u> | <u>0</u> | | <u>0</u> | |
| <u>Site Allocations</u> | | | | | |
| <u>Station Interchange (TH2)</u> | | <u>138</u> | | <u>138</u> | |
| <u>Tottenham Hale Retail Park (TH3)</u> | | <u>992</u> | | | <u>992</u> |
| <u>Station Square West (TH4)</u> | <u>Part Pre-app</u> | <u>297</u> | | <u>297</u> | |
| <u>Station Square North (TH5)</u> | <u>Part Pre-app</u> | <u>213</u> | | <u>213</u> | |
| <u>Ashley Road South (TH6)</u> | <u>Part pre-app</u> | <u>444</u> | | <u>222</u> | <u>222</u> |
| <u>Ashley Road North (TH7)</u> | <u>Pre-app</u> | <u>147</u> | | <u>147</u> | |
| <u>Hale Wharf (TH9)</u> | <u>Pre-app</u> | <u>405</u> | | <u>405</u> | |
| <u>Welbourne Centre & Monument Way (TH10)</u> | <u>Part pre-app</u> | <u>298</u> | | <u>298</u> | |

| | | | | | |
|--|---------------------------|--------------|--------------|--------------|--------------|
| <u>Fountayne Rd (TH11)</u> | | <u>113</u> | | | <u>113</u> |
| <u>Herbert Rd (TH12)</u> | | <u>66</u> | | | <u>66</u> |
| <u>Constable Crescent (TH13)</u> | | <u>66</u> | | | <u>66</u> |
| <u>TOTTENHAM HALE GROWTH AREA TOTALS</u> | | <u>5,664</u> | <u>2,232</u> | <u>1,973</u> | <u>1,459</u> |
| <u>NORTH TOTTENHAM GROWTH AREA (3,850 units)</u> | | | | | |
| <u>Completions (including notable schemes)</u> | | | | | |
| <u>Former Cannon Rubber Factory, 881 High Road N15 4RS (HGY/2012/2128)</u> | <u>Delivered</u> | <u>222</u> | <u>222</u> | | |
| <u>Park Tavern pub (HGY/2008/2220)</u> | <u>Delivered</u> | <u>34</u> | <u>34</u> | | |
| <u>Small sites</u> | <u>Delivered</u> | <u>18</u> | <u>18</u> | | |
| <u>Sites with Planning Permission</u> | | | | | |
| <u>700-702 Tottenham High Rd (HGY/2009/1122)</u> | | <u>14</u> | | <u>14</u> | |
| <u>Tottenham Hotspur Stadium (HGY/2015/3000)</u> | <u>Not started</u> | <u>585</u> | | <u>585</u> | |
| <u>Pretoria Road (HGY/2014/1080)</u> | <u>Under Construction</u> | <u>52</u> | | <u>52</u> | |
| <u>72-72a Willoughby Lane (HGY/2014/3430)</u> | | <u>15</u> | | <u>15</u> | |
| <u>Imperial House, Willoughby Lane (HGY/2015/0134) Prior Approval</u> | | <u>40</u> | | <u>40</u> | |
| <u>Small sites</u> | <u>Under construction</u> | <u>2</u> | | <u>2</u> | |
| <u>Small sites</u> | <u>Not started</u> | <u>11</u> | | <u>11</u> | |
| <u>Site Allocations</u> | | | | | |
| <u>Northumberland Park North (NT3)</u> | | <u>472</u> | | | <u>472</u> |
| <u>Northumberland Park Estate</u> | | <u>1,929</u> | | | <u>1,929</u> |

| | | | | | |
|--|---------------------------|--------------|------------|------------|--------------|
| <u>Renewal (NT4)</u> | | | | | |
| <u>High Road West (NT5)</u> | | <u>1,200</u> | | <u>200</u> | <u>1,000</u> |
| <u>North of White Hart Lane (NT6)</u> | | <u>100</u> | | <u>0</u> | <u>100</u> |
| <u>NORTH TOTTENHAM GROWTH AREA TOTALS</u> | | <u>4,694</u> | <u>274</u> | <u>919</u> | <u>3,501</u> |
| <u>SEVEN SISTERS CORRIDOR AREA OF CHANGE (1,730 units)</u> | | | | | |
| <u>Completions (including notable schemes)</u> | | | | | |
| <u>Florentia Court, Vale Road (HGY/2014/2100)</u> | <u>Delivered</u> | <u>12</u> | <u>12</u> | | |
| <u>Small sites</u> | <u>Delivered</u> | <u>14</u> | <u>14</u> | | |
| <u>Sites with Planning Permission</u> | | | | | |
| <u>St Ann's Hospital (SA28) (HGY/2014/1691)</u> | | <u>456</u> | | <u>456</u> | |
| <u>St Ann's Police Station (HGY/2015/3729)</u> | | <u>28</u> | | <u>28</u> | |
| <u>Ward's Corner (HGY/2012/0915) (SS3)</u> | | <u>163</u> | | <u>163</u> | |
| <u>Apex House (SS6) (HGY/2015/2915)</u> | | <u>163</u> | | <u>163</u> | |
| <u>Small sites</u> | <u>Under construction</u> | <u>0</u> | | <u>0</u> | |
| <u>Small sites</u> | <u>Not started</u> | <u>1</u> | | <u>1</u> | |
| <u>Site Allocations</u> | | | | | |
| <u>Gourley Triangle (SS4)</u> | | <u>191</u> | | | <u>191</u> |
| <u>Arena Retail Park (SA29)</u> | | <u>539</u> | | | <u>539</u> |
| <u>Arena Design Centre (SA30)</u> | | <u>40</u> | | <u>40</u> | |
| <u>Crusader Industrial Estate (SA31)</u> | | <u>64</u> | | <u>64</u> | |
| <u>Omega Works (SA32)</u> | | <u>40</u> | | <u>40</u> | |
| <u>Vale/Eade Roads (SA33)</u> | | <u>101</u> | | <u>101</u> | |
| <u>Overbury & Eade Roads</u> | | <u>141</u> | | <u>141</u> | |

| | | | | | |
|--|---------------------------|--------------|------------|--------------|------------|
| <u>(SA34)</u> | | | | | |
| <u>L/b Seven Sisters Road & Tewkesbury Road (SA35)</u> | | <u>63</u> | | | <u>63</u> |
| <u>SEVEN SISTERS CORRIDOR AREA OF CHANGE TOTALS</u> | | <u>2,016</u> | <u>26</u> | <u>1,197</u> | <u>793</u> |
| <u>TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE (525 units)</u> | | | | | |
| <u>Completions (including notable schemes)</u> | | | | | |
| <u>Lawrence Rd Phase 1 (HGY/2012/1983)</u> | <u>Majority Delivered</u> | <u>264</u> | <u>264</u> | | |
| <u>97-99 Phillip Lane (HGY/2008/1738)</u> | <u>Delivered</u> | <u>10</u> | <u>10</u> | | |
| <u>658-660 Tottenham High Rd (HGY/2007/2245)</u> | <u>Delivered</u> | <u>27</u> | <u>27</u> | | |
| <u>596-606 Tottenham High Rd (HGY/2010/0201)</u> | <u>Delivered</u> | <u>36</u> | <u>36</u> | | |
| <u>R/o Tottenham Town Hall</u> | <u>Delivered</u> | <u>109</u> | <u>109</u> | | |
| <u>Protheroe House (2013/2465)</u> | <u>Delivered</u> | <u>50</u> | <u>50</u> | | |
| <u>530-536 High Road N17 9SX (HGY/2013/0745)</u> | <u>Delivered</u> | <u>13</u> | <u>13</u> | | |
| <u>Small sites</u> | <u>Delivered</u> | <u>59</u> | <u>59</u> | | |
| <u>Sites with Planning Permission</u> | | | | | |
| <u>638 High Road N17 0AA (HGY/2012/0427)</u> | | <u>26</u> | | <u>26</u> | |
| <u>Land rear of 318-320 High Rd (HGY/2013/1985) (SS1)</u> | | <u>18</u> | | <u>18</u> | |
| <u>Saltram Close Housing Estate Site C Saltram Close N15 (HGY/2005/1257C)</u> | | <u>15</u> | | <u>15</u> | |
| <u>5 Bruce Grove (HGY/2014/1041)</u> | | <u>13</u> | | <u>13</u> | |
| <u>7 Bruce Grove N17 6RA</u> | | <u>13</u> | | <u>13</u> | |

| | | | | | |
|--|------------------------------------|------------------------|-----------------------|-----------------------|-----------------------|
| (HGY/2012/0563) | | | | | |
| 2 Chestnut Rd (HGY/2013/0155) | | 64 | | 64 | |
| Small sites | Under construction | 9 | | 9 | |
| Small sites | Not started | 2 | | 2 | |
| Site Allocations | | | | | |
| Lawrence Rd Phase 2 (SS2) | Pre-app | 178 | | 178 | |
| Tottenham Police Station & Reynardson Court (TG3) | | 30 | | 30 | |
| Tottenham Chances & Nicholson Court (TG2) | | 34 | | | 34 |
| Bruce Grove Station (BG2) | | 11 | | 11 | |
| Bruce Grove Snooker Hall & Banqueting Suite (BG3) | | 49 | | | 49 |
| Tottenham Delivery Office (BG4) | | 49 | | | 49 |
| TOTTENHAM HIGH ROAD CORRIDOR AND BRUCE GROVE AREA OF CHANGE TOTALS | | 1,079 | 568 | 379 | 132 |
| TOTALS | | 13,453 | 3,100 | 4,468 | 5,855 |

[7.10](#) In accordance with Policy SP8, a net increase of 23,800m² of B Class employment floorspace is required across the borough up to 2026. The Tottenham area contains the majority of the borough's remaining large industrial estates and therefore has a significant role in meeting the increased floorspace requirement. The Tottenham AAP identifies a number of strategic sites where employment-led, mixed use redevelopment is promoted to secure the renewal or reconfiguration of existing floorspace. These sites are set out in the Table 12 below. An indicative employment floorspace capacity for each site is also shown; however it is recognised that these figures are indicative and are gross floorspace. The actual amount of floorspace (gross and net) will depend on the floorspace to be retained and reconfigured, the achievement of the maximum employment floorspace on existing employment sites having regard to the proposed overall mix, site layout and constraints, and viability.

Table 12 Tottenham AAP Employment Trajectory

| <u>Site Allocation Reference</u> | <u>Site Allocation Address</u> | <u>Indicative Employment Floorspace</u> | <u>6-10 years (2016/17-20/21)</u> | <u>11-15 years (2021/22-2025/26)</u> |
|----------------------------------|--|---|-----------------------------------|--------------------------------------|
| <u>SS2</u> | <u>Lawrence Road</u> | <u>1,390m²</u> | <u>1,390m²</u> | |
| <u>SS4</u> | <u>Gourley Triangle</u> | <u>6,570m²</u> | | <u>6,570m²</u> |
| <u>TG3</u> | <u>Tottenham Police Station and Reynardson Court</u> | <u>1,230m²</u> | <u>1,230m²</u> | |
| <u>BG2</u> | <u>Bruce Grove Station</u> | <u>100m²</u> | <u>100m²</u> | |
| <u>BG4</u> | <u>Tottenham Delivery Office</u> | <u>370m²</u> | | <u>370m²</u> |
| <u>NT3</u> | <u>Northumberland Park North</u> | <u>340m²</u> | | <u>340m²</u> |
| <u>NT4</u> | <u>Northumberland Park Estate Renewal</u> | <u>1,550m²</u> | | <u>1,550m²</u> |
| <u>NT5</u> | <u>High Road West</u> | <u>4,350m²</u> | <u>2,175m²</u> | <u>2,175m²</u> |
| <u>NT7</u> | <u>Tottenham Hotspur Stadium</u> | <u>730m²</u> | <u>730m²</u> | |
| <u>TH3</u> | <u>Tottenham Hale Retail Park</u> | <u>13,900m²</u> | | <u>13,900m²</u> |
| <u>TH5</u> | <u>Station Square North</u> | <u>7,350m²</u> | <u>7,350m²</u> | |
| <u>TH6</u> | <u>Ashley Road South Employment Area</u> | <u>15,300m²</u> | <u>7,650m²</u> | <u>7,650m²</u> |
| <u>TH8</u> | <u>Hale Village</u> | <u>4,000m²</u> | <u>4,000m²</u> | |
| <u>TH9</u> | <u>Hale Wharf</u> | <u>3,200m²</u> | <u>3,200m²</u> | |
| <u>TH11</u> | <u>Fountayne Road</u> | <u>3,900m²</u> | | <u>3,900m²</u> |
| <u>TH12</u> | <u>Herbert Road</u> | <u>2,300m²</u> | | <u>2,300m²</u> |
| <u>TH13</u> | <u>Constable Crescent</u> | <u>2,300m²</u> | | <u>2,300m²</u> |
| | <u>TOTAL</u> | <u>68,880m²</u> | <u>27,825m²</u> | <u>41,055m²</u> |

7.11 In accordance with Strategic Policy SP10, the Local Plan establishes a requirement for an increase in retail provision of 23,995m² floorspace (13,800m² comparison goods and 10,195m² convenience) across the borough up to 2026. To meet this requirement, the Tottenham AAP identifies sites with potential to deliver 85,570m² of town centre uses floorspace. The vast majority of this town centre floorspace is anticipated to be within the retail Use Classes and includes the reorientation of the Retail Park in Tottenham Hale to a District Centre and the expansion of a leisure-oriented local centre in North Tottenham. It is important to note that the figures set out in Table 12 are gross and indicative, and as mentioned in relation to the Tottenham Retail Park will replace the existing big box retailing with a more fine-grained, mixed use, walk-to retail typology. This may therefore not result in a significant change in the total on-site retail floorspace.

Table 12 Town Centre, including retail floorspace, Trajectory

| <u>Development Plan Document</u> | <u>Site Allocation Reference</u> | <u>Site Allocation Address</u> | <u>Indicative Town Centre Floorspace, inc retail</u> | <u>6-10 years (2016/17-20/21)</u> | <u>11-15 years (2021/22-2025/26)</u> |
|-----------------------------------|----------------------------------|--|--|-----------------------------------|--------------------------------------|
| <u>Tottenham Area Action Plan</u> | <u>SS5</u> | <u>Ward's Corner</u> | <u>3,700m²</u> | <u>3,700m²</u> | |
| | <u>SS6</u> | <u>Apex House & Seacole Court</u> | <u>1,600m²</u> | <u>1,600m²</u> | |
| | <u>TG3</u> | <u>Tottenham Police Station and Reynardson Court</u> | <u>490m²</u> | <u>490m²</u> | |
| | <u>BG2</u> | <u>Bruce Grove Station</u> | <u>100m²</u> | <u>100m²</u> | |
| | <u>BG3</u> | <u>Bruce Grove Snooker Hall & Banqueting Suite</u> | <u>850m²</u> | | <u>850m²</u> |
| | <u>NT3</u> | <u>Northumberland Park North</u> | <u>340m²</u> | | <u>340m²</u> |
| | <u>NT4</u> | <u>Northumberland Park Estate Renewal</u> | <u>1,550m²</u> | | <u>1,550m²</u> |
| | <u>NT5</u> | <u>High Road West</u> | <u>11,740m²</u> | <u>5,870m²</u> | <u>5,870m²</u> |
| | <u>NT6</u> | <u>North of White Hart Lane</u> | <u>1,000m²</u> | <u>500m²</u> | <u>500m²</u> |
| | <u>NT7</u> | <u>Tottenham Hotspur Stadium</u> | <u>36,600m²</u> | <u>36,600m²</u> | |
| | <u>TH2</u> | <u>Station Interchange</u> | <u>2,400m²</u> | <u>2,400m²</u> | |
| | <u>TH3</u> | <u>Tottenham Hale Retail Park</u> | <u>13,900m²</u> | | <u>13,900m²</u> |
| | <u>TH4</u> | <u>Station Square West</u> | <u>5,200m²</u> | <u>5,200m²</u> | |
| | <u>TH8</u> | <u>Hale Village</u> | <u>6,100m²</u> | <u>6,100m²</u> | |
| | | <u>TOTAL</u> | <u>85,570m²</u> | <u>62,560m²</u> | <u>23,010m²</u> |

7.12 The physical and social infrastructure required to support the development and growth planned for in Tottenham, through both the Strategic Policies DPD and the Tottenham AAP, is set out in the Council's Infrastructure Delivery Plan (IDP). The IDP is intended to be a live document and will be updated regularly to take into account the monitoring of infrastructure delivery and changes to the service plans and funding commitments of the delivery bodies. For the latest position on the infrastructure requirements, and delivery against these, please visit the Council's website <http://www.haringey.gov.uk/localplan>