Full Council – 23 November 2015

AGENDA ITEM

13. HARINGEY'S LOCAL PLAN (PAGES 1 - 1882)

Appendices B, D, F H & I

Haringey LONDON

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Schedule of Alterations to the Strategic Policies DPD **Regulation 21(1)(c) Consultation Statement** **October 2015**	

1. Introduction

1.1 Haringey's Strategic Policies DPD was adopted by the Council in March 2013. The purpose of the Strategic Policies DPD is to set out the long-term vision for how the Borough, and the places within it, should be developed by 2026, and to set out the Council's strategy for achieving that vision. In particular, it identifies the broad locations for delivering housing and other strategic development needs such as employment, retail, leisure, community facilities and other uses. It also sets the context for the other development plan documents that make up the Haringey Local Plan.

1.2 Since the Strategic Policies were adopted there have been a number of changes in the overarching policy framework, including at the national and regional level, which affect planning locally. These changes include:

- The 2011 Census, which set out higher than previously projected population growth figures London, prompting the Mayor of London to prepared the Draft Further Alterations to the London Plan (FALP) that significantly increased Haringey's strategic housing target from 820 homes per annum to 1,502 homes per annum – an 83% increase;
- Changes to permitted development rights, which give greater scope for the permitted change of use of offices and shops to go to residential development, as well as provision for larger residential extensions;
- Changes to the National Planning Practice Guidance (NPPG), most recently to clarify that development contributions for affordable housing should not be sought from developments of 10-units or less, putting it at odds with Haringey's Local Plan Strategic Policy SP2(7), which requires residential schemes for 1-9 units to provide 20% affordable housing;

- The introduction of both a Mayoral and Haringey Community Infrastructure Levy (CIL), which changed the way in which new development contributed financially or in kind towards the provision of strategic and local infrastructure required to support sustainable communities;
- The preparation of further key local evidence base studies, including an Open Spaces study, an Urban Characterisation Study, and a Strategic Housing Market Assessment, as well as updates to existing studies on Employment Land, Development Viability and the pan-London wide Strategic Housing Land Availability. These new and updated studies reflect the current state of the environment with respect to the local economy and demands for various land uses, which has changed significantly since the recession when the bulk of studies to inform the Strategic Policies were undertaken; and
- The new Housing Zone designation to be applied to Tottenham, which will see significant public and private investment committed to the area to unlock its development potential and accelerate housing delivery, prompting the Council to prepare a comprehensive regeneration framework for the area along with a dedicated Area Action Plan.

1.3 In light of these changes, the Council has identified a number of alterations, vast majority of which are factual updates, which need to be made to the Strategic Policies to bring it up to date and ensure it remains consistent with the current national and regional planning position. Given that the policies of the Strategic Policies were only recently adopted, having been found sound and consistent with the National Planning Policy Framework and the London Plan, the Council considered that a partial review of its Strategic Policies is appropriate.

1.4 Consultation on the Schedule of Proposed Alterations to the Haringey Strategic Policies DPD took place between 9 February and 27 March 2015. The consultation was undertaken in accordance with the then adopted Council Statement of Community Involvement (2011) (which has subsequently been updated) and in line with the Planning and Compulsory Purchase Act 2004 (as amended) and the Town and Country Planning (Local Planning) (England) Regulations 2012. These regulations require the Council to produce a statement (the 'Consultation Statement') setting out the consultation undertaken in the course of proposing to alter the local plan document, a summary of the main issues raised to consultation, and to detail how the Council took account of the comments received in preparing the final Schedule of Alterations – the pre-submission version.

2. Summary of consultation undertaken

2.1 Following Haringey Council's Cabinet endorsement of the Schedule Proposed of Alternations to the Strategic Policies, at their meeting of 20 January 2015 (see http://www.minutes.haringey.gov.uk/ieListDocuments.aspx?CId=118&MId=6976) the Schedule, and the 'preferred option' drafts of three other local plan documents, was published for public consultation from 9 February to 27 March 2015. Representations were also invited on the Sustainability Appraisal during this period.

2.2 A formal notice setting out the proposals matters and representations procedure was placed in the local newspaper on the 12 February 2015 (see **Appendix A**). In addition, on 9 February a total of over 1,200 letters (see **Appendix B**) were sent by post or email to all contacts registered on the Local Plan consultation database (see **Appendix C**), including all appropriate general consultation bodies. Enclosed with the letter was the

Statement of the Representations Procedure (see **Appendix D**). Those emailed were also provided with the web link to the documents on the Council's consultation web pages. All specific consultation bodies were sent a letter by post (see **Appendix E**) on 9 February. Enclosed with the letter was a hard copy of the Schedule of Proposed Alterations, the Statement of the Representations Procedure, and a copy of the Sustainability Appraisal Report.

2.3 Reference and 'for short term loan' copies of the Schedule of Proposed Alterations were made available at the Haringey Civic Centre, the Planning Reception at River Park House, and all libraries across the Borough, alongside hard copies of the Sustainability Appraisal Report and the Statement of the Representations Procedure. The documents were also made available to view and download from the Planning Policy web pages of the Council's website.

2.4 In addition to the above, and in an effort to engage the wider public in the consideration of the Proposed Alterations to the Strategic Policies, and the draft local plan documents, articles were placed in the February editions of the Haringey People Magazine (which is delivered to all households in the Borough) and the Tottenham News. The following series of drop in sessions and public meetings were also held:

- Turner Avenue Steering Group (22 Jan)
- Park Grove and Dunsford Road Steering Group (29 Jan)
- St Ann's & Haringey Area Forum Meeting (3 Feb)
- Northumberland Park Area Forum (5 Feb)
- Tunnel Gardens / Blake Estate Residents Meeting (5 Feb)
- Highgate & Muswell Hill Area Forum (5 Feb)
- Tamar Residents Meeting (12 Feb)
- Reynardson Residents Meeting (12 Feb)
- River Park House drop in session (16 Feb)
- Tangmere Steering Group (18 Feb)
- Broad Water Farm RA (18 Feb)
- Turner Avenue Drop in Session (Sat 21 Feb)
- High Road West / Love Lane RA (25 Feb)
- Wood Green Library drop in session (25 Feb)
- River Park House Member drop in session (4 Mar)
- Hillcrest RA (9 Mar)
- West Green & Bruce Grove Area Forum (9 Mar)
- Muswell Hill Library Drop in Session (10 Mar)

- Stellar House, Altair Close, The Lindales and Bennetts Close Residents and Community Association (10 Mar)
- 163 Park Lane Drop in Session (11 Mar)
- Northumberland Park and Park Lane Residents and Community Association (12 Mar)
- All Ward Member drop in session (18 Mar)
- Headcom & Tenterden Residents Association (24 Mar)
- Summersby Road RA (26 Mar)

2.5 Initially the consultation period was to run for only six weeks from 9 February to 23 March 2015. However, the Council received a number of requests to extend the period to provide more time for people to respond. Members therefore agreed to extend the consultation period to 27 March, noting that the Purdah period for the general election was to commence on 30 March 2015. On 17 March a reminder email was sent out to those on the consultation database to remind people to make their comments on the documents and inform them of the new extended date by which representations should be received.

2.6 The aim of the consultation was to invite public and stakeholder views and comments on the Schedule of Proposed Alternations, as well as to the proposed policies or sites being put forward for consideration in the other three draft Local Plan document, and to enable consultees to offer up further information, to enable the preparation of the next iterations of the documents – the pre-submission versions.

3. Who responded and number of representations received

3.1 52 consultation responses were received to the Proposed Schedule of Alterations. These came from various organisations and individuals, including 19 from local residents; 9 from local residents associations and interest groups; 11 from agents on behalf of landowners; and 9 from statutory bodies or NGOs. Table 3.1 below provides a full list of the respondents. In total, 209 individual comments were made that were considered and responded to by the Council (see **Appendix F**).

Table 3.1: List of Respondents to the Proposed Schedule of Alterations to the Strategic Policies DPD

ID No.	Respondent	ID No.	Respondent Name
148	Ghazale Jamsheed	581	Anonymous
249	Hornsey Action Group	584	Rapleys on behalf of Lasalle Investment Management
259	Archdeacon of Hampstead Fr Luke Miller	608	Home Builders Federation
262	Bilfinger GVA on behalf of Safestore	609	Apcar Smith Planning on behalf of Wedge Investments
265	Savills on behalf of NHS Property Services	621	Andie Frost
267	Jane Goodsir	623	Cllr Felicia Opoku

268	Colin Kerr & Simon Fedida	630	Lillian Kaluma
346	Mary Rawitzer	633	Anne Gray
375	Hillcrest Residents Association	638	Fiona Scott
376	Highgate School	640	George Soteris
408	Mario Petrou	644	Wards Corner Coalition
413	Natural England	645	Keith Dobie
414	Greater London Authority	648	Jennifer Williams
415	Transport for London	657	Canal & Rivers Trust
418	Sport England	659	Haringey Federation of Residents Associations
421	Historic England	661	Tottenham Business Group
422	Environment Agency	668	Defend Council Housing
509	CgMS on behalf of Parkstock Ltd	669	HTA Design on behalf of The Woodgate Group
527	Tom Peters on behalf of WHAT	685	London Gypsy & Traveller Unit
528	Bethany Gardiner-Smith on behalf of WHAT	694	Iceniprojects on behalf of Berkeley Homes
538	Abi Sehmi	695	Russel Dove
562	Cllr John Bevan	698	Savills on behalf of the London Diocesan Fund
564	Savills on behalf of Archway Apartments	813	Lynne Zilkha
567	Page Green Residents Association	818	Our Tottenham - Claire Colomb
569	Enid Hunt	824	Janet Shapiro on behalf of Hornsey Pensioners Action Group
579	Laura Harrison	825	Andy Theodorou

4. Summary of main comments / issues raised and Council's response to these

4.1 At the close of consultation on the Schedule of Proposed Alterations, Council officers considered the representations received. Provided below is a summary of the main issues raised and Council's consideration and response to these.

Consultation

4.2 Notwithstanding the number of people notified and events held, criticism was still received on the extent and adequacy of the consultation process. In particular, a number of respondents complained about the length of the consultation period, which they considered should have been significantly longer given there were four draft documents to respond to as well as a raft of new and updated evidence base studies. Whilst meeting the obligations within the Council's adopted Statement of Community Involvement (2011), officers have subsequently meet with some of the concerned parties representing some of

the residents groups to see how consultation on the documents could be improved, and where feasible, these new techniques and standards will be incorporated in the update to the Council's Statement of Community Involvement (which was recently out for public consultation). The Council will also be seeking to ensure that the lessons learnt, and feedback received, on the earlier consultation process can be incorporated into the pre-submission consultation.

Alterations

4.3 In respect of the alterations to Strategic Policy SP1: Managing Growth, a large number of comments (24) were received on the **uplift in housing growth** that needs to be managed within the Borough as a result of the updated London Plan (2015). Those representing the development industry and landowners, as well as the statutory bodies, welcomed the fact that the Council had chosen to undertake a partial review of its Strategic Policies DPD to take account of the new housing figure. Conversely, a number of local residents and resident groups were concerned with the ability of the borough to accommodate and manage an additional 19,800 net new homes between 2011 - 2026, and the impact of such growth on infrastructure, amenity, open spaces and the character of the borough. Most requested that the Council reduce this figure.

4.4 Unfortunately, the opportunity to challenge Haringey's uplift to its strategic housing requirement was through the consultation and examination into the Further Alterations to the London Plan in 2014. Having now been adopted, the borough housing figures in the 2015 London Plan are a key tenet of the regional spatial strategy for the Capital, and Haringey's Local Plan must give effect to this to be considered 'sound'. As there was no scope to reduce the housing figure, no changes were made in response to the representations received. However, in responding to residents' concerns, attention was drawn to the policy requirements in the other DPDs which seek to ensure adverse impacts from development are avoided or mitigated; that new development is of high quality; and makes a significant contribution to improving the quality of the place and the local environment, as well as to residents wellbeing through delivery of community benefits. It was also noted that the Site Allocations DPD and Tottenham AAP, allocate sufficient sites with capacity to accommodate all of the growth planned, and as part of finalising the Schedule of Alterations, the Council had refreshed its Infrastructure Delivery Plan.

4.5 In addition to the amount of growth, several respondents raised concerns with **the spatial distribution**. In particular, that the ability of Tottenham to accommodate an additional 10,000 homes was unrealistic and potentially harmful to the character and environment of the area, and would exacerbate existing problems such as over-crowding and deficiencies in existing infrastructure serving the area.

4.6 In response, it was noted that both Tottenham and Haringey Heartland/Wood Green were identified in the 2013 Strategic Policies DPD as areas that can accommodate significant growth & change and have the capacity to do so. These areas are to benefit from significant inwards investment, delivering new jobs, better transports links, and new and improved social infrastructure. As a percentage of land area, growth areas represent a relatively small portion of the borough, the vast majority of existing communities will not be subject to significant change, including communities within Tottenham, and local planning policies are in place to preserve existing character, especially that of value to the local community. It was also noted that the new housing is

required to meet local housing needs to address matters such as over-crowding. Without new housing provision, such issues will remain and are likely to worsen. No changes were therefore proposed to the Alterations as a result of these comments.

4.7 The vast bulk of comments received were made in respect of the Alterations to Strategic Policy SP2: Housing. In particular, the key issue raised was in respect of the policies on **affordable housing**. Firstly, there was opposition from local residents and community groups to **reducing the strategic affordable housing target from 50% to 40%**. Most considered affordable housing to be an essential component to maintaining community life, enabling low income households to continue to live in Haringey and contributing to the vibrant and diverse communities that exist. While the development industry broadly supported the reduction, the reason why the affordable housing target has to be reduced remains the fact that current evidence on development viability does not support the retention of the 50% target.

4.8 Related to the above, were concerns regarding the **affordability of the affordable housing** to be secured. Most respondents consider 'affordable rent', which can be up to 80% market rent, to not be affordable in a Haringey context. Several respondents requested that social rented affordable housing be prioritised through the policy. In response, it was noted that, while the definition of affordable housing includes both 'affordable rent' and 'social rent', it is only the former that can attract grant. While the Council can negotiate provision of 'social rent', the absence of grant and rents at up to 80% impacts significantly on viability and would result in significantly less affordable housing being secured. It is therefore a trade-off between the level of affordability and the amount of affordable housing to be secured. The revised target of 40% is predicated on securing 'affordable rent and intermediate housing'. If this was to be re-orientated to securing 'social rent', this target would need to be drastically reduced further, which the Council considers unacceptable. Further amendments were however proposed to more clearly set out the definition of 'affordable housing' in the glossary and a commitment was also made to reviewing all four documents to ensure the affordable housing terminology used is correct and consistent.

4.9 As part of the proposed Alterations, the Council had consulted on whether or not the existing policy seeking an **affordable housing contribution from small development schemes** should be withdrawn in light of a ministerial statement stating that small scheme should be effectively exempt from an affordable housing obligation. The Council had maintained that the existing policy, having been subject to consultation and EiP and, through that process, been found to comply with national policy, should remain in effect. The Council's position was supported by local resident groups but the development industry pushed for its removal on the basis that the ministerial statement was to have the status of planning policy. However, since publication of the proposed alterations, the policy status of the Government's ministerial statement has been successfully challenged in the courts and the policy on not seeking affordable housing from small developers on schemes of 10 or less units has been quashed. The extant policy has been subject to consultation and EiP, found consistent with the NPPF, and will therefore be retained unchanged.

4.10 The other key issues that drew significant response and opposition was to the addition of a policy addressing **housing estate renewal**. In particular, there was concern that renewal would result in a significant loss of social rented council housing, privatisation, higher densities impacting on residential amenity, and that there was no clear provision for existing council tenants; specifically no clear information as to whether existing tenants would be offered their tenancy back and/or have the same/similar conditions in regards to their tenancy should they be offered a tenancy. It was felt that these estates

should be improved through the Decent Homes programme, and that, if estates were subject to renewal, there should be not net loss of social housing, with tenants offered similar terms as existing.

4.11 In response it was noted that the plan does not propose a reduction in the total social rented housing stock as a result of estate renewal. Where estate renewal takes place, the total existing social rented floorspace will be replaced but the opportunity will be given to changing the housing mix, so that the new social rented housing might best meet current local housing needs (i.e. replacing 1 & 2 bedroom social rented homes with 3 or 4+ bed family social rented housing). This may result in a reduced amount of total social homes but should ensure the housing better meets the acute housing needs of the Borough. Replacement with higher density development would only be acceptable where it was proposed to improve the public transport accessibility of the site or where existing densities were significantly below what could be achieved on the site through application of the London Plan density matrix.

4.12 It was also noted that the approach to consulting with, and engaging, existing residents in any development proposal on these sites will be set out in the Council's Housing Strategy. Further amendments were therefore made to provide clarification to the outcomes sought by estate renewal and to introduce better linkages with the Council's Housing Strategy, which sets out Council's overall proposals for effectively managing its housing stock and the engagement to be undertaken with existing residents.

4.13 Comments were also received to the alternation Strategic Policy 8 and, therein, to the **projections for employment land demand** for B Class uses (Business, Light Industrial, General Industrial, and Storage & Distribution). The alteration responded to the findings of the Haringey Employment Land Review (2015), which projected a decrease in the forecast demand of new industrial floorspace from 137,000 m^2 to 23,000m^2. The responses perceived this change to mean a loss of employment space and existing businesses, while others queried whether it was counterproductive to reduce the ambition for new employment floorspace at a time when Haringey's population and economy is projected to grow so rapidly, by the London Plan at least.

4.14 In response, it was clarified that the figure of 23,000m^2 still represented a demand for additional employment floorspace, above that already provided across the Borough. The updated evidence base therefore continues to support the strategic policy to safeguard existing employment floorspace for employment uses. It was also noted that, floorspace in B8 uses (Storage and Distribution) will need to be reconfigured over the plan period to meet projected demand for B1a/b (Office and Business floorspace). This change in employment needs is to be realised through reclassification of certain industrial estates to Local Employment Regeneration Areas, providing for employment-led mixed use development that intensifies the employment use of sites, delivering greater job opportunities.

Appendix A – Public Notice of the draft Development Management Policies Issues and Options consultation

Public Notices

Public Notices

LONDON BOROUGH OF HARINGEY
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1998 (as amended)
PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT 1990 PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) REGULATIONS 1990

In order to view the full application details and submit comments please go to the following website address:
http://www.planningservices.haringey.gov.uk/portal/servlets/ApplicationSearchServlet
Any representations concerning the application should be made within a period of 21 days

Affecting Conservation Area

Site/Address:	52 Beechwood Road N8 7NG
Reference:	HGY/2015/0237
Site/Address:	61 Priory Gardens N6 5QU
Reference:	HGY/2015/0268
Site/Address:	26 Kings Avenue N10 1PB
Reference:	HGY/2015/0269
Site/Address:	638A High Road N17 0FD
Reference:	HGY/2015/0270
Site/Address:	38 Stapleton Hall Road N4 3QD
Reference:	HGY/2015/0271
Site/Address:	5 Bruce Grove N17 6RA
Reference:	HGY/2015/0273
Site/Address:	638A High Road N17 0FD
Reference:	HGY/2015/0274
Site/Address:	Land Between 72-76 Tetherdown N10 1NG
Reference:	HGY/2015/0275
Site/Address:	Pavement fronting Page Green Terrace, High Road N15 5PB
Reference:	HGY/2015/0277
Site/Address:	Flat A 66 Florence Road N4 4DP
Reference:	HGY/2015/0278
Site/Address:	20 Talbot Road N15 4DH
Reference:	HGY/2015/0282
Site/Address:	64 Grove Park Road N15 4SN
Reference:	HGY/2015/0283
Site/Address:	18 Avenue Road N6 5DW
Reference:	HGY/2015/0288
Site/Address:	11 Southern Road N2 9LH
Reference:	HGY/2015/0293
Site/Address:	46 Grasmere Road N10 2DJ
Reference:	HGY/2015/0302
Site/Address:	14 Cranbourne Road N10 2BT
Reference:	HGY/2015/0303
Site/Address:	106 Crouch Hill N8 9DY
Reference:	HGY/2015/0308
Site/Address:	21-23 The Broadway N8 8DU
Reference:	HGY/2015/0313
Site/Address:	15 Collingwood Avenue N10 3EH
Reference:	HGY/2015/0316

Haringey Local Plan: Alterations to Strategic Policies, Development Management Policies, Site Allocations Development Plan Document, Tottenham Area Action Plan

The Council is consulting on its emerging Local Plan documents.

This consultation is an initial consultation (Regulation 18 under the Town and Country Planning (Local Planning) (England) Regulations 2012) introducing the content that the documents will cover.

The documents the Council are consulting on are:
- The Alterations to Strategic Policies Document
- Development Management Policies Consultation Document
- Site Allocations Consultation Document
- Tottenham Area Action Plan Consultation Document and

Together these documents will form the Local Development Plan for the area and will be used to make decisions on Planning Applications up until 2026.

The documents are available to view at 6th Floor, River Park House, N22 8HQ, the Civic Centre, High Road, Wood Green, N22 8LE, in local libraries and online at www.haringey.gov.uk/localplan

Responses should be made by email to ldf@haringey.gov.uk or in writing to Planning Policy, 6th Floor, River Park House, Wood Green, N22 8HQ.
The date for responses to be received has changed from **Monday 23rd March 2015** to **Friday 27th March 2015 by 5pm.**

For further details please contact the Planning Policy Team on 020 8489 1479 or email ldf@haringey.gov.uk.

Public Notices

ROAD TRAFFIC REGULATION ACT 1984 – SECTION 14(1)
The Council of the London Borough of Haringey intends to make the Temporary Traffic Orders described below:-

Brantwood Road N17
Reason for 14(1) Order – Footway paving works

Operational dates	General Effect of Order
Date: 23-02-15 to 30-04-15 Time: 24hrs	Suspension of parking on Brantwood Road, N17 on both sides of the road between High Road and Tariff Road, N17 No stopping/waiting/loading/unloading

High Road/ Bromley Road N17
Reason for 14(1) Order – Footway paving works

Operational dates	General Effect of Order
Date: 23-02-15 to 30-04-15 Time: 24hrs	• Suspension of parking on both sides between number 674-710 High Road, N17 • Suspension of parking outside number 1-7 Bromley Road, N17 No stopping/waiting/loading/unloading

Woodside Avenue N6
Reason for 14(1) Order – To provide safe and clear access of large vehicle

Operational dates	General Effect of Order
Date: 17-03-05 to 20-04-15 Time: 24hrs	Suspension of parking from its junction of Great North Road, N6 to the start of the double yellow lines. Immediately before the railway bridge. No stopping/waiting/loading/unloading

Endymion Road/Alroy Road N4
Reason for 14(1) Order – To construction a raised tarmac junction table

Operational dates	General Effect of Order
Date: 05-03-15 to 30-05-15 Time: As and when indicated by signs and barriers	Road closure, at the junction of Endymion Road and Alroy Road, N4 No stopping/waiting/loading/unloading

Gloucester Road N17
Reason for 14(1) Order – Replace manhole cover in the carriageway

Operational dates	General Effect of Order
Date: 05-03-15 to 12-03-15 Time: 9:30 to 15:00	Road closure, from its junction with William Road, N17 to Freedom Road, N17 No stopping/waiting/loading/unloading

The provisions of the Orders shall apply only at such times and as directed by traffic signs. For road closures, alternative routes will be directed by traffic signs. Access will be maintained where possible. For more information contact – 0208 489 1300 or visit our website at www.haringey.gov.uk/traffic_orders
13th February 2015

DOREEN MARY TWEEN (Deceased)
Pursuant to the Trustee Act 1925 any persons having a claim against or an interest in the Estate of the aforementioned deceased, late of 140 Lymhurst Road Wood Green N22 5PA who died on 17/01/2015, are required to send particulars thereof in writing to the undersigned Solicitors on or before 24/04/2015, after which date the Estate will be distributed having regard only to claims and interests of which they have had notice.
PETER BROWN & CO SOLICITORS LLP
Corner House 19 Station Road New Barnet EN5 1QJ hcsave

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Public Notice

ROAD TRAFFIC REGULATION ACT 1984 – SECTION 14(1)
The Council of the London Borough of Haringey has made the Temporary Traffic Orders described below:-

Houghton Road N15
Reason for 14(1) Order – Works to raise kerb stones

Operational dates	General Effect of Order
Date: 16-02-15 to 23-02-15 Time: 09:30 to 15:30	Suspension of parking from its junction with West Green Road, N15 No parking/waiting/loading/unloading

Eade Road N4
Reason for 14(1) Order

Operational dates	General Effect of Order
Date: 27-02-15 to 28-10-16 Time:18:00 to 08:00	Suspension of parking on Eade Road, N4 from its junction with seven Sisters Road on both sides of the road. No parking/waiting/loading/unloading

High Road N22
Reason for 14(1) Order – Carriageway Resurfacing

Operational dates	General Effect of Order
Date between : 02-03-15 to 01-12-15 As indicated by traffic signs Times: 20:00 to 05:00 As indicated by traffic signs	Suspension of parking: 1. Westbury Avenue, N22 between Lakefield Road, N22 and High Road N22 (North side of carriageway). 2. Hornsey Park Road, N8 outside number 40-56 on both sides of the road 3. West Green Road, N15- Green Gate Common side (between Milton Road, N15 and Willow Walk,N15) 4. High Road, N22 Between Station Road, N22 and Turnpike Road, N8 No parking/waiting/loading/ unloading

High Road/Moselle Place/Brereton Road/Paxton Road/ Worcester Avenue/Park Lane Church Road/Church N17
Reason for 14(1) Order – Works to carriageway

Operational dates	General Effect of Order
Date 23-02-15 to 23-08-16 Times: As indicated by traffic signs	1. **HIGH ROAD, N17:** bus stop to be suspended and bus stops relocated location from White Hart Lane Sports centre on both sides of the road. 2. **MOSELLE PLACE, N17:** closure: with its junction with High Road, N17 north side of Moselle Place, N17 suspension of parking 20 metres away from the junction on both sides of the road 3. **BRERETON ROAD, N17 closure:** at its junction with High Road, N17 suspension of parking 20 metres from its junction on both sides of the road. 4. **PAXTON ROAD, N17 closure:** at its junction with High Road, N17 suspension of parking at this location. 5. **WORCESTER AVENUE, N17** suspension of parking . 6. **PARK LANE, N17** suspension of parking from its junction with High Road, N17 to St Pauls Road, N17 7. **CHURCH ROAD: N17** suspension of parking on both sides of the road. 8. **CHURCH LANE, N17** suspension of parking on both sides of road. No parking/waiting/loading/unloading

Cromwell Avenue N6
Reason for 14(1) Order – Building works

Operational dates	General Effect of Order
Date: 02-03-15 to 22-7-15 24hrs	Suspension of parking outside Cloisters Court 77 Cromwell Avenue N6 No parking/waiting/loading/unloading

Tile Kiln Lane N6
Reason for 14(1) Order – Carriageway repair

Operational dates	General Effect of Order
Date: 21-03-15 to 28-03-15 24hrs	Road closure of Tile Kiln Lane, N6 between its junction with Hornsey Lane, N6 and number 10 Tile Kiln Lane, N6 No parking/waiting/loading/unloading

The provisions of the Orders shall apply only at such times and as directed by traffic signs. For road closures, alternative routes will be directed by traffic signs. Access will be maintained where possible. For more information contact – 0208 489 1300 or visit our website at www.haringey.gov.uk/traffic_orders
13th February 2015

Appendix B - Public Notice sent out seeking consultation

London Borough of Haringey Draft Local Plan Consultation (Regulation 18)

The Council is writing to consult on Haringey's draft development plan documents. This suite of documents will form the new Haringey Local Plan, which will become the basis upon which planning applications are decided in the borough. As part of the statutory plan making process, the Council is required to consult. We would be grateful for your comments on the proposed documents during the coming consultation period.

Subject matter:

The four Development Plan Documents below will form Haringey's Local Plan for the period to 2026.

- Alterations to the Strategic Policies (DPD) (adopted 2013)
- Draft Tottenham Area Action Plan: Preferred Option
- Draft Development Management Policies (DPD): Preferred Option
- Draft Site Allocations (DPD): Preferred Option

The Strategic Policies sets out the Council's spatial strategy for how Haringey will develop and grow over the period to 2026. A partial review is proposed to take account of new growth requirements for the Borough as set out in the London Plan as well as the findings of updated evidence base studies. A schedule of proposed changes is subject to public consultation and comment.

The draft Tottenham Area Action Plan proposes a comprehensive set of policies, proposals and site allocations for future development within the Tottenham area based around the four neighborhoods of Tottenham Hale, Bruce Grove, Seven Sisters/Tottenham Green, & North Tottenham.

The draft Development Management Policies DPD sets out the policies that will be used to assess and determine planning applications for development across the borough. Once adopted, the policies will supersede those contained in the Haringey Unitary Development Plan (2006).

The draft Site Allocations DPD allocates 'proposal sites' for development where opportunities have been identified, and identifies new or revised designations to which planning policies will apply (including shopping frontages and reclassification of industrial designated land), outside of the Tottenham AAP area. Once adopted, the proposal sites and designations will appear on the Haringey policies map, replacing that which accompanies the Haringey Unitary Development Plan (2006).

Area covered:

The draft Tottenham Area Action Plan area comprises the wards of Northumberland Park, Tottenham Hale and Tottenham Green, and parts of the Bruce Grove, St. Ann's and Seven Sisters.

The Strategic Policies (Partial Review) and draft Development Management Policies apply to the entire Borough, while the draft Site Allocations DPD applies to that part of the Borough outside of the draft Tottenham AAP boundary.

Period within which representations must be made:

Representations can be made over the six week publication period, beginning on Monday 9th February and ending at 5pm on Monday 23rd March 2015.

Where have the documents been made available, and the places and times at which they can be inspected:

The four DPDs and supporting documentation are available for inspection at the following locations:

- Council's Local Plan Consultation website: www.haringey.gov.uk/localplan ;
- Council's Planning Office: River Park House, 6th Floor, Wood Green, N22 8HQ;
- Council's Civic Offices, High Road, Wood Green, N22 8LE;
- During normal opening hours at all Haringey Council Libraries.

Making a representation:

The Council welcomes comments on the four DPDs. At this early stage in the plan making process there is no prescribed form for how comments are to be made, however, it does help the Council to analyse comments if the comment references the part or section of the document to which they apply. The Council would also encourage people to suggest the changes they would make to the document to address their concern.

Representations can be made:

- by email at: ldf@haringey.gov.uk; or
- by post to: Local Plan Consultation, Planning Policy, Haringey Council, River Park House, 225 High Road, Wood Green, London N22 8HQ.

Please note that all representations received will be made publicly available. If you wish to be notified about the progress of the plan, please note this in your response to the consultation.

Comments must be received by 5pm on Monday 23rd March 2015.

Further information:

Appendix B Alterations to Strategic Policies Consultation Report.

For any further enquiries, please email ldf@haringey.gov.uk or contact the Local Plan Team on Tel. 020 8489 1479.

Appendix C - Letter of Notification sent to Consultees on the Consultation Database and Specific Consultation Bodies

Dear Consultee,

London Borough of Haringey Draft Local Plan Consultation (Regulation 18)

The Council is writing to consult on Haringey's draft development plan documents. This suite of documents will form the new Haringey Local Plan, which will become the basis upon which planning applications are decided in the borough. As part of the statutory plan making process, the Council is required to consult. We would be grateful for your comments on the proposed documents during the coming consultation period.

Subject matter:

The four Development Plan Documents below will form Haringey's Local Plan for the period to 2026.

- Alterations to the Strategic Policies (DPD) (adopted 2013)
- Draft Tottenham Area Action Plan: Preferred Option
- Draft Development Management Policies (DPD): Preferred Option
- Draft Site Allocations (DPD): Preferred Option

The Strategic Policies sets out the Council's spatial strategy for how Haringey will develop and grow over the period to 2026. A partial review is proposed to take account of new growth requirements for the Borough as set out in the London Plan as well as the findings of updated evidence base studies. A schedule of proposed changes is subject to public consultation and comment.

The draft Tottenham Area Action Plan proposes a comprehensive set of policies, proposals and site allocations for future development within the Tottenham area based around the four neighborhoods of Tottenham Hale, Bruce Grove, Seven Sisters/Tottenham Green, & North Tottenham.

The draft Development Management Policies DPD sets out the policies that will be used to assess and determine planning applications for development across the borough. Once adopted, the policies will supersede those contained in the Haringey Unitary Development Plan (2006).

The draft Site Allocations DPD allocates 'proposal sites' for development where opportunities have been identified, and identifies new or revised designations to which planning policies will apply (including shopping frontages and reclassification of industrial designated land), outside of the Tottenham AAP area. Once adopted, the proposal sites and designations will appear on the Haringey policies map, replacing that which accompanies the Haringey Unitary Development Plan (2006).

Area covered:

The draft Tottenham Area Action Plan area comprises the wards of Northumberland Park, Tottenham Hale and Tottenham Green, and parts of the Bruce Grove, St. Ann's and Seven Sisters.

The Strategic Policies (Partial Review) and draft Development Management Policies apply to the entire Borough, while the draft Site Allocations DPD applies to that part of the Borough outside of the draft Tottenham AAP boundary.

Period within which representations must be made:

Representations can be made over the six week publication period, beginning on Monday 9th February and ending at 5pm on Monday 23rd March 2015.

Where have the documents been made available, and the places and times at which they can be inspected:

The four DPDs and supporting documentation are available for inspection at the following locations:

- Council's Local Plan Consultation website: www.haringey.gov.uk/localplan ;
- Council's Planning Office: River Park House, 6th Floor, Wood Green, N22 8HQ;
- Council's Civic Offices, High Road, Wood Green, N22 8LE;
- During normal opening hours at all Haringey Council Libraries.

Making a representation:

The Council welcomes comments on the four DPDs. At this early stage in the plan making process there is no prescribed form for how comments are to be made, however, it does help the Council to analyse comments if the comment references the part or section of the document to which they apply. The Council would also encourage people to suggest the changes they would make to the document to address their concern.

Representations can be made:

- by email at: ldf@haringey.gov.uk; or
- by post to: Local Plan Consultation, Planning Policy, Haringey Council, River Park House, 225 High Road, Wood Green, London N22 8HQ.

Please note that all representations received will be made publicly available. If you wish to be notified about the progress of the plan, please note this in your response to the consultation.

Comments must be received by 5pm on Monday 23rd March 2015.

Appendix B Alterations to Strategic Policies Consultation Report.

Further information:

For any further enquiries, please email ldf@haringey.gov.uk or contact the Local Plan Team on Tel. 020 8489 1479.

Yours sincerely,

Stephen Kelly

Stephen Kelly, Assistant Director, Planning

Appendix D - Newspaper advert

Haringey Local Plan: Alterations to Strategic Policies, Development Management Policies, Site Allocations Development Plan Document, Tottenham Area Action Plan

The Council is consulting on its emerging Local Plan documents.

This consultation is an initial consultation (Regulation 18 under the Town and Country Planning (Local Planning) (England) Regulations 2012) introducing the content that the documents will cover.

The documents the Council are consulting on are:

- The Alterations to Strategic Policies Document
- Development Management Policies Consultation Document
- Site Allocations Consultation Document
- Tottenham Area Action Plan Consultation Document and

Together these documents will form the Local Development Plan for the area and will be used to make decisions on Planning Applications up until 2026.

The documents are available to view at 6th Floor, River Park House, N22 8HQ, the Civic Centre, High Road, Wood Green, N22 8LE, in local libraries and online at www.haringey.gov.uk/localplan

Responses should be made by email to ldf@haringey.gov.uk or in writing to Planning Policy, 6th Floor, River Park House, Wood Green, N22 8HQ. Responses should be received by **5pm Monday, 23rd March 2015.**

For further details please contact the Planning Policy Team on 020 8489 1479 or email ldf@haringey.gov.uk.

Appendix E - List of Contacts on the Council's Consultation Database

A Anva Ltd
A P T Consulting
A S Z Partners Ltd
A. E. Butler & Partners
A.C.H. Turkish Speaking Pensioners Club
Aarogya Medical Centre
Abbeyfield (North London) Society
Abbeyfield Society
Access Committee for England
ACHE (Action for Crouch End & Hornsey Environment)
Adams Holms Associates
Adult Literature Group
Adult Literature Group
Adult Literature Group
African Caribbean Association
African Cultural Voluntary Organisation
African Women's Welfare Group
Africans & Descendants Counselling Services Ltd
Age UK
Agudas Israel
AH Architects
Air Transport Users Council
Aitch Group
AJ Architects
Alan Cox Associates
Albany & Culross Close Residents Association
Alexander Elliot Ltd
Circle Housing Group
Andrew Mulroy Architects Ltd
Anglo Asian Women's Association
Anthony Byrne Associates
Apcar Smith Planning
Arab Society
Arbours Association
Architectural Heritage Fund
Architectyourhome-Highgate
Archi-Tone Ltd
Archway Road Residents Association
Archway Road Tenants Association
ARHAG Housing Association
Arnold Road Residents Association
Arnos Grove Medical Centre
Arta Architectural
Ashdown Court Residents Association
Asian Carers Support Group
Asian Community Centre
Asian Community Group
Asian Family Group
Aspire Design & Survey Ltd
ASRA (GLHA)
Avenue Mews Tenants Association
Aztech Architecture Ltd
Altaras Architecture
Anatolitis Associates
Sahil HA
W and M James
M Satyanarayana
M Lamb
A Ayub
G Holt
C Narrainen
ER Nurten
A O.Olufuriwa
R David
L Zilkha
J Woodcock
H Wood
K Wong
J Wise
T Wing
C Whitehead
KD Plutz
R Perry
A Papadopoulos
P Pachovský
C Owen
S Overell
B Blount
K Elias
Mr Kerr
F Madon
Muswell Hill & Fortis Green Association
E Webb
J Warburton
J Vellapah
N Triviais
M Tomlinson
J Toller
J Thompson
R Tedesco
A Taylor-Smith
E Sutton-Klein
H Stuchtey
C Menich
M Stoves
K Stanfield
M Edwards
M Myers
C Olive
H Osman
M Petrou
A.West
B Bermange
E Soundaranayagam
E Ryan
T Ryan
N Rusz
J Rosser

Alexandra Mansions Tenants Association
Alexandra Palace Action Group
Alexandra Palace Residents Association
Alexandra Park/Grove Lodge Meadow Allotments
Alexandra Primary School
Alexandra Residents Association
Alexandra Tenants Association Group
Allenson House Medical Centre
Ally Pally Allotment Society

Al-Rasheed Dauda Architect
AMEC for National Grid
Bahai Community

Bangladesh Muslim Organisation
Bangladeshi Cultural Society

Bangladeshi Women's Association
Baptist Church
Barnet, Enfield and Haringey Health Authority
Barratt East London
Bashkal & Associates
Bounds Green Owner/Occupier Ass. & Neighbourhood Watch
Bowes Park Community Association

Bowes Park Community Association
Bracknell Close/Winkfield Road Residents Association
Brendan Woods Architects
Bridge House Health Care Centre

Briffa Phillips Architects
Britannia Hindu Temple Trust

Ancient Monuments Society
Andrew Kellock Architects

Bedford Road Tenants Association

Belcher Hall Associates
Bell Residents Association
Belmont Infant & Junior School

Bethel United Church of Jesus Christ
Bhagwati Sai Culture & Social Centre
Bibles Christian's Assembly
Bicknell Associates Chartered Architects
Blitzgold Ltd
Born Again Evangelistic

Haringey Police
Bostall Architecture Services
Bounds Green & District Residents Assocation
Bounds Green Group Practice

Bounds Green Health Centre
Bounds Green Infant & Junior School
British Telecom Plc

London TravelWatch
Broadwater Farm Community Centre
Broadwater Farm Community Health Centre
Broadwater Farm Residents Association
Broadwater Residents Association
Brown & Co (Surveyors) Ltd
Bruce Castle Village Residents Association
Buckingham Lodge Residents

R Warbus
C Roberts

G Ormel

C Ogilvie-Browne
J Oerton
C Norton

J Nicholas
O Natelson
J Naeem

E Murphy
D Morris
S Moridi

Haringey Deaf Group
F Morgan

M Mitchell
S Miller

C McNamara
L McNamara
Yabsley Stevens Architects

P Caddu
F Joubert

N Jenkins

T Hopkins
M Hone
E & B Holgado

S Holden
M Herbert

J Rollings
L Reith

B Rawlings

K Pyper
A Poli
P McNamara

R Max
K Mason
C Marr

J MacKay
S Lubell
J Long
Pollard Thomas & Edwards Architects
A Lister

B and L Lewis
R Lellis Ferreira

E Lazell
C Kronick
H Kinnersley

Urban Homes Ltd
A Kikkides

G Kagan

L and M Graham
M Godinho
S Fuller

J Friedman
H French

Brunswick Park Health Centre
CABE
Calvary Church of God in Christ
Campbell Court Residents Association
Campsbourne Baptist Church
Campsbourne Centre
Campsbourne Infant School
Campsbourne Residents Association
Campsbourne Tenants Association
Capital Architecture Ltd
Caribbean Senior Citizens Association
Carolyn Squire
Carr Gomm Society
Chestnut Northside Residents Association
Chestnuts Community Centre
Chinese Community Centre
Chomley & Causton Residents Association
Chris Thomas Ltd
Christ Apostolic Church Kingswell
Christ Church
Christchurch West Green
Christopher Wickham Associates
Church Commissioners
Church Crescent Residents Association
Circle 33 Home Ownership Ltd
Circle 33 Housing Group
Clark Designs Ltd
Clarke Desai Ltd
Claudio Novello Architects
Association
Building Design Consultants
CA (UK) Ltd
CAAC Highgate
Carter Surveying Associates
Casch
Caryatid Architects
Casa de la Salud Hispano Americana
CASAHA
CASCH
CASCH
CASE
Causeway Irish
CB Architects
Cemex (UK) Operation Ltd
Central & Cecil
Centre for Accessible Environments
Charisma Baptist Church
Charlton House Medical Centre
Cherry Tree House Residents
Chestnut Area Residents Association (CARA)
Wood Green Area Youth Project
Clyde Area Residents Association
Coldfall Community Centre
Coldfall Primary School
Coleraine Park Primary School
Collage Arts
Commerce Road Tenants Association
Community Action Sport
Community Church of God
Community Gay & Lesbian Association
F Heigham
C Hawkins
L Hansen-Bay
S Brice
P Hancock
D Burrowes MP
P Bumstead
P Brown
J Bowden
T Blake
A Blackburn
M Bauss
F Basham
M Attenborough
J Athanassiou
R Antoniades
P Amadi
L Alliston
Wood Green Regeneration
A Adamides
L Sifri
C Chadwick
B James
B Maltz
F Poli
R Payne
H Redler Hawes
J Murray
C King
E Graham
S Fewlass
C Ferrarello
P Fearon
J Dixon
C Evans
S Ettinger
C Elser
K Edwards
A Davies
F Da Rocha
R Cowan
S Cook
K Connelly
A Christofis
E Kaczynska-Nay
C Jenkins
R Franks
S & D Egerton
TWG FoE/FoE London
T Cornish
L Brusati
T Brierley
A Leigh
B Hyams
V R Berry
B Temple-Pediani
L Forrest-Hay
S Lane

Client Design Services Ltd
Cllr Adamou Gina
Cllr Alexander Karen
Cllr Allison Rachel
Cllr Amin Kaushika
Cllr Basu Dhiren
Cllr Beacham David
Cllr Bevan John
Cllr Bloch Jonathan
Cllr Brabazon Zena
Cllr Browne David
Cllr Bull Gideon
Cllr Strang Paul
Cllr Strickland Alan
Cllr Vanier Bernice
Cllr Weber Lyn
Cornerstone Trading
Corporation of London
Council for British Archaeology
Crammond Browne Architects
Crawford Partnership
CRH Tenants Association
Cromwell Avenue Residents Association
Crouch End Dental Practice
Crouch End open Space (CREOS)
D R M Associates
DASH
David Langan Architects
Dental Health Centre

Dental Practice
Dental Surgery
Department for Culture Media and Sport

Department for Education
Department for Transport

Community Response Unit
Community Safety Unit
Confederation of British Industry
Co-op Homes
Haringey Fire Service
Cllr Butcher Edmund
Cllr Canver Nilgun
Cllr Christophides Joanna
Cllr Cooke Matt
Cllr Davies Matt
Cllr Demirci Ali
Cllr Diakides Isidoros
Cllr Dogus Dilek
Cllr Egan Patrick
Cllr Ejiofor Joseph
Cllr Engert Gail
Cllr Waters Ann
Cllr Watson Richard
Cllr Wilson Richard
Metropolitan Development Service
Coppetts Residents Association
Crouch End Health Centre

Crouch End Traders Association
Crouch End URC Church
Crowland Primary School
Cube Building Consultancy
CUE
Crouch Hall Road Surgery
CUFOS Community Centre

Cypriot Centre
Cypriot Women's League
Cyprus Turkey Democratic Association

Downhills Infant & Junior School
DPA (London) Ltd

J Brooks
C Warburton
D Lichtenstein
Cllr Erskine Sophie
Cllr Gibson Pauline
Cllr Gmmh Rahman Khan
Cllr Goldberg Joe
Cllr Gorrie Robert
Cllr Griffith Eddie
Cllr Hare Bob
Cllr Jenks Jim
Cllr Kober Claire
Cllr Mallett Antonia
Cllr McNamara Stuart
Cllr Meehan George
Cllr Whyte Monica
Cllr Williams Neil
Lynne Featherstone
Xeva Design Concepts
N Oparvar
R Ortiz
U Riniker

D Baker
C Mayled
J Munday
N Embling
M Eastmond
A Tiffney
3 Valleys
African Caribbean Leadership Council
Alexandra Palace & Park CAAC

Alexandra Palace Charitable Trust
Al-Hijra Somali Community Association
Alliance Planning

E Gray
N Venning
P Nicolaides
P Rose
Cllr Newton Martin
Cllr Peacock Sheila
Cllr Reece Katherine
Cllr Reid Errol
Cllr Reith Lorna
Cllr Rice Reg
Cllr Schmitz David
Cllr Scott Nigel
Cllr Solomon Juliet
Cllr Stanton Alan
Cllr Stennett Anne
Cllr Stewart James;
Cllr Winskill David
David Lammy

Urban Futures London Ltd
E Barnett
A Rossi Carter

T Baker
G Forbes
B Nottage
F Limbaya
F Calboli
H Nieuwstadt
S Penny

British Waterways
Bruce Grove Primary School
Burghley Road Residents Association

Buying Solutions
CARA Irish Housing Association

Department for Work and Pensions
Devonshire Hill Primary School
Direct Planning Ltd
Discount Plans Ltd
Dron & Wright
English Heritage - London Region
Environment Agency
FA Drawing Service
Faith Baptist Church
Faith Mosque
Faith Restoration Ministry
Family Health Service Authority
Family/Landmark Housing Association
Federation of African Peoples Organisation
Ferry Lane Estate Residents Association
Finsbury Park Track & Gym
FirstPlan
Flower Michelin Ltd
Forestry Commission England
Forthright Design Ltd
Fortismere Residents Association
Fortismere School
Friends of Priory Park
DPDS Consulting Group
Women & Medical Practice
Duckett Dental Surgery
Earlsmead Primary School
Eastbourne Ward Residents Association
Ebenezer Foundation Advisory Association
Ecodomus
Haringey Group London Wildlife Trust
Whitehall Community Centre
White Young Green Planning
Edgqcott Grove Residents Association
Eldon Road Baptist Church
EMJCC Community Side
ENKI Architectural Design
Eritrean Community in Haringey
Ermine House Residents Association
Ermine Road Residents Association
Evering Pentecostal Church
Extra Windows
Friends of Bruce Castle
FQW
Frederick Knight Sports Ground
Freight Transport Association
The North London Gay & Lesbian Association
Angolan Community Association
Arriva London
Asian Action Group
Asian Women's Association
Avenue Gardens Residents Association
Haringey Arts Council
The Georgian Group
The Gainsborough Clinic
Avenue Gardens Residents Association
Barnard Hill Association
Barton Willmore
Bellway Homes
Beresford Road Residents Association
Black & Ethnic Minority Carers Support Service
BME Community Services - Selby Centre
BPTW
Friends of Brunswick Road Open Space
Friends of the Earth Tottenham & Wood Green
Friends of Cherry Tree Wood
Friends of Chestnut Park
Friends of Crouch End Open Space
Friends of Downhills Park
CB RE
Twentieth Century Society
CGMS Consulting
Chestnuts Northsid Residents Assn
Chettle Court Ranger Youth (FC)
Cheverim Youth Organisation
Chitts Hill Residents Association
Groundwork London
Turkish Cypriot Women's Project
Turkish Cypriot Peace Movement in Britain
Alderton Associates
Christian Action (Enfield) Housing Association
City Planning Group
Civil Engineers Ltd
Cluttons LLP
College of Haringey, Enfield and North East London
Colney Hatch Management Company Ltd.
Connexions
Council of Asian People (Haringey)
Department of Environment Food and Rural Affairs
Crossover Group
Cypriot Elderly & Disabled Group
Department for Business, Innovation and Skills

Friends of Stationer's Park
Friends of the Earth (London Region)
Friends of Tottenham Cemetery
Friends of Wood Green Common

G T Project Management

G V Building Services Ltd

Gage Limited

Garden Drive Neighbourhood Watch
Garden Residents Association
Haringey Cycling Campaign
Haringey Fire Service

Haringey NHS
Haringey Peace Alliance
Haringey Play Association
Haringey Racial Equality Council
Haringey Somali Community & Cultural Association
Haringey Teaching Primary Care Trust
Haringey Womens Forum

Hornsey Lane & Colwick Close RA
Hornsey Lane Association
Hornsey Lane/Colwick Close Residents Association
Hornsey Moravian Church
Hornsey Mosque
Hornsey Police Station

Hornsey School for Girls

Hornsey YMCA

Friends of Albert Road Recreation Ground

Friends of Bowes Park Garden
Friends of Hornsey Church Tower
Friends of Ivatt Way

Friends of Lordship Rec
Friends of Markfield Recreation Ground

Friends of Muswell Hill Playing Fields
Friends of Muswell Hill Playing Fields & Coldfall Wood
Friends of Noel Park
Friends of Paignton Road
Friends of Queen's Wood

Friends of Railway Fields
HAVCO
Her Majesty's Court Service
Wood Green Black Tenants Group
HFRA (Haringey Federation of Residents Association)

Home Builders Federation - London
Home Office

Home-Start Haringey
Wood Green Dental Practice

Hornsey CAAC
Hornsey Dental Practice
Hornsey Housing Trust
Hornsey Lane & Colwick Close RA

Hornsey Lane Association
Hornsey Lane/Colwick Close Residents Association

Muswell Hill and Hornsey Friends of the Earth
Friends, Families and Travellers and Traveller Law Reform Project
Fusion Online Limited
Genesis Housing Group
Glasslyn, Montenotte Tivoil Road Residents Assoc.

GLC-RAG
Grace Organisations - Elderly Care Centre

Greek Cypriot Women's Organisation
GreenN8 Community Group
Gt. Lakes Initiative & Support Project
Haringey Chinese Centre
Jala - Johnanthan A Law and Associates
Jamait-Al-Nissa
The Archdeacon of Hampstead
Joint CAAC

Jones Lang LaSalle Planning

King Sturge Llp
Knight Frank
Woodlands Park Infant & Junior School
Guyana People's Congress

The Mulberry Primary School
The Planning Inspectorate
The Ramblers
The Theatres Trust

bryn.lockwood@sustrans.org.uk

Tiverton Primary School

Department for Business, Innovation and Skills

Alexandra Park School
Derek Horne & Associates
Dialogue Communicating Planning

DP9 Planning Consultants

Drivers Jonas Deloitte

The Old Surgery

Ethiopian Community Centre
Euroart Studios
Family Mosaic
Fields in Trust

First Plus Planning
Gf Planning Limited
Gladesmore Community School
Tynemouth Medical Practice
Gladesmore Girl's & Young Women's Club

Gladesmore Youth Club
Globe Projects Ltd

Goan Community Centre
Unit One Architects

Grace Baptist Chapel
Kush Housing Association
L & P Consultants
Ladybur Housing Co-operativr
Lancaster Road Residents Association

LB Barking & Dagenham

Housing 21

HPN Ltd
HTBG Residents Association
IBI Design Associates
Industrial Dwellings Society
Inland Waterways Association

Innisfree Housing Association
Irish Community Centre
Irish in Britain Representation Group
Islamic Community Centre
Islamic Community Centre Women's Group

JA Architecture
Jack Cruickshank Architects
Jacksons Lane Community Centre
Jackson's Lane Residents Association
James Place/Church Road Residents Association

James Ross Architects
Jason Read Pugh
Jesus for the Word Community Project

Jewish Orthodox Association

John Grooms Housing Association

John L Sims Surveyor
John Perrin & Co

JS Surveying And Design
Julian Cowie Architects
Kings Avenue Dental Practice
Kingsley Place Residents

Hornsey Moravian Church

Hornsey Mosque
Hornsey Police Station
Hornsey School for Girls
Hornsey YMCA
Housing 21

HPN Ltd
HTBG Residents Association
St. Peter in Chains RC Infant School
IBI Design Associates

Industrial Dwellings Society

Innisfree Housing Association
Irish Community Centre
Irish in Britain Representation Group

Islamic Community Centre
Islamic Community Centre Women's Group

JA Architecture
Jack Cruickshank Architects

Jacksons Lane Community Centre
Jackson's Lane Residents Association
James Place/Church Road Residents Association

James Ross Architects
Jason Read Pugh
Jesus for the Word Community Project
Jewish Orthodox Association
John Grooms Housing Association
John L Sims Surveyor

Tottenham CAAC
Tottenham Civic Society + Tottenham CAAC
Transport For London
Tree Trust for Haringey
Triangle Community Centre
Turley Associates
Campaign to Protect Rural England (CPRE)
Young Lesbian Group
Turnaround Publisher Services
Turnaround Publisher Services

Unite Group PLC
Veolia Environmental Services (UK) Plc
Wards Corner Community Coalition
Warner Estate Residents Association

Haringey Citizen's Advice Bureau

West Green Residents' Association
Woodlands Park Residents Association
Haringey Trades Council
Woodstock Road Residents Association

Workspace Group

YMCA

Cabinda Community Association
Veolia Water Partnership

London Parks and Gardens Trust
Pinkham Way Alliance
Thames Water
Freehold Community Association

LB Brent

LB Croydon
LB Ealing
LB Hammersmith & Fulham
LB Harrow
LB Havering

LB Kensington & Chelsea
LB Lambeth
Highways Agency
LB Merton

LB Newham

LB Richmond Upon Thames
LB Sutton
LB Tower Hamlets

LB Wandsworth

Lea Valley Primary School

League of Jewish Women
LETEC

Levvel Ltd

Liberty Church

Lidl UK
Tamil Community Housing Association Ltd
London & Quadrant

London & Quadrant
London & Quadrant
London and Quadrant
British Waterways Board (London

Association
Kurdish Advice Centre
Ladder Community Safety Partnership
Ladder Community Safety Partnership
Lambert Smith Hampton
LB Bexley
LB Redbridge
LB Waltham Forest Spatial Planning
Lee Valley Estates
Lee valley Park Authoritty
Lipton Plant Architects
Living World Temple
Livingstone Youth & Parent Support Centre
Lomond Close & Brunswick Road RA
Lomond Close Residents Association
London Ambulance Service
London Ambulance Service
London Basement Company Ltd
London Bat Group
London Borough of Barnet
London Borough of Camden
London Borough of Hackney
London Borough of Islington
London City Airport
London Continential Railway
London First
London Forum of Amenity & Civic Societies
London Historic Parks & Gardens
John Perrin & Co
JS Surveying And Design
Julian Cowie Architects
Sunlight Lofts Ltd
Hornsey Historical Society
Wise thoughts - gaywise
Hornsey Vale Community Association
Methodist Church
Ministry of Justice
Greater London Authority
Morrish Residents Association
Mount Anvil plc
Haringey Allotments Forum
Montagu Evans
Newlon Housing Trust
Newlon Housing Trust
CG Architects
Tottenham Police Station
Wood Green Central Area Tenants & Community Assoc.
Methodist Homes
Network Housing
West Green Primary School
West Green Regeneration Group
Westbury Dental Practice
Westbury Medical Centre
Arhag HA
Mulalley and Company Ltd
Natural England Consultation Service
Office of the Green MEPs,
Habinteg Housing Association
The John Loughborough School
Haines Philip Architects
Hale Estate Residents Association
Hamilton Bishop Ltd.
Youth One Stop Shop
Hancock Architects
Haringey African Organisation
Member of Parliament for Chipping Barnet
Planner
One Housing Group
One Housing Group
Hyde Housing
Viridian Housing
Wood Green Youth Club
Notting Hill Housing Association
Nottinghill Housing Group
The Alexandra Surgery
The Bowes Road Dental Practice
The Chine & Cascade Residents Association
The Christchurch Hall Surgery
Origin Housing
Haringey Area Youth Project
Haringey Asian Women Aid
Origin Housing
Office)
Friends of Parkland Walk
Friends of Woodside Park
The Highgate Society
LB Southwark
Greek Community Care
Turnpike Lane Citizens Advice Bureau
Greek Orthodox Church
Greek Parents Association
Green City Landscapes Ltd
Departments for Communities and Local Government
Greig City Academy
Gridline Architecture
Lee Valley Regional Park Authority
Martineau
Milmead Industrial Management Ltd.
Mobile Operators Association
Muswell Hill CAAC
Planning Potential
Uganda Welfare Association
Shire Consulting
Moselle Close Residents Association
Transco
Trinity at Bowes Methodist Church
Turkish Cypriot Counselling Group
Turkish Cypriot Elderly Group
Mountview Arts Centre
Grosvenor Road Residents

Trust

London Housing Federation
London Islamic Cultural Society
London Port Health Authority
London Walking Forum

London Waste Ltd

London Wildlife Trust

London Windows Direct Ltd

Lord Morrison Community Centre
Lordship Lane Infant School
Lordship Lane Junior School
Loren Design Ltd
Love Lane Residents Association
Lovell Partnerships Ltd
M C Dentistry
Manor House Dental Practice

Marianne Davys Architects Ltd

Mario Pilla Architects

Markfield Project
MD Designs
Metropolitan Development Consultancy
Metropolitan Home Ownership
Metropolitan Housing Trust
Metropolitan Police

Metropolitan Police Authority

Metropolitan Police Service
Middle Lane Methodist Church
Middlesex Area Probation Service

Haringey Irish Cultural & Community Centre
Lee Valley Estates
Lee Valley Estates
Innisfree HA

Karin Housing Association

Highgate CAAC

Highgate CAAC

Apna Ghar Housing Association
Carr-Gomm
Circle 33 Housing Trust
Community HT (One HG)
Grainger PLC
Guinness Trust
Habinteg Housing Association Ltd
Hornsey Housing Trust

Housing 21

Islington and Shoreditch HA

Lien Viet Housing Association
Logic Homes Ltd

North London Business
North London Sub-Region
Space Design Consultants Ltd
LB Bromley
St. Martin of Porres RC Primary School

Haringey Leaseholders Association
Haringey Mencap
Turkish Cypriot Community

Origin Housing Group
Pocket
Pocket Living
Sahil Housing

Sanctuary Group

Sanctuary Housing

Shian Housing Association

Southgate Churches & Wood Green
St Mungo
Teachers Housing Association
The Abbeyfield Society
Pinkham Way Alliance
Muswell Hill Sustainability Group
S. Mary's Vicarage
Networked Neighbourhoods
Cranley Gardens Residents' Association
The Hawthorns RA and Neighbourhood Watch

Haringey Forum for Older People
Woodside High School

LB Lewisham
Barker Parry Town Planning Ltd
Lancasterian Primary School
Haringey Autism

Haringey Breastfeeding Centre

Exposure Organisation
Open Door
Noel Park Over 55's Club

Association

Gus Alexander Architects
Mt. Olivet Baptist Church
Murray Graham Architecture Ltd
Murray Mackeson Associates
Muswell Colney Residents Association
Muswell Hill & Highgate Handicapped Pensioners Club
Muswell Hill & Highgate Pensioners Action Group
Muswell Hill & Highgate Pensioners Action Group
Muswell Hill FoE
Muswell Hill Police Station
Muswell Hill Synagogue
Muswell Hill Youth Project
N London Cultural Diversity Group
N.A.G.
National Romany Rights Association

Neelkamal Asian Cultural Centre

Neil Wilson Architects
Nelson Mandela Residents Association
Neo Architects

New Deal for Communities
New Image Design
New River Action Group
New River Sports Centre

New Space
Peacock & Smith for WM Morrison Supermarkets plc
Peacock and Smith
New Stroud Green Health Centre

Association
Millennium Neighbourhood Watch & Residents Association
Millicent Fawcett Tenants Association
Millyard 7th day Baptist Church
Ministry of Praise
Missionaries of Africa
MJW
Moravian Church
More Space
Morris House Dental Surgery
Morris House Surgery
Nathaniel Lichfields and Partners
National Federation of Gypsy Liaison Groups
National Market Traders' Federation
Natural England
New Testament Church of God
NHS London
NHS London Healthy Urban Development Unit
Noel Park CAAC
Noel Park North Area Residents Assoication/Noel Park Conservation Area Advisory Committee/Friends of Noel Park
North London Business
North London Chamber of Commerce
North London Partnership
Iceni Projects Limited
Mind In Haringey
Pellings Llp
Oliver Burston Architects
Highgate URC Church
Earlham Primary School
John Rowe-Parr Architects
The Garden History Society
Westminster City Council
Wood Lane Residents Association
Gardens Residents Association (GRA)
Royal Borough of Kingston upon Thames
St. John the Baptist Greek Church
Haringey Pakistan Cultural Society
Haringey Phoenix Group
Haringey Refugee Consortium
Weston Park Primary School
Haringey Solidarity Group
Wood Green Community Link
Haringey Sports Council
Haringey United Church
Haringey Young Carers Project
North Grove Residents Association
North Harringay Infant & Junior School
North London West Indian Association
Northumberland Park Community School
Northumberland Park Tenants & Community Association
Northumberland Park Women's & Childrens Centre
npower
Oakdale Resident Association / South Tottenham RA
Okpanam Women's Association
Oromo Community in Haringey
Osel Architecture
Haringey Carers Centre
Haringey Community Volunteer
Haringey Faith Forum
The Clock Tower Practice
Haringey Ghanaian Community
Woodberry Down Baptist Church
Harmony Close Residents Association
HART Architecture
Health and Safety Executive
High Cross Church
High Cross United Reformed Church
Newton Architecture
NHS London
Nightingale Primary School
Noel Park Infant & Junior School
Noel Park North Area Residents Association
Millennium Dental Practice
St. Paul's Catholic Primary School
Rokesly Junior School
Tynemouth Area Residents' Association
Papa Architects Ltd
Friern Village Residents' Association
Enfield, Haringey and Barnet Samaritans
Dixon Searle LLP
PEEC Family Centre
Planning Perspectives
PTEA
Turkish Cypriot Forum
Rapleys
Umfreville Road Neighbourhood Watch
Redrow Homes (Eastern) Ltd
Restoration Community Project
RPS Planning

Consortium
North London Waste Authority
Office of Government Commerce
People's Christian Fellowship
Perfect Fit Kitchen & Interiors Ltd
Peter Brades Architects
Phoenix Group
Plevna Crescent Residents Association
Police & Community Working Group
Port of London Authority
Post Office
Post Office Counters Ltd
Powergen plc
Pride of Ferry Lane
Propel Projects
Protect Bruce Castle Area (PBCA)
Pyramid Counselling Services
Quorum Associates
Randall Shaw Billingham
Redemption Church of God
Refugee Helpline
Remington Road Residents Association
Rennie & Partners
Resident Association
Rhodes Avenue Primary School
Richard S McCarthy Architect
Rie Nijo Architecture
North Middlesex Hospital
Caldotec Ltd
Campsbourne School
Parkside & Malvern Residents Association
LB Greenwich
Grovelands, Lemsford & Leabank Residents Assoc.
Muswell Hill Primary School
Family Mediation Service
Sovereign Group Ltd
St. Francis de Sales
Leads Design Partnership
St. Aidan's VC Primary School
Keeping it Simple Training (KIS) Ltd
Home Group
The Parish of Wood Green
Ferry Lane Primary School
St. John Vianney School
Action for Kids Charitable Trust
Muswell Hill Centre
Coleridge Primary School
Stroud Green Primary School
Barnet, Enfield and Haringey Mental Health Trust
Our Lady of Muswell Hill Primary School
Torrington Park Residents Asscociation
The Willow Primary School
Sophia House Residents Association
Highgate Group Practice
Highgate Library Action Group
Woodside Residents Association
Outline Building Limited
P R P Architects
P. E. Ottery
P.D. Associates
Palace Gardens Association
Palace Gates Residents Association
Palace View Residents Association
Park Lane Close Residents Association
Park Road Dental Practice
Park Road Pool
Park View Academy
My Dental Care
Park Vue Dental Practice
Parsons Brinckerhoff Ltd
Partridge Way Residents Association
St. Mary Community Centre
St. Mary's CE Infant School
St. Mary's CE Junior School
St. Mary's Greek Orthodox Cathedral
St. Mary's RC Infant & Junior School
St. Michael's CE Primary School
St. Paul the Apostle
St. Paul's
Sandlings Residents Association
Savills
Savills Planning
Highway Youth Club
Universal Church of the Kingdom of God
Mario Pilla Architects Ltd
LB Merton
Pathmeads
Patrick Hickey Design
Paul Archer Design
Paul Buxton Associates
Peabody Design Group
Peabody Trust
The Bounds Green and District Residents Association
Rapleys LLP
Savills
Mario Pilla Architects Ltd
Planning Bureau - McCarthy and Stone
Dowset Road Residents Association.
Bridge Renewal Trust
Winbourne Martin French (chartered surveyors).
Muswell Hill & Fortis Green CAAC
Transition Crouch End
Hornsey Historical Society member.
MHFGA
CgMs Consulting

Risley Avenue Infant & Junior School
Robert Burns Residents Association
Robert Harrison Property
Rolfe Judd Planning Ltd
Royal Mail Property Holdings
Royal Society for the Protection of Birds
RSPB
Rutland House Surgery
Saheli Asian Girls & Young Womens Group
Sakumoh Dance Group
Sanctuary Housing Association
Sanctuary Youth Club
Save Britain's Heritage
Save the Environment of Park & Palace (STEPP)
Savills (L & P) Ltd for Tottenham Hotspur Football Club
Savills Plc

Scenario Architecture
Schamroth + Harriss Architects
Selby Trust

Servite Houses
Seven Sisters Infant & Junior School
Seventh Day Adventist Church
Seymour Road Residents Association
SGI Sokagakkia

Shian Housing Association Ltd
Sierra Leone Community Empowerment Project

South Harringay Infant School
South Harringay Junior School
South Hornsey Residents Association
Southwood Lane Residents Association
Spenser Associates

Sport England London Region
Sporting & Education Solution
Springfield Avenue Residents Association
St, Paul's and All Hallows CE Junior School
St. Andrews Vicarage
St. Ann's Primary School
St. Anns Church
St. Benet Fink

St. Cuthbert's Church
St. Francis de Sales RC Infant & Junior School
St. Gildas' RC Junior School

St. Ignatuis RC Primary School
St. James CE Primary School
St. James Dental Surgery

St. John the Baptist Greek Church
St. John Vianney Church
Hollickwood Park Campaign

St. John's
St. Marks Methodist Church

Van Rooyen Design

Veryan Court Residents Association

St. Paul's and All Hallows CE Infant School
St. Paul's Church

St. Peter Le Poer

St. Philip's
St. Philips Church

St. Philips Youth Club
St. Thomas More School
St. Vincent Social & Economic Association

Stagecoach - SELKENT
Stamford Hill Primary School
Stationers Community Centre
Staunton Group Practice
Stephen Donald Architects

Stokley Court Residents Association

Stroud Green Baptist Church
Stroud Green Housing Co-operative

Stroud Green Residents Association
STS Structural Engineering
Stuart Crescent Health Centre

Highgate Newton Community Centre
Stuart Henley & Partners
Studio 11 Design Ltd

Studio 136 Architects
Suffolk Road Residents' Association
Summersby Road Residents Association

Highgate Primary School

London borough of Enfield

Collins & Coward

Hornsey Historical Society member
A2 Dominion Group

The Highgate Society
Greater London Authority
Urban Vision Partnership Limited
Regulatory Services

Spur Road Surgery
The Surgery
St John's Road Surgery
Myddleton Road Surgery
The Tree Council

The Tree Trust for Haringey

The United Reformed Church
The Victorian Society
The Weymarks Residents Association
Three Valleys Water
Tibbalds TM2
Tiverton Tewkesbury Residents Association
Tomlinson Tree Surgeons
Hill Homes
Tottenham & Wood Green Pensioners Group
Tottenham Baptist Church

Tottenham Community Sports Centre

Tottenham Green Sports Centre

Sierra Leone Family Welfare Association
Sigma Design Build UK
Simon Bocking Building Services
Simon Levy Associates
Society for the Protection of Ancient Buildings (SPAB)
Solon Housing Co-operative Housing Services
Somali Community Group
Somali Welfare Association
Somerset Gardens Family Health Care
St. James Church
St. Mary's Church
Stapleton Hall Ltd
Stewart Ross Association/Dev Plan
Stock Woolstencroft
Stonewall
Sustrans
Tan Dental Practice
The Queens Mansions Residents Association
Tottenham CAAC
Union Railways (North) Limited
Whittington Hospital Trust
Zairian & Congolese Community Association
Zatkhon Construction Co. Ltd.
Willoughby Road Methodist Church
Turkish Parents Association
Victim Support Haringey
Holly Park Clinic
Visit London
Vivendi Architects LLP
Voluntary Action Haringey
W. A. Shersby
Warham Road Neighbourhood Watch
Charalambous Architectural Consultant
Welbourne Community Centre
Welbourne Primary School
West Green Baptist Church
West Green Neighbourhood Watch
Holmes Design Ltd
Holmesdale Road & Orchard Road Neighbourhood Watch
Holy Innocents
Holy Trinity Church
Home Craft Consultant
Homebase Ltd
Homebound Social & Luncheon Group
Homes & Community Agency
Wilson & Bell
Haringey Women's Aid
Winkfield Road Community Centre
Wood Green Police Station
LB Enfield
Sunshine Garden Centre
Sure Youth Foundation Project
Symon Smith & Partners
T.B.F.H.A
Tasou Associates
Temple of Refuge
Templeton Associates
Tenants Association
Tetherdown Primary School
Thames Gateway London Partnership
Highgate United Synagogue
Highgate Wood School
Highpoint Dental Surgery
Tetlow King Planning
Thames Water Utilities Ltd
Thames Water Wastewater Services
The Alexandra Residents Association
Haringey Council
The Gypsy Council
Hartleys Projects Ltd
8 Stuart Crescent Health Centre,
Woodridings Court Residents Association
Youth Theatre Project
The Green CE Primary School
Network Rail
Tottenham Green Taskforce
Hillcrest Tenants & Residents Association
Tottenham Irish Women's Group
Tottenham Peoples Initiative
Tottenham Police Station
Tottenham Traders Association
Tottenham Trust
Tottenham Women's Aid
Tower Gardens CAAC
Tower Gardens Residents Network
Town & Country Planning Limited
Trafalgar Christian Centre
Hillside Road Residents Group
Hilltop House Residents Association
HM Prison Service
Kings Avenue Dental Practice
Kingsley Place Residents Association
Kurdish Advice Centre
Kurdish Community Centre
Kurdish Housing Association
Turkish Youth Association
Rookfield Estate Residents Association
Turner Avenue Residents Association
United Apostolic Faith Church

Appendix F – Individual Comments Received to the Schedule of Proposed Alterations to the Strategic Policies DPD and the Council's Response to Each

Respondent ID	Comment ID	Topic	Summary of Response	Policy Ref	Council Response
346	1	Definition of affordable housing	There seems to be considerable confusion in the four different documents and in different sections within documents about the meaning, and different sorts, of affordable housing and the proportion or number of the different sorts required. The expression "Intermediate affordability" is used at one point without any explanation. The figures are too confused to form the basis for proper consultation.	General comment	The definition of affordable housing, including affordable rent, social rent and intermediate housing, and its delivery/funding mechanism, is set out in national policy. **The definition of affordable housing in Appendix 5 of the Strategic Policies DPD will be amended to reflect that provided in national policy (See Alt105).** A review will be undertaken of all four local plan documents to ensure definitions are consistent.
418	2	Consultation material	Sport England has no specific comments to make on the Alterations to the Strategic Policies (DPD). It is not obvious that the proposed changes relate to any sporting matters, however it is suggested that for future consultations that the Council issue a full mark-up of the document so that that proposed changes can be seen in context. This will aid clarify and allow commenters to understand the implications of the alternations on the surrounding text or policy.	General comment	A tracked changes version of the amended chapters was included alongside the Schedule of proposed amendments. However, it was not considered necessary or cost effective to provide a full marked-up version of the whole document. Further, as it is only the changes in the schedule that are subject to consultation and comment, it was felt that it might be misleading to respondents to publish the whole document, when over 99% of the document was outside the scope of the consultation. **No change**
813	3	Spatial strategy and strategic	It is understood that this is a partial review, and for that reason comments on the existing policy will not be accepted. But the proposed	General comment	As set out in the introduction to the proposed alterations (see paragraphs 1.3.1 – 1.3.3), a partial review was considered appropriate as

		policies	changes are extremely important and far reaching, anticipating a vast increase in population, housing and other infrastructure. It may be that the changes are great enough to merit a whole-scale review and that to limit responses in this way is to rule out possibly better decisions for the future of the borough.		the local plan strategic policies had only recently been adopted; even with the uplift in the housing requirement, the spatial strategy advocated within remains the most appropriate when considered against all reasonable alternatives; and the extant strategic policies remain consistent with national and regional policy. **No change**
818	4	FALP	The Haringey Local Plan has to comply with the FALP and thus the proposed alterations reflect the major changes in housing and employment targets which were included in the FALP.	General comment	Correct. **No change**
818	5	Maps	Need for individual maps that show clearly the exact boundaries of each area, with street names.	General comment	Noted. **Council has commissioned desktop publishers to assist in providing better maps a graphics throughout all four Local Plan documents currently being prepared.**
262	6	Opportunity Area designation	We support the proposed alteration which suggests that the Council are committed to consider Wood Green as an opportunity area. Opportunity areas are considered to contain brownfield land with a significant capacity for new housing, commercial and other development linked to existing and potential improvements to public transport accessibility.	Alt6	The support for an Opportunity Area designation for Wood Green is noted and welcomed. The Council would also welcome continued engagement by the community on the future of Wood Green as we embark on preparing an Area Action Plan to help realise the potential of the area. **No change.**
265	7	Housing targets	General support given for increasing housing targets in line with Further Alterations to the London Plan	Alt6	Support for increasing the housing targets in line with the London Plan 2015 is noted. **No change.**
421	8	Housing targets	It is noted that there is expected to be a significant uplift in the delivery of new homes in the Borough's growth points, such as Upper Lea Valley and Tottenham Hale. However it is	Alt6	The quantum of growth to be accommodated in Haringey is dictated by the NPPF requirement that Borough's meet their objectively assessed needs for housing and

			not clear what evidence has been used to support the expected uplift in new build within these areas. For example and as stated in our response letter (dated 9th March 2015) to the draft Tottenham Area Action Plan (AAP), the Tottenham area contains a rich historic environment with many designated assets. This includes nine conservation areas and numerous listed and locally listed buildings, plus a rich and interesting character which collectively should be used to inform the capacity of the area to accommodate the proposed quantum in development. By demonstrating that this approach has been undertaken, then clarity can be provided on the expected delivery of units in the growth points that reflect the principles of sustainable development as set out in the NPPF (paragraphs 7 to 10).		other land uses. In London, it is the role of the London Plan to reconcile housing needs and land availability. The London Plan 2015 establishes Haringey's contribution to London's housing supply as 1,502 homes per annum. The key evidence for the London Plan is the Pan-London SHLAA 2013. The methodology allowed for the exclusion of a site if it included a Listed Building (but only where development or intensification around the site/building was unlikely) but other heritage considerations were not even treated as constraints to a site's potential for development. The adoption of the Haringey Strategic Policies in 2013 established that the existing spatial strategy is the most appropriate and sustainable in the local context, having regard to a much wider range of considerations than just an area's heritage and character. None of the additional evidence base studies subsequently undertaken (Urban Character Analysis, Revised Infrastructure Needs Assessment, Open Spaces & Biodiversity Study, ELR, Retail Assessment, SFRA Level 2, Viability Study, and Building) have lead the Council to conclude that the spatial strategy is not still the most appropriate and sustainable with the expected uplift in new build. It should also be noted that the Council has also not received any robust evidence to date to contradict this position. **No change**
818	9	Housing target	This is highly questionable. An 83% increase in	Alt 6	The growth areas were identified in the 2013

			housing target implies a scale of development that will significantly affect the physical and social character of many areas of the Borough, mostly East of the rail line. Such a scale of development, if realized, would contradict and endanger many of the aspirations, objectives and policies set out in the Local Plan, e.g. on social infrastructure, reduction of inequality, environmental sustainability etc…		Strategic Policies DPD as areas that can accommodate growth & change and have the capacity to do so. Growth areas will be subject to significant inward investment delivering new jobs, better transports links, and new and improved social infrastructure. As a percentage of land area, growth areas represent a relatively small portion of the borough, the vast majority of existing communities will not be subject to significant change and local planning policies are in place to preserve existing character, especially that of value to the local community. **No change**
818	10	Housing target	We strongly challenge this massive increase.	Alt 6	The objection to Haringey's new strategic housing requirement is noted but it is outside the scope of the Haringey Local Plan to revise this figure down. The only mechanism for challenging this figure was through the further alterations to the London Plan in 2014. **No change**
259	11	Affordable housing	Shortfall of affordable housing of 11,757 across the Borough. These plans contain a great deal of upheaval for social housing tenants and it is vital that Council can deliver with real social justice and ensuring that housing is genuinely affordable to those most in need. This is one example of not just what is planned but, why and how, things are done that will matter.	Alt7	The Plan is about addressing current socio-economic and environmental issues associated with a number of specific areas or estates. Across the Plan it is about significantly increasing housing supply, including affordable housing, to meet local housing needs. **No change**
408	12	Query figures	Please explain why ONS claim migrant workers have reduced when it was claimed by the BBC news that Tottenham has the highest number of migrants in the UK	Alt 7, Para 1.3.1	The ONS data is based on the most recent census data, and is therefore considered by the Council to be the most robust and accurate. It is not for the Council to explain

					why the BBC statement differs from ONS data. The Council would suggest this query is better directed to the BBC to respond. **No change.**
694	13	Housing Zone	Strongly support the inclusion of Tottenham Hale as a Housing Zone and its inclusion as a Strategic Policy. Suggest that projected jobs figures are included.	Alt9	Support for the Housing Zone designation for the Hale is noted. **The Council agrees that paragraph 1.3.11 (Alt 9) should be further updated to include the projected job figures for the Hale Housing Zone.**
259	14	Employment	Forecasts population increases in many neighbourhoods. 22,000 extra homes also 22,000 jobs. To make sure that local people are ready for these jobs we need an active third sector with resources and places from which to operate.	Alt12- 17	The Council agrees and seeks to work more closely with third sector agencies active across the borough to assist in delivering the Council's Strategic Objectives with regard to skills and training. Within this context, the role of the Local Plan and planning is to promote co-location of third sector agencies in new, mainly public, community development (i.e. through the Site Allocations) and seek to secure delivery through the planning application process. **No change.**
408	15	Wording suggestion	Replace 'will benefit' with 'it's assumed it will benefit'	Alt 14, 1.3 Para 1.3.27	The Council is content that the Tottenham area 'will benefit' from delivery of the priorities set out in the AAP. **No change.**
408	16	Word correction	'Harringay' ward not Haringey borough	Alt 18, 1.3, Para 1.3.18	The wording is correct as the proceeding term used is 'wards'. **No change.**
415	17	Transport	The proposed station at Alexandra Palace is expected to open in 2030.	Alt20	The correction to the date for the proposed station at Alexandra Palace is noted. **The Council has amended the alteration to replace the date 2026 with 2030.**
265	18	Housing target	In light of the significantly increased housing target these representations are in general support of this strategy as additional land, both in the form of identified sites and as	Alt21	The Council notes the support for increasing the supply in land sufficient to meet both Haringey's objectively assessed need and the strategic housing requirement of the London

			small windfall sites, will be required to be developed for housing during the plan period to meet this local need. This approach accords with the NPPF's presumption in favour of sustainable development and its requirement to boost significantly the supply of land for housing, as well as prioritising the redevelopment of brownfield land to meet these objectives, where possible.		Plan 2015. **No change.**
375	19	Spatial distribution	The Council had originally identified the west of the borough to be unsuitable for major development. This amended draft describes the 'suburban brownfield' development opportunities that have now come forward. The policy does not make it clear which of the new sites are included in this policy description.	Alt 21	The sites being considered are set out in the draft Site Allocations DPD. Within the west of the borough (the Muswell Hill Area Neighbourhood) 11 sites are proposed for allocation, providing a total of only 521 net new residential dwellings over the plan period to 2026. This equates to approximately 2.6% of Haringey's strategic housing requirement, and therefore the Council considers that this represents only a 'modest' level of growth in this context. **No change.**
375	20	Site selection	Suggest that Hillcrest is not a brownfield site and its development as an infill site would mean loss of valued green space and amenity space, and have a negative impact on appearance and character of estate.	Alt 21 SA47	Brownfield sites refers to sites that are currently occupied by development, had previously been used or developed, or that are not currently fully in use. It excludes designated open spaces, semi-natural environments and private gardens. The land within the Hillcrest estate allocation, identified as having potential for further development, is land that is not designated open space or forms private garden space. It remains the Council's view that the vast majority of the site, expressly excluding SINC land at and around the boundary, falls within

					the definition of brownfield land. **No change.**
421	21	Spatial distribution	We note that the proposed alteration suggest a reference to the provision of 'modest growth' on a 'limited number of brownfield regeneration infill sites'. However it is not clear what evidence has been collected to support this change in policy. For example sites are being considered and what is meant by 'modest' growth?	Alt21 Para 1.3.61	The sites being considered are set out in the draft Site Allocations DPD. Within the Muswell Hill Area Neighbourhood 11 sites are proposed for allocation, providing only a total of 521 net new residential dwellings over the plan period. This equates to approximately 2.6% of Haringey's strategic housing requirement, and therefore the Council considers that this represents only a 'modest' level of growth in this context. **No change.**
818	22	Housing; affordable housing	11,757 homes over the plan period. As a proportion of the total net housing requirement for all tenures (20,172), this equates to 59%. At an annual rate, this is 784 affordable homes out of 1,345.	Alt25	The need for affordable housing is only one factor to be taken into account in setting an affordable housing target for the Borough. Other factors include the size of affordable housing needed and the ability of the RSLs and the development industry to afford this level of provision. Nevertheless, the more total housing delivered in the borough (i.e. above housing need), the more affordable housing that will also be delivered to help address the affordable housing need. **No change**
408	23	Employment	Does the actual rate of job growth, if any, correlate with the projected growth?	Alt 26, 1.4, Para 1.4.12	Yes, past and current trends are an important factor taken into account in preparing the projections, particularly, which employment sectors have/are growing and which have been or are in decline. **No change.**
265	24	Housing targets	General support given for increasing housing targets in line with Further Alterations to the London Plan	Alt27	Support for increasing the housing targets in line with the London Plan 2015 is noted. **No change.**
818	25	Housing target	The strategic housing target for Haringey was increased from 820 homes per annum to 1,502 homes per annum on the basis of the	Alt27	It is the role of the London Plan to reconcile housing needs with land supply across the capital. The strategic housing requirement

			GLA SHLAA - an 83% increase. This is the single highest increase of any London Borough (the increases ranging from 3% for Greenwich to 83% for Haringey. The distribution of targets across London Boroughs displays a bias towards poorer (and denser) Boroughs, the ones which suffer from highest levels of deprivation. It is highly questionable whether Haringey land and infrastructure have the capacity to accommodate so many extra homes and the London Plan target needs to be challenged, in particular compared to the much lower rates of expansion given to West Central and Outer South-eastern boroughs. We strongly context and oppose this massive increase affecting the Borough of Haringey. These figures are unsustainable, unrealistic and unfair.		figure from the London Plan 2015 for Haringey is based broadly on the SHLAA, the methodology of which was agreed by all 33 boroughs. The opportunity to challenge Haringey's strategic housing requirement was through the Further Alterations to the London Plan in 2014. However, it should be noted that, even if the figure was less than 1,502 per annum, the Council retains the requirement to meet its objectively assessed housing need, which is 1,345 homes per annum. The Council is currently in the process of revising its Infrastructure Delivery Plan, to ensure the infrastructure required to support both existing and new populations is identified and planned for. **No change.**
262	26	Housing targets	We support the Borough's desire to increase the capacity to deliver approximately 22,000 homes between 2011 and 2026, rather than the previous proposal of 13,000. The proposal to increase the number of homes ensures that the proposed alterations to the strategic policies accords with minimum housing targets outlined in the London Plan (March 2015).	Alt28	Support is noted. **No change**
259	27	Growth areas	Page 16 Lists **growth areas** – what ethics are involved in choosing these areas as "most suitable"?	Alt30	These are areas within the Borough that can accommodate change and have the development capacity to do so (see paragraphs 3.1.6 – 3.19). This follows detailed assessments of land use, character, site availability, current and planned strategic

					transport capacity, development viability, and economic and environmental appraisal. **No change**
259	28	Community	What (Page 17) is the nature of the links to and benefits for ….communities?	Alt30	Growth Areas will be subject to significant inward investment delivering new jobs, better transports links, and new and improved social infrastructure. Existing communities in areas surrounding growth areas should also have access to and benefit from these facilities and the opportunities created. It should be noted that this statement is as adopted in 2013. **No change**
259	29	Infrastructure to match growth	The latest version of the Community Infrastructure Study 2010 is therefore likely out of date, not least in the light of the events of 2011. The Study needs updating for these new plans to reflect the increase in housing proposed under the Housing Zone. The study estimates that there are 1700 active Third Sector Organisations in Haringey but there is little integration of this potential in these new plans.	Alt30	The Infrastructure Delivery Plan is a 'live' document and requires regular updating. A refreshed version is published alongside the Regulation 19 consultation on the local plan documents. With respect to integration of the Third Sector, the Council is proposing to prepare a Third Sector strategy to effectively engage these organisations. **No change**
262	30	Growth areas	We support the inclusion of Wood Green Metropolitan Town Centre as a growth area where development should be promoted. However there should be sufficient flexibility to ensure optimised schemes are brought forward by developers.	Alt30	The support for Wood Green as a growth area is noted. The Council considers that sites should be optimised but in the context of meeting the strategic needs of the area and the borough, which requires prescription to ensure delivery and is the role of the Local Plan to set out. The Council will however be bringing forward an Area Action Plan for Wood Green to amplify the spatial development needs of Wood Green, and the Council would encourage all key stakeholders

					to continue to engage in developing further the blueprint for Wood Green's future. **No change**
265	31	Housing targets	General support given for increasing housing targets in line with Further Alterations to the London Plan	Alt30	Noted and support is welcomed. **No change**
265	32	Spatial distribution	In accordance with Alt21 a minor amendment is suggested to the last paragraph of SP1: Managing Growth to reflect that modest housing growth will take place within areas such as Muswell Hill Area Neighbourhood, including Highgate, which was previously identified as an Area of Limited Change. The alteration will also make Policy SP1 sound and in accordance with the overall content of the draft Alterations: "*SP1: Managing Growth* *…* *Parts of the borough outside of the Growth Areas and Areas of Change will experience some development and change* ***in contributing towards meeting the local development needs, including providing for new homes.*** *The Council will ensure that development in these Areas of* ~~*Limited*~~ ***Moderate*** *Change will respect the character of its surroundings and provide environmental improvements and services."*	Alt30	**The suggested changes are agreed in part.** The Council agrees that development outside of Growth Areas and Areas of Change will make an important contribution to help meet local development needs and this fact should be recognised in the Policy. However, the Council does not consider it necessary to amend the term 'Areas of Limited Change' within the Policy, rather the preference of the Council would be to amend the description of 'Areas of Limited Change' at Paragraph 3.1.8, to recognise the identification of strategic Brownfield sites within the Local Plan allocations. A further modification to this effect is therefore set out and the end of the Schedule **(see Alt 102).**
408	33	Wording suggestion	Replace 'meet' with ' aim to achieve' and insert the word 'target' in the phrase 'strategic housing [target] requirement	Alt30	The terminology throughout National Planning Policy and Guidance is that Council's have to meet their objectively assessed needs. Therefore, the Council does not consider the suggested change appropriate. The term

					'strategic housing requirement' is also the correct terminology. **No change**
567	34	Housing targets & spatial distribution	The current increase in population in Tottenham is already unmanageable. Tottenham is already far more densely populated than the west of Haringey Borough. Why would Haringey Council agree to make this disparity even worse and then even worse again by adding an additional 10,000 homes? The London Plan does not that dictate that these additional 10,000 homes have to be located in Tottenham rather than the rest of the borough. This is not just as it will lead to an unfair burden on the infrastructure and to social stress and unrest. We believe Tottenham lives matter.	Alt30	Under the current spatial strategy adopted in 2013, Tottenham is to contribute 5,120 new homes. This equates to 64% of the Borough's growth. Wood Green delivers 21% and the rest of the borough 15%. With the uplift in Haringey's strategic housing requirement, Tottenham's contribution reduces to 50% of the Borough's growth. Haringey Heartlands/Wood Green increases to 23% (4,600 homes) and the rest of the borough increases to 27% (5,200 homes). The location of new housing growth reflects the investment being made in strategic transport and the availability of land/sites for redevelopment. The Site Allocations DPD does identify potential strategic Brownfield development sites in the west of the borough, however opportunities are limited and accessibility is generally poor with little prospect for significant improvement. On this basis, the Council is content that the spatial strategy, even with the housing uplift, is still the most sustainable and appropriate strategy to manage Haringey's growth needs. **No change**
567	35	Infrastructure	Schools are over-subscribed; transport is grossly overcrowded; primary health care provision is so insufficient that patients are having to use A & E, etc.; It is irresponsible to the people of Tottenham to increase the population to such an extent with no	Alt30	Significant investment has and is being made to further improve transport in Tottenham and the Council is working with its key service providers to address both the deficiencies in existing provision for schools and healthcare and to future proof these to accommodate

			corresponding infrastructure in place. Promises from the mayor to do something when it gets bad enough, is not good enough.		the growth planned. **No change**
567	36	Contradictory statement	On Page 24, (10.2.4) of the SA of the Site Allocations DPD, it states, 'Over the plan period (2011-2026) this creates an overall target of 19,802 net additional dwellings in Haringey. The Tottenham AAP will accommodate 10,000 of these dwellings and so there is a need to deliver 9,802 dwellings in the rest of the borough. This statement contradicts the intention now to concentrate all this development in Tottenham and Wood Green.	Alt30	19,802 is the borough-wide overall target of net new home to be delivered between 2011 and 2026. Of this 19,802, Tottenham's contribution is just over 50% at 10,000 net new homes. Wood Green's contribution is 23% (4,600 new homes) and sites across the rest of the borough will provide for the final 27% (5,200 net new homes). As the vast bulk of new housing development (circa 75%) is directed to the growth areas within Wood Green and Tottenham, this statement in the SA is not considered contradictory or incorrect. **No change**
584	37	Housing target	Does not accord with the London Plan's requirement to identify the objectively assessed housing needs to seek to exceed the London Plan target. The London Plan Policy 3.3 requires that Boroughs should seek to achieve and exceed the minimum annual housing target as part of the LDF preparation. Furthermore, it requires Boroughs to draw on the housing benchmarks in developing their LDF housing targets, augmented where possible with extra housing capacity and to seek to enable additional development capacity, particularly brownfield housing capacity	Alt30	The Council has sought to meet the challenging new strategic housing requirement set for the Borough by the London Plan. The Council does not consider that rigorous re-appraisal of the SHLAA will render further capacity, given the reliance on probability within the study, rather than 'deliverability' as required to deliver a sound plan in accordance with paragraph 182 of the NPPF. The Council can confirm that the spatial strategy and site allocations of the Haringey Local Plan have taken account of the locations in London Plan Policy 3.3E(a-e) and that the local plan has identified strategic sites with development capacity for 20,040 new homes. With the addition of small sites and windfalls the Local Plan makes sufficient provision to

					exceed its London Plan target, and therefore fully accords to the London Plan. **No change**
584	38	Consideration of RAs	We therefore consider that mixed use development in the Regeneration Area of the LEA is part of the overall requirement Haringey's housing requirements, as set out in Haringey's Strategic Policy SP1 and Table 3.1. We consider that this approach will contribute to effectively securing housing development to meet and exceed the housing requirements.	Alt30 & Alt32	Mixed use development within Regeneration Areas of the LEA should seek to optimise residential and non-residential outputs commensurate with infrastructure provision to support plan growth within the wider area. **No change**
608	39	Plan period	We welcome the revision to the Local Plan to reflect the new housing requirement for Haringey of 1,502 dwellings per annum (dpa). We assume that the plan period will be 2011-2036. It would be helpful if the revised plan made this very clear.	Alt30	The alterations do not represent a new Local Plan but rather an update to the recently adopted Strategic Policies DPD. The plan period has therefore not changed as a result of the alterations and continues to run from 2011 - 2026. The plan period continues to adequately cover and accommodate the strategic housing requirement period of the current London Plan. **No change**
608	40	Housing target	It is unclear what time-frame is being used that would generate a total strategic housing requirement for 19,800 dwellings. If the plan is intended to operate over the 15 year period 2011-2026 that would result in an overall strategic housing requirement for 22,530 dwellings (i.e. 1,502 x 15). Does this figure represent a residual figure once completions achieved since 2011 have been deducted? This should be clearly explained to avoid any doubt. If the Council does not intend to back-date the new strategic housing requirement to the	Alt30	Haringey's strategic housing requirement for the period 2010 – 2015 was 820 homes per annum. Local Plan periods do not have to align with London Plan housing requirement periods and often span more than one of these periods. Strategic housing requirements are not back-dated but change and run from the dates stated in the London Plan. The new strategic housing requirement figure of 1,502 for Haringey came into effect in the 2015/16 monitoring year. **No change.**

			base year of 2011, the Council may wish to consider aligning its plan with the London Plan and prepare a plan that will operate over the ten year period 2015-2025.		
609	41	Growth areas	The amendment to Policy SP1 to include North Tottenham as a housing growth area is supported. Similarly the reference to the Tottenham High Road Corridor as Area of Change where the Council will promote development is supported. However it is considered that the boundaries of the Growth Areas and Areas of Change, as shown on Figure 3.1, should not be considered as the specific boundaries of these defined areas. Either the text or Figure 3.1 itself should make it clear that the areas shown are indicative and they do not represent finite boundaries.	Alt30	**Agreed in part.** The boundaries for the areas as shown in Figure 3.1 are indicative but are clearly defined within the Tottenham AAP for the Tottenham Growth Areas and Areas of Change and will be defined for Wood Green and Haringey Heartlands Growth Areas within the emerging Wood Green AAP. The extent of the Seven Sisters corridor is clearly defined as being 50 metres from the centre of Seven Sister's Road. **A footnote will be added to Map 3.1 (Alt 34) to the effect that the boundaries of Growth Areas and Areas of Change are indicative but will be further defined within the Tottenham and Wood Green area action plans that cover each of these areas.**
630	42	Spatial distribution	The local residents understand that you would like to build 19,800 new homes in Haringey. Why is it that 10,000 new homes will be built in a small area like Tottenham alone? Already a quarter of the homes in Tottenham homes are already over crowded with some houses having no double glazing and need repair. The local people in Tottenham believe that, the Area Action Plan and draft local plan is unacceptable and should be withdrawn immediately. Instead the Council should work with the community to protect, support and	Alt30	The Council is required to plan for 19,800 new homes across Haringey over its plan period to meet its strategic housing needs and those of London. Tottenham was identified in the 2013 Strategic Policies DPD as an area that can accommodate growth & change and has the capacity to do so. New housing is required to meet local housing needs to address matters such as over-crowding. Without new housing provision, such issues will remain and are likely to worsen. **No change**

			improve all the existing homes, estates, facilities and communities in the area as promised.		
633	43	Spatial distribution	To fit in an extra 11,100 homes would mean either unduly dense and tall development, conflicting with the historic character of the area and with biodiversity objectives; or it would mean sacrificing green space or employment land.	Alt30	Growth is intended to be focused on the Hale and North Tottenham. Designated employment land is to continue to be safeguarded or, where appropriate, renewed through mixed use development proving for more intense employment uses. Green spaces too are to be protected and enhanced. Where opportunities arise, additional open spaces will be created and new green links established. Tottenham's heritage assets and conservation areas will also continue to be protected and celebrated. One of the reasons for focusing growth on the Hale and North Tottenham is because these areas have very limited heritage assets. **No change**
633	44	Housing target	To arbitrarily change the target to more than double what was previously thought suitable suggests a disregard for what is realistic or consistent with previous objectives about preserving the character of the townscape	Alt30	The growth requirement is not an arbitrary figure but rather based on evidence of London's housing needs which we must plan for. Across London densities are increasing or are planned to increase to accommodation London's growth. The character of some areas will change, consistent with the London Plan density matrix. Such change follows centuries of change to London's townscape. However, growth areas represent a relatively small area of the borough, the vast majority of existing communities will not be subject to significant change and local planning policies are in place to preserve existing character, especially that of value to the local community. **No change**

694	45	Housing target	Support the Council's aim to maximise and exceed its strategic housing target. Support the promotion of development in Growth Areas and Areas of Change, and the Council's recognition that development may come forward outside these identified areas. Berkeley Homes would support the promotion/ maximisation/ optimisation of delivery, to deliver the housing required.	Alt30	Support to meet Haringey's strategic housing requirement and to optimise the development potential of sites is noted. **No change**
694	46	Spatial distribution	Support the Council's recognition that sustainable development opportunity sites for development may lie outside designated town centres.	Alt30	The approach to development outside of Growth Areas and Areas of Change has not been subject to alterations and remains as adopted in 2013. However, the support for this approach is noted. **No change**
818	47	Housing density	Half of the strategic housing target should be located in Tottenham is not realistic and potentially highly damaging to the existing residents and businesses. Several wards of Tottenham already have the highest densities in the Borough. White Hart Lane, Northumberland Park and Tottenham Hale have lower densities than the above mentioned wards, but this is due to the presence of large areas of employment land and valuable housing estates – which means that the population density in the residential areas of those North Tottenham wards is high, too.	Alt30	The distribution of growth within the Local Plan reflects the agreed spatial strategy set out in the Strategic Policies DPD (2013), and is based on a wide range of sustainability criteria and evidence including land availability, transport infrastructure, planned investment in infrastructure, and urban character. The Council considers that adopted spatial strategy is still the most appropriate and sustainable even with the up lift in housing growth expected and is supported by the existing evidence base. **No change**
818	48	Spatial distribution	The proposal to concentrate half of the housing delivery target (=10,000 homes) imposed on Haringey by the latest Alterations of the London Plan in Tottenham is not realistic and potentially highly damaging to	Alt30	Under the current spatial strategy adopted in 2013, Tottenham is to contribute 5,120 new homes. This equates to 64% of the Borough's growth. Wood Green delivers 21% and the rest of the borough 15%. With the uplift in

			the existing residents and businesses. We disagree with the fact that Tottenham should host half of this targeted growth. The target of 10,000 new homes in Tottenham is totally over-estimated.		Haringey's strategic housing requirement, Tottenham's contribution reduces to 50% of the Borough's growth. Haringey Heartlands/Wood Green increases to 23% (4,600 homes) and the rest of the borough increases to 27% (5,200 homes). The location of new housing growth reflects the investment being made in strategic transport and the availability of land/sites for redevelopment. The Site Allocations DPD does identify potential strategic Brownfield development sites in the west of the borough, however opportunities are limited and accessibility is generally poor with little prospect for significant improvement. On this basis, the Council is content that the spatial strategy, even with the housing uplift, is still the most sustainable and appropriate strategy to manage Haringey's growth needs. **No change**
584	49	Improved mapping	In terms of Table 3.1, whilst we support the principle of identifying a broad capacity for housing in each of the Growth Area, we are concerned that the location and Figure 3.1 do not correspond. This is particularly relevant to our client's interest, the Bittern Place site, as it is located in Wood Green Metropolitan Town Centre and in Haringey Heartland.	Alt 31	Noted, but within the Strategic Policies, it is correct to talk about broad locations for growth and it is not necessary to define these to the individual site level – other development plan documents will give further detail**. A footnote has been added to Map 3.1 (Alt 34) to the effect that the boundaries of Growth Areas and Areas of Change are indicative but will be further defined within the Tottenham and Wood Green area action plans that cover each of these areas.** It should be noted that the long-term aspiration, as signalled in the recent further alterations to

					the London Plan, is to see both the Haringey Heartlands and Wood Green areas be combined into one and designated an Opportunity Area to ensure the Borough can leverage strategic regional intervention to support the delivery of these areas. As also signalled in the revised Local Development Scheme (Feb 2015) the Council is proposing to develop an Area Action Plan for Wood Green to provide the more detailed policy framework required to bring about a more managed and structured delivery of this growth opportunity.
584	50	London Plan conformity	The identification of the capacity is not in line with the London Plan identifies an indicative capacity of 2,000 jobs, and a minimum of 1,000 new homes.	Alt 32	The figures within the London Plan are indicative and are minimums. Policy 2.13 C of the London Plan requires boroughs to develop more detailed policies and proposals for opportunity areas and intensification areas. In preparing the draft Site Allocations DPD the Council has identified further development capacity within the Haringey Heartlands/Wood Green area, which is reflected in the revised housing figure. This is based on development in accordance with the appropriate ranges within the London Plan density matrix. In line with the purpose of Opportunity & Intensification area designations, the Council will seek to optimise residential and non-residential outputs within these areas commensurate with infrastructure provision to support growth. **No change**
609	51	Housing target	As regards Table 3.1 it is considered that the reference to the number of units in the Areas	Alt32	**Agreed.** All housing figures in the Local Plan are minimum figures. **Amend Table 3.1 (Alt**

			of Limited Change should be noted as being a minimum requirement. This is necessary as an acknowledgement of windfall sites outside the defined areas that may come forward for future residential development.		**32) to state that the housing figures therein are minimums.**
818	52	Infrastructure	How and where will social infrastructure be provided to accompany the planned 10,000 new homes is absolutely not demonstrated in the Site Allocation DPD and Tottenham AAP	Alt32	The Council is in the process of updating its Infrastructure Delivery Plan (IDP) to take account of the new housing figure for the borough and the spatial distribution. The IDP will be published alongside the Regulation 19 version of the Local Plan documents. It is anticipated that the IDP will enable the site allocations to be more specific about the contribution strategic site will make towards delivering specific new infrastructure. **No change**
413	53	Spatial distribution	We note at page 35 that the Tottenham Hale Growth Area and the Northumberland Park and Tottenham High Road Corridor Areas of Change are located close to the Sites of Special Scientific Interest (SSSI) at Walthamstow Reservoirs and Marshes and the Lea Valley and we would advise that it would be advisable if new housing in Haringey is located away from the boundaries of the SSSIs. We would recommend project-level assessments to determine whether significant harm is caused to the SSSI interest features and that applicants speak to Natural England prior to submitting planning applications for proposed development near to the SSSIs in order to assess possible impacts. The National Planning Policy Framework (NPPF) outlines	Alt34 Figure 3.1: Growth Areas and Areas of Change	None of these areas are new growth areas in the plan, although the quantum of growth within each has changed to reflect further work undertaken on sites capacities. A Habitats Assessment has been undertaken as part of the preparation of the Local Plan and concludes that the uplift in housing for Tottenham, as provided for through these alterations to the Strategic Policies 2013, is unlikely to result in harm to strategically important habitats, should the mitigation measures proposed be implemented. However, it is appreciated that these are strategic documents and the supporting assessments are broad. **The Council therefore proposes to amend the site allocations for Tottenham Hale and North Tottenham to**

			the importance of the protection of SSSIs and any proposed development not having adverse impacts on SSSIs at paragraph 118		**require site specific assessments be undertaken through the planning application process to assess potential impacts on the Sites of Special Scientific Interest (SSSI) at Walthamstow Reservoirs and Marshes and the Lea Valley, and that Natural England should be consulted as part of the assessment process**.
422	54	Correction / Update	Please note that in paragraph 3.1.15 there is a reference to PPS 25 which has now been withdrawn. This should be updated to refer to the current National Planning Practice Guide. We have no other comments to make on this document.	Para 3.1.15	A review of paragraph 3.1.15 has confirmed that the paragraph already refers to the NPPF and not PPS 25. **No change**
408	55	Sequential testing	How many developments has the sequential test ever stopped in their entirety?	Para 3.1.15	Whilst not part of the proposed alterations, the Council acknowledges that in the context of a built up urban environment, more often the exceptions test will be triggered. **No change**
408	56	Job growth figures for Tottenham	Where are these 1,500 jobs coming from?	Alt 37, 3.1, Para 3.1.11	4,000 jobs are planned for Tottenham Hale. New jobs will be delivered through the reconfiguration of the existing employment sites away from industrial & warehousing uses to more intensive employment / business uses, further growth in the retail and leisure provision, and increased community facilities. **Amend text to reflect jobs provision (Alt35)**
415	57	Transport	The gyratory work and new bus station have now been completed; this paragraph should therefore be amended to reflect this progress. Further to this, the station upgrade is now committed (at a cost of £32m) as is the West Anglia Main Lane upgrade from Angel Road to	Para 3.1.19	**Agreed. The factual updates regarding now completed transport works will be reflected in a new alteration (see Alt104) to the strategic policies**. The commitments to funding further improvement at the Hale will also be picked up within the Tottenham AAP.

			Stratford.		
415	58	Transport	For the enhancement of Northumberland Park, the plan could reference the work between TfL, Haringey and the GLA to develop proposals for the White Hart Lane station.	Para 3.1.33	The representation is outside the scope of consultation on the alterations. **However, the Council will pick this up within the Tottenham AAP**.
408	59	Seven Sisters	References to St Ann's Hospital are noted	Para3.1.40	Whilst outside of the scope of the proposed alterations, this is noted. **No change**
259	60	Estate renewal	Page 20 uses the term "regenerate social housing estates" - does this term not need more definition?	Alt45	What is meant by estate renewal is set out in Alt53 & Alt64. No further definition is required. **No change**
375	61	Sustainable development	Sustainability of development is a key requirement of the NPFF and an aspiration for development. Suggest that the sentence "and are sustainable for current and future generations" be reinstated.	Alt45	Agreed. **A further amendment will be made to reinstate this sentence.**
562	62	Design excellence	I fully support the emphasis on excellence on design quality and would request mention of Haringey's design panel to assist developers. To ensure input from the design panel we should state that the Council can insist, instruct that a development is referred to the design panel. Good design does not just relate to housing so the emphasis on good design should be included, where appropriate, so that it also refers to other types of development such as schools etc etc	Alt45	Unfortunately there is no statutory requirement that major, minor or contentious development requires scrutiny via a design panel. Rather it remains that the Council will continue to encourage proponents to bring developments for the review and comment of the design panel. The Development Management policy on design picks up the comment on design applying to all forms of development. **No change**
659	63	Affordable housing	CONTRIBUTE TO DECENT AND AFFORDABLE HOUSING FOR ALL: - Ensure that new developments provide the secure, and genuinely-affordable housing that people need, and that 'gentrification' doesn't force thousands of local residents out	Alt45	It is not possible to maintain the affordable housing target at 50% as the current evidence base on development viability does not support this. The definition of affordable housing includes both 'affordable rent' and 'social rent'; however, it is only the former

			of our borough - All planning policies must ensure that there are adequate, genuinely affordable (for those on the lowest incomes) and long-term secure homes for all who need them, in contrast to current Council definitions and policies. At least 50% of all new homes should be genuinely affordable social rented housing. As a specific example, planning policies must support the residents of Love Lane Estate, and any other residents, threatened with possible relocation and demolition.		that can attract grant. While the Council can negotiate provision of 'social rent', the absence of grant and rents at up to 80% impacts significantly on viability and would result in significantly less affordable housing being secured. It is therefore a trade-off between the level of affordability and the amount of affordable housing to be secured. The Council's preference is to maximise the amount of affordable housing delivered and, in parallel, will work with its RSL partners to encourage them to set rent levels that reflect affordability in a Haringey context. With regard to estate renewal, the provision for existing Council tenants is to be outlined in the Council's Housing Strategy. **An amendment to reference this in proposed to Alt64.**
668	64	Equalities	"The ability of local people to afford the new homes being built, especially in the east of the borough, is dependent on them accessing jobs and also increasing their incomes to a sufficient level to afford the new homes on offer as a result." (Equalities Impact Assessment on Haringey's housing policies, Cabinet, 17/03/15, p62). These shocking words should tell local councillors that it is time to stop and think again about the huge programme of housing demolitions and redevelopment in the Local Plan. The suggestion that Tottenham residents must compete against all-comers to secure	Alt45	The manufacturing industry across London and Haringey continues to decline. The Local Plan has to address this issue and does so by seeking to protect the best industrial locations for continued industrial use and seeks to re-orientate the remaining industrial land holdings to mixed use development providing for more intensive employment uses. These typically tend to be more skilled jobs and rightly, the Council wants local residents to be able to take these jobs up. Skills and training are therefore included in the Plan as part of the obligation on new mixed use developments of employment land.

			'jobs in more highly-skilled sectors, such as sustainable technology, digital design and skilled / craft manufacturing' (p62) seems perplexing, when local people are facing cuts in youth services and Further Education opportunities, and when the regeneration plans include the elimination of local jobs at the Peacock and Brantwood Road industrial estates, and in community shops and businesses. Some people have health or disability issues, or other barriers to reaching the highly-paid work which will now be required. Housing is a human right, and it is unjust to deny decent homes to local people purely because they have low incomes. The Equalities Impact Assessment shows that Council renting and Housing Association renting at target rents are really-affordable in this borough, while the preferred regeneration tenures of low cost home ownership and so-called 'Affordable Rent' (meaning time-limited tenancies and near-market rents) are not affordable, especially on the average incomes in Tottenham. So when council housing is demolished, "affordable housing is not affordable". The Equalities Impact Assessment also states that the reliance in these plans on low-cost home ownership will adversely affect black people in particular (p62). Polices that disadvantage the poor will have an institutionally racist impact.		Affordable housing will continue to be sought on new housing development. While this will take the form of affordable rent and intermediate housing, the Council will work with its RSL partners to ensure rents are set at levels that are affordable in a Haringey context. Through its estate renewal, the Council will seek to reprovide the same level of floorspace in social housing (i.e. no net loss in the amount of social housing floorspace rather than on a unit basis) to meet changing housing needs, and to meet the acute need for more family sized social housing. **No change**

669	65	Housing target	The Woodgate Group fully supports the urgent need for more homes in Haringey and in particular Tottenham Hale and they can deliver more homes before 2018. The Haringey Local Plan Monitoring Report 2012/13 (published July 2014) indicates that for the monitoring year 2012/13 the number of net housing completions in the borough was 1,285. However, this included 492 non-conventional units at Hale Village. Only 583 net conventional units were completed in this period. It is evident that housing delivery will have to assume a significant step change in the borough.	Alt45	Support for housing delivery is noted. It is a Council priority to deliver a step change in housing deliver to meet needs and the Housing Zone designation for Tottenham Hale will help to accelerate delivery. However, the Council is also aware that there may be a lag between implementing the initiatives needed to achieve the 'step change' and seeing the fruits of this labour through increased completions as reported in the Authorities Monitoring Report. **No change**
818	66	Affordable housing	We support Haringey Council's statement in the Haringey Local Plan & the Annual Monitoring Report for council's planning policies that 'provision and access to high quality and affordable housing' is a key priority for our borough [Haringey Local Plan 3.2 SP2 Housing p. 61 & Annual Monitoring Report p. 41].	Alt45	Support is noted and **the text proposed for deletion at the Regulation 18 stage has been largely reinstated in Alt45.**
818	67	Estate renewal	we strongly challenge and question the approach to housing provision and to 'housing estate renewal' which permeates the Alterations to Strategic Policies, the Tottenham AAP, and a number of sites in the proposed SA DPD, in particular the following Council Housing estates: SA57 (Park View and Durnsford Road), SA63 (Broadwater Farm), SA66 (Leabank and Lemsford Close).	Alt45 & Alt53	Objection is noted. Amendments have been made to a number of the site allocations mentioned as a result of comments received to the Regulation 18 consultation. It is hope that these, along with further amendments to Strategic Policy SP2, will have addressed some of the concerns raised.
825	68	Estate renewal	As a leaseholder I object to the redevelopment plans in Haringey.	Alt45	The objection is noted. **No change**

265	69	Housing targets	General support given for increasing housing targets in line with Further Alterations to the London Plan	Alt46	Support is noted. **No change**
408	70	Targets – replace wording	Insert the word 'target' in the phrase 'strategic housing [target] requirement	Alt46 & Alt56	The term 'strategic housing requirement' is the correct terminology as it refers to the minimum housing need to be met and not an upper target. **No change**
408	71	Targets – replace wording	Add the word 'target' to the many similarly worded phrases in this document	Alt 46	The term 'strategic housing requirement' is the correct terminology as it refers to the minimum housing need to be met and not an upper target. **No change**
824	72	Provision for older people	Present housing policies and planning committee guidelines do not include the provision of suitable homes for downsizing (neither for rent or purchase) and there is little advice on offer. Also I could not find a reference to house adaptation for older people. Enabling older people to down-size may release properties suitable for families. It could lead to a more comfortable and healthy living environment and thus reduce hospitalisation. None of the amendments refer to the needs of older people, and none refer to co-housing projects that may solve the living alone problems common in the elderly. Identified relevant alterations are: 7, 23, 25, and 52. But none of these refer to age. In the Strategic Plan SP2, paragraph 3.2.2 could have included regard to the housing needs of older people.	Alt46	The Strategic Policies DPD addresses more the broad quantum of development and growth to be managed across the borough over the plan period. The Development Management Policies DPD includes policies on housing mix and specialist needs housing, which includes housing for the elderly in line with the Council's Housing Strategy. **No change**
375	73	Housing	The revised targets are unrealistic and likely to	Alt47	There is no reason to believe that the

		targets	lead to poor quality development if pursued.		provision of higher density development will result in a poorer quality of development. Specific Development Management policies are included to ensure new development achieves a high quality finished product, including the public spaces around development. **No change**
608	74	Objectively assessed needs	Some clarification is required here. The new London Plan has identified its *objectively assessed need* to be at least 49,000 dwellings per annum for the period 2015-2025 (equivalent to 49,000 per annum), but the figure of 49,000 is only the OAN if output is sustained at this rate until 2036. Over the shorter time-frame of 2015 to 2025 the OAN rises to 62,000 dpa. The London Plan has established a capacity-constrained *strategic housing requirement* for 420,000 dwellings for the period 2015-2025 as set out in Table 3.1 of the London Plan. This is equivalent to 42,000 per annum. This is explained in paragraph 3.16b of the London Plan. Haringey's contribution to meeting London's strategic housing requirement is to provide an annual average of 1,500 dwellings. We have rounded down the precise figures in all cases. It is therefore not strictly accurate to say that the London Plan has set a target for 490,000 dwellings for the period 2015-2025. It has only set a London-wide target for 42,000 dpa. It is acknowledged by the Mayor that in order to close the gap between the housing	Alt47	The Council has sought to meet the challenging new strategic housing requirement set for the Borough by the London Plan. The Council does not consider that rigorous re-appraisal of the SHLAA will render further capacity, given the reliance on probability within the study, rather than 'deliverability' as required to deliver a sound plan in accordance with paragraph 182 of the NPPF. The Council can confirm that the spatial strategy and site allocations of the Haringey Local Plan have taken account of the locations in London Plan Policy 3.3E(a-e) and that the local plan has identified strategic sites with development capacity for 20,040 new homes. With the addition of small sites and windfalls the Local Plan makes sufficient provision to exceed its London Plan target, and therefore fully accords to the London Plan. **No change**

			requirement and the objectively assessed need of 49,000 dpa for the period 2015-2036 the London Boroughs should seek to achieve and exceed the relevant minimum borough annual average housing targets set out in table 3.1 (see London Plan Policy 3.3 Increasing Housing Supply).		
633	75	Housing target	It is highly questionable whether Haringey land and infrastructure have the capacity to accommodate so many extra homes and the London Plan target needs to be challenged, in particular the very high targets given to Haringey to create extra homes compared to the much lower rates of expansion given to west central and outer southeastern boroughs. Recommends reduction from 22,000 new homes over the plan period to 13,000.	Alt47	The objection to Haringey's new strategic housing requirement is noted but it is outside the scope of the Haringey Local Plan to revise this figure down. The only mechanism for challenging this figure was through the further alterations to the London Plan in 2014. The Site Allocations DPD and the Tottenham Area Action Plan identify sufficient sites with capacity to deliver in excess of our strategic housing requirement over the plan period of 19,802 net homes, noting that this is a minimum figure. The Council is also updating its Infrastructure Delivery Plan to ensure new development and growth is matched by provision of necessary infrastructure to support it. **No change**
657	76	Residential moorings	The Canal & River Trust wishes to object to this section of the Local Plan insofar that it does not address the significant demand for residential moorings within London. Given the demand for residential moorings in London we would have expected to see a policy promoting these on the River Lee Navigation. Moorings add animation and activity to the waterways as well as providing passive	Alt47	It is the Councils understanding that the authority for increasing residential moorings lies with the Canal and River Trust. If promoting further moorings on the River Lee, the Council would encourage the Canal and River Trust to discuss this with the Lee Valley Regional Park Authority. While the Council is likely to support additional residential moorings, as a means of providing relatively cheaper living accommodation, such provision

			surveillance of the waterways and towpath for all users. In the case of residential moorings, these can provide 24 hour surveillance.		would be treated as 'windfall' development, in regards to it contribution to Haringey's housing needs. The role of the LPA in respect of moorings is to ensure waterside development does not detract from waterways usage, including existing and increased provision of residential moorings. **No change**
659	77	Density	Over-high housing densities – do they undermine the need to ensure sustainable communities? Current social and environmental infrastructure is inadequate to deal with the needs of current population levels, let alone greater/denser population levels. People are entitled to good quality living space and access to gardens etc. Do we really want to see a return to the failed tower blocks & estates of the past?	Alt47	The densities proposed for development in the borough are within the acceptable ranges of the London Plan's density matrix. Planning policies are also being put in place to ensure new development delivers a high standard of design and quality. A key requirement of the Local Plan is to ensure growth is matched by provision of new and improved infrastructure to support both existing as well new the population. **No change**
694	78	Housing target	Support the Council's aim to maximise and exceed its strategic housing target.	Alt47	Support is noted and welcomed. **No change**
818	79	Housing target	This is an ex-post justification to comply with the FALP. We question the disproportionate burden of new housing construction which has been imposed on Haringey.	Alt47	The objection to Haringey's new strategic housing requirement is noted but it is outside the scope of the Haringey Local Plan to revise this figure down. The only mechanism for challenging this figure was through the further alterations to the London Plan in 2014. **No change**
268	80	Play space	The policy requires that new development 'complies with ….standards set out in ….the Mayor's Play and Informal Recreation SPG 2012'. Concerning external space, Haringey has particular issues concerning a deficiency of Open Space, documented in the Haringey	Alt48	Haringey's Open Space and Biodiversity Study (2015) shows that the borough has 9.49ha of play space provision. This equates to a current standard provision of 1.65m^2 per child. The Councils Open Space and Recreational Standards SPD, adopted in 2008 set a local

			Open Space and Biodiversity Study Final Report. The London Plan and Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG 2012, offers Boroughs the opportunity to insert locally agreed benchmarks for play space requirements that reflect boroughs' own specific circumstances (Shaping Neighbourhoods: Play and Informal Recreation SPG, para 4.24 page 57 and space calculator page 49). Recommendation: The Borough should consider developing locally appropriate standards for play space to reflect its local priorities, as recommended by the London Plan Shaping Neighbourhoods SPG para 4.24		standard of $3m^2$ per child. The Mayor's Play Space standard is $10m^2$ per child. The Council therefore considers the application of the Mayor's SPG standard to be a very ambitious target for the borough but one we should aspire to at least for all new development. It would be challenging to achieve a target above the Mayor's and would likely be views as making new development make good on an existing deficit as well as meeting their own needs, which would be unreasonable. **No change**
584	81	Mayors SPG	Criterion 2 requires "compliance" with the housing design and space standards set out in the Mayor's Housing SPG (2012) and the London Plan, and the play space standards set out n the Mayor's Play and Informal Recreation SPG (2012). We object to this criterion as the SPGs and the Mayor's standards should be treated as a "guide" rather than a requirement. We consider that the criterion as currently drafted goes beyond the purpose of non-statutory guidance. We request that this should be amended as "is designed having regard to" rather than "complies".	Alt48	Agreed. **A further amendment to the Alt48 is proposed to reflect that the Mayor's standards are guidance.**
694	82	Amenity &	Suggest that the London Plan and	Alt48	Noted. Site specific circumstances are a

		play space standards	accompanying SPG provide guidance. The provision of such spaces needs to be taken into consideration having regard to the particular site and its own constraints. The provision of on-site amenity and child play space, should be applied flexibly to relate to the individual circumstances of the site and proposed development.		material consideration to be taken into account in the applicability of any planning policy or development standard. However, where practicable to do so, development should seek to meet and exceed the minimum design standards of the plan. **No change**
694	83	NPPF consistency	This policy unsound, as it is not consistent with national policy. Development proposals should be design-led. The key consideration for any development should not be density, which is simply a calculation of the number of homes against the size of unit, but of the quality of the proposed development and the place it will create, in its context. An assessment should be made on a case-by-case basis having regard to the quality of the design, the mix of uses and the amount and quality of public realm and open space. Policy SP2 should be amended to reflect this. It should be noted that the Housing SPG is merely guidance and therefore any application will not need to be fully in line with this document.	Alt48	As set out in the policy, density is but one consideration of development quality. Good design is further elaborated on in the Development Management Policies DPD. Section 36 of the Town & Country Planning Act requires that all development be considered on its merits on a case-by-case basis and determined in accordance with the policies of the Local Plan unless material considerations indicate otherwise. **No change**
375	84	Affordable housing	Suggest maintaining target at 50% affordable housing and continue to negotiate viability across individual schemes.	Alt49	It is not possible to maintain the affordable housing target at 50% as the current evidence base on development viability does not support this. **No change**
527	85	Affordable housing	The 'proposed alterations to the strategic policies' document stipulates a reduction in the affordable housing expectations for the	Alt49	It is not possible to maintain the affordable housing target at 50% as the current evidence base on development viability does not

			borough from 50% to 40%. We note that this 40% 'affordable' (i.e. at 80% market rate) target itself does not stipulate a requirement for any socially-rented housing as part of any future development proposals. The warehouse community grew from a lack of affordable space in London, with the majority of residents moving to the sites due to their relative affordability in comparison to the wider private-rented sector and rented creative/commercial spaces. Local authorities are the primary guardian of continuing affordable housing stock in the city. Haringey council should maintain its aspiration to achieve 50% affordable housing from any development and include a requirement for contributions to the borough's social housing stock from future development. Further to this point, we are extremely disappointed to note that Haringey's proposed plans suggest a reduction in the total socially-rented housing stock within the borough. This points to a Council disregard for its vital role in supporting genuinely affordable housing in the borough. Stock which allows low income households to continue to live here and which contributes to a vibrant, diverse community to the benefit of all its inhabitants.		support this. The definition of affordable housing includes both 'affordable rent' and 'social rent'; however, it is only the former that can attract grant. While the Council can negotiate provision of 'social rent', the absence of grant and rents at up to 80% impacts significantly on viability and would result in significantly less affordable housing being secured. It is therefore a trade-off between the level of affordability and the amount of affordable housing to be secured. The revised target of 40% is predicated on securing 'affordable rent'. If this was to be re-orientated to securing 'social rent', this target would need to be drastically reduced further. The plan does not propose a reduction in the total social rented housing stock. Where estate renewal, takes place, the total existing social rented floorspace will be replaced but the opportunity will be given to changing the housing mix, so that the new social rented housing might best meet current local housing needs (i.e. replacing 1 & 2 bedroom social rented homes with 3 or 4+ social rented housing) This may result in a reduced amount of total social homes but should ensure the housing better meets the acute housing needs of the Borough. **No change.**
528	86	Affordable housing	The 'proposed alterations to the strategic policies' document stipulates a reduction in the affordable housing expectations for the borough from 50% to 40%. We note that this	Alt49	It is not possible to maintain the affordable housing target at 50% as the current evidence base on development viability does not support this. The definition of affordable

			40% 'affordable' (i.e. at 80% market rate) target itself does not stipulate a requirement for any socially-rented housing as part of any future development proposals. The warehouse community grew from a lack of affordable space in London, with the majority of residents moving to the sites due to their relative affordability in comparison to the wider private-rented sector and rented creative/commercial spaces. Local authorities are the primary guardian of continuing affordable housing stock in the city. Haringey council should maintain its aspiration to achieve 50% affordable housing from any development and include a requirement for contributions to the borough's social housing stock from future development. Further to this point, we are extremely disappointed to note that Haringey's proposed plans suggest a reduction in the total socially-rented housing stock within the borough. This points to a Council disregard for its vital role in supporting genuinely affordable housing in the borough. Stock which allows low income households to continue to live here and which contributes to a vibrant, diverse community to the benefit of all its inhabitants.		housing includes both 'affordable rent' and 'social rent'; however, it is only the former that can attract grant. While the Council can negotiate provision of 'social rent', the absence of grant and rents at up to 80% impacts significantly on viability and would result in significantly less affordable housing being secured. It is therefore a trade-off between the level of affordability and the amount of affordable housing to be secured. The revised target of 40% is predicated on securing 'affordable rent'. If this was to be re-orientated to securing 'social rent', this target would need to be drastically reduced further. The plan does not propose a reduction in the total social rented housing stock. Where estate renewal, takes place, the total existing social rented floorspace will be replaced but the opportunity will be given to changing the housing mix, so that the new social rented housing might best meet current local housing needs (i.e. replacing 1 & 2 bedroom social rented homes with 3 or 4+ social rented housing) This may result in a reduced amount of total social homes but should ensure the housing better meets the acute housing needs of the Borough. **No change.**
538	87	Affordable housing	Affordable housing is an ever prized and increasingly rare luxury in London, but one that I feel should not be so quickly dismissed or overlooked. it is disheartening to see the council state a move from 50% - 40% of	Alt49	It is not possible to maintain the affordable housing target at 50% as the current evidence base on development viability does not support this. **No change**

			affordable housing and I, I'm sure alongside many others, would urge them to uphold 50% affordable housing within the borough. I have lived my entire life in London, and in Haringey, with an incredible affinity for the city and the borough, I feel and I know that the Council has an obligation to its existing residents, an obligation to look after them and their interests above those of developers and others.		
564	88	Affordable housing target and tenure	We welcome this reduced target and amended mix, however, we would note that the provision of affordable housing and the proposed tenure split should remain subject to site specific considerations and the overall viability of development proposals.	Alt49 & Alt50	Noted and site specific considerations and viability are both material considerations to be taken into account in assessing the extent to which a development proposal accords with the Local Plan policies. **No change**
579	89	Affordable housing	Wherever possible, new development should be affordable, and delivered by not-for-profit organizations. For-profit high density housing development is of little or no benefit to existing communities, and the council should not be actively encouraging it.	Alt49	Noted, but given the significant housing need within the Borough, London, and nationally, the reality is that housing development is primarily undertaken by commercial developers. This is unlikely to change and is significantly outside of the scope of Haringey's Local Plan to address. A reasonable percentage of housing, on new private development, to be provided as affordable housing, is what the plan can realistically seek to achieve. **No change**
584	90	Affordable housing	We note that Criteria 5 and 6 have amended the affordable housing requirement, based on the viability assessment. The Council's viability assessment shows that the mixed use development on a site within Haringey Heartland/Wood Green is unviable if it were	Alt49	The target is a borough-wide affordable housing target from all sources of new housing provision. It is therefore not necessary or appropriate to specify differential targets for different areas within the borough. The policies of the Development

			to provide 30% affordable housing provision. We consider that lower percentage should be set for development in Haringey Heartland/Wood Green, on the basis of the Council's viability evidence, to ensure viability and deliverability of the sites allocated for redevelopment/ regeneration.		Management Policies DPD are flexible enough to take account of site specific circumstances in determining an appropriate level of affordable housing provision on a scheme by scheme basis. However, it should be noted that the Council intends to produce a Wood Green Area Action Plan, and it may be through that document, that a 'Wood Green' level might be set. **No change**
621	91	Affordable housing	Throughout the plans there is the promise of more affordable homes. However no figure is put on this promise. The vibrancy and character of Tottenham has been created by the unique mix of ethnicities with no dominant group and the affordability of property so that people of all social strata's are able to live side by side. If Tottenham is to retain this attractive mix affordable homes need to be affordable to the most poor in our society. Having spoken to many of my neighbours there is a desire that Tottenham does not become an exclusive area only accessible to the well off and this needs to be reflected in the Councils own plans. Haringey's life and character has been formed through the centuries around its capacity to welcome and accommodate all kinds of people as they settle and start their lives in the UK. Please do not let us plan this out of our future.	Alt49	The target for affordable housing is the figure of 40% of the total number of habitable rooms as set out in Alt49. While crude, and on the basis of a consistent housing mix across all tenures, this would amount to circa 7,920 new affordable homes to be delivered over the entire plan period from 2011 – 2026. A primary objective of the Local Plan is to provide a range of housing choices to promote mixed and balanced communities. **An amendment will be made to Alt49 to include a footnote reference to the likely total of affordable housing to be delivered over the plan period.**
623	92	Affordable housing & estate renewal	The plans show a considerable reduction to affordable housing and in particular social housing. There must be no reduction in the provision of social housing but rather an	Alt49 & Alt53	It is not possible to maintain the affordable housing target at 50% as the current evidence base on development viability does not support this. Through its estate renewal the

			increase. On developments which include demolishing of existing council/social housing, these should be reprovided on site. Such sites include: SS3 (Apex House and Seacole Court), SS4 (Helston Court and Russell Road), SS6 (Brunel Walk and Turner Avenue), NT1 (Northumberland Park North), NT2 (Northumberland Park), NT3 (High Road West). Affordable housing and social housing should not be used interchangeably as affordable housing can be up to 80% of the market rate and to most people this is not affordable. The council should always push for higher proportions of social housing to address the long housing waiting list. The consultation does not address the council's current housing waiting list. All developments should include social housing and not just state affordable housing.		Council will seek to reprovide the same level of floorspace in social housing (i.e. no net loss in the amount of social housing floorspace rather than on a unit basis). Where we can, the policies seek to refer to the intended tenure of affordable housing (i.e. affordable rent, social rent or intermediate rent). Where this is unknown, reference is made to 'affordable housing' but the implication is for affordable rent. This is because the delivery of affordable housing continues to be reliant on the RSL securing grant (although significantly reduced in recent years) either on a proposed scheme or more generally across an RSL's housing portfolio. The Government's condition on grant is that it funds intermediate and affordable rent not social rent. Haringey's need for affordable housing is significant. By not advocating the pursuing of grant, the LPA would not be maximising delivery to meet this significant need and it would be impossible to meet the challenging target of 40% of new homes being delivered being affordable. The Local Plan uses the Government's definition of affordable housing, and it is not proposed to alter this. **No change**
645	93	Affordable housing	What does 'affordable' housing mean to a family on an 'average' income? What hope is there in all this for the huge number of Haringey families on the council's waiting list whilst being prayed on by, tax payer sponsored, rogue landlords. What guarantees	Alt49	The definition of affordable housing, including affordable rent and its delivery/funding mechanism, is a matter of national policy. It is not within the scope of the Council nor the Haringey Local Plan to alter this. The Council will however, continue to work with its RSL

			are there that the developers will not seek to re-negotiate their 'commitments' to all the above "due to unforeseen circumstances"?		partners to encourage them to set rent levels that are affordable to local residents. NB: this is through the Haringey Housing Strategy rather than the Local Plan. There are no guarantees that developers will not seek to re-negotiate their commitments, but would have to have sound grounds to do so that the Council would continue to challenge if a reduction is to be justified. **No change**
659	94	Affordable housing	Affordable' and social housing: the failure to reach even the very modest % targets from new housing completions. Most so-called 'affordable' housing is well out of the reach of the vast majority of those who need it, and should be radically redefined. Social housing is currently the only genuinely affordable, permanent housing and should be the majority of new builds (it is only a tiny %). An additional point regarding 'Balancing' of housing tenure, the terms used need to be clearly defined because in some recent developments such as Lawrence Road and Brook House they have been misleading: eg - "Affordable" ?; - "Private" ?; - "Social rented" – does this mean "council and housing association rented homes for people on council waiting list"? - "Affordable rent or sale" – does this mean "shared ownership – half buy/half rent"? If not what does it mean?	Alt49	The definition of affordable housing, including affordable rent and its delivery/funding mechanism, is a matter of national policy. It is not within the scope of the Council nor the Haringey Local Plan to alter this. The Council will however, continue to work with its RSL partners to encourage them to set rent levels that are affordable to local residents. NB: this is through the Haringey Housing Strategy rather than the Local Plan. **Further amendments are proposed (See Alt105) to the definition of affordable housing in the glossary at Appendix 3 to bring this into alignment with the national planning policy definition of affordable housing.** A review of all four documents will also be undertaken to ensure the affordable housing terminology used is correct and consistent. A review of the proposed alterations and the existing wording of the extant Strategic Policies DPD did not find the reference to "a high concentration of social rented housing".

			It is not "a high concentration of social rented housing" that leads to worklessness, poor educational attainment levels, crime and anti-social behaviour. Up until the 1980s Tottenham had high concentrations of council housing without these problems. The causes include the loss of jobs and increasing poverty due to deindustrialisation and national socio-economic policies. The tenor of this paragraph denigrates and discriminates against Council housing and those who live in it, and is arguably illegal under Equalities legislation (through indirect discrimination against people who are strongly represented among Council tenants eg those with disabilities and those from black and minority ethnic backgrounds).		It can only be assumed this appears in one of the other DPDs and amendments will be made within the context of comments to these documents to address this as the Council concurs with the respondents concerns. **No change**
668	95	Estate renewal & affordable housing	This is a massive programme for remaking Haringey, and Tottenham in particular, on a free market model, with the social cleansing of many existing residents. If people need much higher incomes to stay, then market forces will drive poorer people out. Instead, we need more and better council housing. There should be no demolition of structurally-sound council estates. All new housing developments should include at least 50% really-affordable housing for rent, and all new housing developments on public land should consist of 100% publicly-owned, really-affordable housing. There should be government quantitative easing initiatives to write off the historic debt	Alt49 & Alt53	Haringey Council has long been an advocate for the waiving of the historic debt burden and for significantly increasing the currently restrictive borrow cap. We consider this would provide the Council with the resource needed to become a primary deliverer of new housing within the Borough. However, such matters are a Government policy matter and are not within the gift of the Council to seek to change through its Local Plan policies. The Council must therefore take account of the housing market economy and work within the current Government policy framework to achieve the best outcomes it can for the benefit of Haringey residents and businesses. The Council considers that the Alternation and the

			burden on local authority Housing Revenue Accounts. Much of this debt was taken on long ago, at central government initiative, to build homes many of which have since been sold off or demolished. It is grossly unfair that this burden should be paid by today's smaller and relatively poorer council tenant community. Borrowing for housing, supported by the income stream from rents and service charges, is not considered part of public debt in any other European country apart from the UK. Our government should therefore lift the restrictive 'borrowing cap', so that local authorities can invest in both existing and new-build council housing. Haringey Council should lobby alongside tenants and residents to win the necessary policy changes, working with trade unions, other local authorities, those London Assembly members who have criticised the Mayor's agenda, and MPs and general election candidates. We look forward to working together on this.		emerging Local Plan documents do this. **No change**
669	96	Affordable housing target	While the affordable housing target is revised within the Strategic Policies, it remains set at 50% within the Housing Zone with no evidence as to why these sites would have the ability to deliver affordable housing at 50% if they are within private ownership. The Haringey Housing Strategy's key priority is to meet housing need through mixed communities and one of the key actions are to	Alt49	The initial Housing Zone bid (2014) reflected the extant affordable housing policy position of the adopted Local Plan (2013). An outcome of the use of Housing Zone funding to improve cash flow and accelerate development delivery was to see a greater proportion of affordable housing delivered. However, more recent viability modelling undertaken as part of the Masterplan, shows that, even with

			develop and promote a range of flexible intermediate housing products. The 2015 Housing Strategy states: *"There is currently a particular imbalance in the housing market in Haringey between Tottenham, where 62% of the borough's social housing (council and registered provider) is located, and the west of the borough in places like Highgate and Muswell Hill which provide less than 20% of the social housing stock. As part of the council's ambition for mixed communities, we need to ensure a better balance of housing tenures across the borough, not least to support people on low and middle incomes to access the housing market in the right location for them. To achieve this, and improve the overall balance across Haringey, the council will prioritise the delivery of new affordable rented homes in the centre and west of the borough while promoting more market and intermediate homes, including for affordable home ownership and private renting, in Tottenham".* The Woodgate Group fully supports the need for more affordable homes in the borough, the measures introduced by Policy SP2, and the aspiration to promote a range of flexible intermediate housing products.		upfront Housing Zone money, is unlikely to achieve 50% and more likely 40% is generally more viable. This accords with the Borough-wide policy position and the Tottenham AAP has been amended accordingly. It should be noted that the affordable housing tenure split in Tottenham is still different from the rest of the borough at 60:40 in favour of intermediate housing over affordable rent, in recognition of the existing levels of social housing in the area and the need to improve development viability in Tottenham to achieve quality development and deliver much need social and physical infrastructure improvements. **No change**
694	97	Affordable housing target	Support the reduction in affordable housing target, in line with the outcome of the Council's up to date evidence base document.	Alt49	Support is noted. **No change**
695	98	Affordable housing target	I object to the reduction in affordable housing stated in this plan.	Alt49	It is not possible to maintain the affordable housing target at 50% as the current evidence

			On what basis has this been decided and by whom? London as a whole is in the midst of a massive housing crisis so any reduction in this proportion will have a negative effect on people's ability to live in London. More importantly, "affordable" housing, although it is a term widely used, is highly contentious. Most affordable housing as described is not affordable to people on normal incomes. Contained within this is also a reduction in the proportion of social housing. I object to this proposal		base on development viability does not support this. **No change**
818	99	Affordable housing	We strongly oppose the reduction in the affordable housing requirement for development above 10 units from 50% to 40%. It should be increased to the maximum possible.	Alt49	It is not possible to maintain the affordable housing target at 50% as the current evidence base on development viability does not support this. **No change**
818	100	Affordable housing	There must be an increase on the previous 50% target, not reduction to 40%. See comment in the overall response.	Alt49	Seeking a higher affordable housing obligation from development would only go to make development more unviable and undeliverable, resulting in development not coming forward, which would see housing needs increase further and there would also be no provision of any additional affordable housing. Such a proposition is not sustainable. **No change**
818	101	Affordable housing	The original 50% target should be increased.	Alt49	Seeking a higher affordable housing is not supported by current evidence. Such a proposition is therefore not sound. **No change**
818	102	Affordable housing	If the Viability study from 2010 showed that 50% was achievable, why change this to 40? Increase 50% target.	Alt49	More up-to-date evidence shows that 50% is not viable It is also not possible to increase the affordable housing target above 50% as the current evidence does not support this. **No**

					change
818	103	Affordable housing	Should increase the original 50% target	Alt49	Seeking a higher affordable housing is not supported by current evidence. Such a proposition is therefore not sound. **No change**
818	104	Affordable housing	An affordable home is one that is affordable to any tenant earning the London Living Wage. 80% of rental or purchase value is NOT affordable to most residents. 70% of such housing should be social housing.	Alt49 & Alt50	The definition of affordable housing, including affordable rent and its delivery/funding mechanism, is a matter of national policy. It is not within the scope of the Council nor the Haringey Local Plan to alter this. The Council will however, continue to work with its RSL partners to encourage them to set rent levels that are affordable to local residents. NB: this is through the Haringey Housing Strategy rather than the Local Plan. The tenure split better addresses local identified needs. **No change**
375	105	Affordable housing, tenure mix	On Hillcrest the 60/40 ratio would tip the balance on the estate towards market value holdings (at present there is a ratio of 40% leasehold and 60% tenanted properties). In effect this would force social tenants into a minority and could also have an inflationary effect on property values on the estate (by making it more private and therefore more desirable) thereby moving affordable ownership further out of sight.	Alt50	The quantum of homes to be achieved by infill development on Hillcrest is relatively modest (See Site Allocations DPD) and is therefore unlikely to 'tip the balance' between tenanted and leasehold properties, nor affect property values on the estate, as the new development will be required to be designed to integrate with and complement the existing development on the estate, mitigating any potential impacts. **No change**
408	106	Housing tenure	Objection to this split as it means more costly homes	Alt 50	Reflects London Plan and is consistent with Haringey's SHMA findings. While intermediate housing is more costly that affordable rent or social housing, it is an important housing product that enables residents, who do not qualify for council housing or market housing, to get onto the property ladder. The split also

					affects overall development viability – the greater proportion of affordable rented housing, the less 'affordable housing' that a scheme can afford. **No change**
818	107	Affordable housing tenure	We question the affordable housing tenure split being proposed (60% affordable rent including social rent and 40% intermediate housing). It is not acceptable to meet affordable accommodation targets only with shared ownership or intermediate rent housing, both of which are out of the price range of low income families. With Government cuts and caps to benefits affecting thousands of local residents, and almost no private tenancies available at LHA rates or below, the desperate need for genuinely affordable housing and social housing generally is of even greater urgency.	Alt50	It is not within the scope or remit of the Local Plan to place a cap on affordable rents. Government policy allows rents 'up to 80% of market rents' to be set. The Council understands and appreciates that at this level larger homes are unlikely to be truly affordable for local residents in housing need. As set out in the Council's Housing Strategy, the Council will therefore continue to work with its RSL partners to encourage them to set affordable rents at levels that reflect local affordability. **No change**
818	108	Affordable housing	An affordable home is one that is affordable to any tenant earning the London Living Wage. This means that the only truly affordable form of housing for many low-income Haringey residents is social rented. 'Affordable' is not 80% of a market rent, which is unaffordable to the vast majority of Tottenham residents. We therefore demand that - a separate and clear percentage for social rented housing be set in the affordable housing provision target; - 70% of that affordable housing target should be social rented housing.	Alt50	The delivery of affordable housing continues to be reliant on the RSL securing grant (although significantly reduced in recent years) either on a proposed scheme or more generally across an RSL's housing portfolio. The Government's condition on grant is that it funds intermediate and affordable rent not social rent. Haringey's need for affordable housing is significant. By not advocating the pursuing of grant, the LPA would not be maximising delivery to meet this significant need and it would be impossible to meet the challenging target of 40% of new homes being delivered being affordable. A change to 70% being social rent is not supported by current

					evidence. **No change**
375	109	Small site affordable housing target	Support the retention of policy SP2 (7)	Alt51	Support is noted and the Policy will be retained unchanged following the successful challenge to the policy status of the Government's ministerial statement. **No change**
376	110	Small site affordable housing target	The Government have announced the revised affordable housing guidance which is as much a key material consideration as the NPPF.	Alt51	Since publication of the proposed alterations, the policy status of the Government's ministerial statement has been successfully challenged and the policy on not seeking affordable housing from small developers on schemes of 10 or less units has been quashed. The extant policy has been subject to consultation and EiP, found consistent with the NPPF, and will be retained unchanged. **No change**
376	111	Small site affordable housing target	Refers NPPF para 182. Haringey have allocated all their required housing within the borough meeting their identified need and therefore do not have a requirement for affordable housing contributions, particularly on schemes under 10 units /1,000sqm. Consequently, Haringey no longer have an identified need for affordable housing contributions and by continuing to require schemes under 10 units and 1,000sqm to provide a financial contribution are in direct conflict with NPPF and NPPG.	Alt51	The housing requirements in the Local Plan area all minimums which the borough is encouraged to exceed. Small sites, in the form of 'windfalls' will continue to make a significant and important contribution to meeting Haringey's overall housing needs and the provision of a mix of housing types and tenures across the borough. The significant need for affordable housing is well in excess of the 40% strategic target sought by the Local Plan. Therefore, all reasonable and viable opportunities to seek additional affordable housing from all sources should and will be pursued, including from development schemes of 10 or less units. **No change**
376	112	Small site affordable	The small sites affordable housing requirement will sterilise and stifle	Alt51	All development is subject to assessment on a scheme-by-scheme basis. If viable, as

		housing target	development of small sites to the detriment of the delivery of much needed new homes, contrary to the London Plan 2015.		demonstrated by the evidence in support of the extant policy, such an obligation will not 'sterilise or stifle' development but will ensure such development contributes to wider social objectives and needs. **No change**
376	113	Small site affordable housing target	This policy should not be retained and the Council should adopt the revised threshold as intended and advised by the Government and as set out in the NPPG. Refers NPPG para 12. "National planning policy defines specific circumstances where contributions for affordable housing and tariff style planning obligations (section 106 planning obligations) should not be sought from small scale and self-build development, as set out in the Written Ministerial Statement on small-scale developers. ? contributions should not be sought from developments of 10-units or less, and which have a maximum combined gross floorspace of no more than 1000sqm."	Alt51	Noted however, since publication of the proposed alterations, the policy status of the Government's ministerial statement has been successfully challenged and the policy on not seeking affordable housing from small developers on schemes of 10 or less units has been quashed. The extant policy has been subject to consultation and EiP, found consistent with the NPPF, and will be retained unchanged. **No change**
376	114	Small site affordable housing target	At a meeting with Haringey Council, officers queried the position of neighbouring boroughs with respect to their affordable housing position in light of the revised guidance. We have spoken to all 33 London borough's and set out their policy position in Appendix A. This document demonstrates that 21 boroughs already had a compliant affordable housing policy, seven have changed their policy in light of the revised guidance, two have yet to respond and three, one of which is Haringey, are currently retaining their	Alt51	Noted however, since publication of the proposed alterations, the policy status of the Government's ministerial statement has been successfully challenged and the policy on not seeking affordable housing from small developers on schemes of 10 or less units has been quashed. The extant policy has been subject to consultation and EiP, found consistent with the NPPF, and will be retained unchanged. **No change**

			policy position despite the new guidance.		
408	115	Small site affordable housing target	Suggest the 20% rate be reduced to 10% for small sites contribution rather than remove entirely, as a compromise. This should be insisted on	Alt 51	Extant policy that has been subject to consultation and EiP, found consistent with the NPPF, and with the successful challenge to Government's assertion that the ministerial statement be considered planning policy, will be retained unchanged. **No change**
562	116	Small site affordable housing target	A bullet point should be included confirming the need to provide affordable housing contributions for sites of 10 units or less. That pepper potted housing should be the requirement for residential developments that include social housing	Alt51	Extant policy that has been subject to consultation and EiP, found consistent with the NPPF, and with the successful challenge to Government's assertion that the ministerial statement be considered planning policy, will be retained unchanged. **No change**
584	117	Vacant building credit	Furthermore, it should also be recognised that under national policy, where a vacant building is demolished to be replaced by a new building, the developer should be offered a financial credit when the local planning authority calculates any affordable housing contribution which will be sought.	Alt51	Noted however, since publication of the proposed alterations, the policy status of the Government's ministerial statement has been successfully challenged and the vacant building credit has been quashed. **No change**
608	118	Small site affordable housing target	We note the amendment. The new national policy actually allows schemes of <u>10 and fewer</u> dwellings to be exempted from affordable housing obligations. The text should be re-worded to read "with the capacity to provide 11 or more…" We also draw attention to the Written Ministerial Statement dated 25 March 2015 exempting schemes of 10 units and fewer from the allowable solutions element of zero carbon homes. The Council may need to reflect this in the relevant policy.	Alt51	Noted however, since publication of the proposed alterations, the policy status of the Government's ministerial statement has been successfully challenged and the policy on not seeking affordable housing from small developers on schemes of 10 or less units has been quashed. The extant policy has been subject to consultation and EiP, found consistent with the NPPF, and will be retained unchanged. **No change**
698	119	Small site	Object to securing affordable housing	Alt51	Extant policy that has been subject to

		affordable housing target	contributions on sites below 10 units.		consultation and EiP, found consistent with the NPPF, and with the successful challenge to Government's assertion that the ministerial statement be considered planning policy, will be retained unchanged. **No change**
694	120	Housing mix	Support the proposal to determine mix on a site by site basis.	Alt52	Support is noted but the policy is clear that the mix is to be determined on a site-by-site basis having regard to scheme viability and housing needs as set out in Haringey's latest Housing Strategy. This is further amplified in the housing policies of the Development Management Policies DPD. **No change**
148	121	Estate renewal	Object to redevelopment of Haringey's council estates as a whole	Alt53	The objection is noted. But to improve, maintain or increase council housing stock, some redevelopment will be required. Alterations are proposed to further justify the need for redevelopment on specific estates within the site allocations of the Local Plan. **No change**
259	122	Estate renewal	Reduction to 40% is regrettable given acknowledged need for affordable housing. Why more public housing investment is not being planned for? Page 22 SP2 suggests that thousands of social homes will be demolished mostly on post-war estates. Is there not another way of more selectively improving and adding to existing estates?	Alt53	Through its estate renewal the Council will seek to reprovide the same level of floorspace in social housing (i.e. no net loss in the amount of social housing floorspace rather than on a unit basis). To improve, maintain or increase council housing stock, some redevelopment will be required. This is selective, as only a small number of estates have been identified for estate renewal. **Amendments are proposed to the estate renewal sites within the Site Allocations DPD to further justify the need for redevelopment on specific estates**.
259	123	Estate renewal	Page 56: This section is intended to enable	Alt53	Agreed. **Include further alteration (Alt109) to**

		-monitoring	monitoring of the plan but there are no measures for what successful "regeneration" of housing estates means.		**Appendix 3 to include a monitoring indicator on undertaking successful estate renewal.**
375	124	Estate renewal	The inclusion of Hillcrest in this list is unjustified. Hillcrest is not a regeneration site and does not meet the criteria of being in a wider regeneration area or of being 'most at need'.	Alt53	Hillcrest is an infill site that the Council considers is deliverable and will provide much needed additional housing. **No change**
375	125	Estate renewal	Suggest removing Hillcrest from the list.	Alt53	Hillcrest is an infill site that the Council considers is deliverable and will provide much needed additional housing. **No change**
415	126	Estate renewal	This alteration identifies a number of priority housing estates for renewal. A number of these (such as Northumberland Park, Culvert Road, Durnford Street and Turner Avenue) are all located within the area of greatest anticipated benefit as a result of Crossrail 2 and in line with LB Haringey's policy aspirations set out elsewhere, it should be ensured that any redevelopment is sufficiently future proofed so that the full benefits of Crossrail 2 or West Anglia Main Line (WAML) four tracking are captured. Such an approach may also have additional benefits in terms of addressing potential viability issues in Alt64.	Alt 53	Noted. Any redevelopment would take into account potential improvements in public transport accessibility serving the proposal site to optimise development outputs. This would include Crossrail 2 and four tracking of the West Anglia Main Line. The site allocations have been amended, where appropriate, to include a sites location within the Crossrail 2 area. **No change.**
623	127	Estate renewal	Any developments should include the same amount of social housing re-provided on site.	Alt53	Through its estate renewal the Council will seek to reprovide the same level of floorspace in social housing (i.e. no net loss in the amount of social housing floorspace rather than on a unit basis). This is because a number of the estates are dominated by either one or two bedroom homes, and the Council is likely to seek a different mix to provide greater

					choice, allow for more flexibility in movements between social housing of different sizes to meet occupants changing needs, and to meet the acute need for more family sized social housing. **An amendment is proposed to Alt 64 to clarify that replacement of social housing will be sought on an equivalent floorspace basis.**
623	128	Estate renewal	No clear provision for existing council tenants: specifically no clear information as to whether existing tenants will be offered their tenancy back and/or have the same/similar conditions in regards to their tenancy should they be offered a tenancy. Existing council tenants should be offered their existing tenancy.	Alt53 & Alt64	The provision for existing Council tenants is to be outlined in the Council's Housing Strategy. **An amendment to reference this is proposed to Alt64.**
645	129	Estate renewal	Unfortunately, recent history shows that where local government partners itself with private developers, it is the most needy who come last in the order of priorities.	Alt53	Concerns are noted but the Council is satisfied that the principals and objectives of why we are undertaking estate renewal are founded on improving the existing quality of the housing stock alongside other benefits, including improvements to the layout of estates, infrastructure provision, and the opportunity to deliver additional housing to meet local housing needs. **No change**
645	130	Estate renewal	Where is the security for existing social housing tenants?	Alt53	The provision for existing Council tenants is to be outlined in the Council's Housing Strategy. **An amendment to reference this is proposed to Alt64.**
648	131	Estate renewal	I am local resident who has lived in the area for 19 years on an estate that was originally all council owned dwellings and still retains many Homes for Haringey Properties. Because of this I am acutely aware of the worries that	Alt53	Chestnut Estate is not included in the current estate renewal programme, although the Council is aware of issues with the existing layout of the estate that results in anti-social behaviour occurring via the service lane to the

			local people have that the whole plan is a cover for selling off ' council houses / flats' and replacing them with unaffordable 'social housing'. Although I note there are no current plans to do so, (especially since the estate is currently undergoing a long awaited massive Decent Homes improvement) we are also concerned as freeholders on the Chestnut Estate as to future plans for the housing stock there and if our house is to be purchased for 'estate renewal' whether we will get a fair price for it which will enable us to purchase another property of comparable size in the area.		rear. Prior to undertaking any estate renewal development, existing tenants and leaseholders will be actively engaged and invited to participate in the redevelopment plans. In addition, an independent advisor will be appointed to inform you of your rights and the options available to you as part of the renewal plans. The process is long, so there is significant opportunity to offer your views and to discuss acceptable outcomes, prior to any discussion on compulsory purchase, which is always a last option of consideration. Further details on the approach we intend to follow, and how existing tenants and leaseholders will be engaged are set out in the Council's Housing Strategy. **An amendment to reference the Housing Strategy is proposed to Alt64.**
659	132	Estate renewal	The threat of demolitions and 'redevelopment' of Council and social housing estates should be withdrawn Refurbishment is always preferable than demolition. No structurally sound homes should be demolished and there must be no net loss of Council or social housing units. It is a landlord's duty to ensure repairs and maintenance are properly carried out.	Alt53	Beyond replacing structurally unsound buildings, the Council considers there are a number of reasons why estate renewal is appropriate including opportunities to address poorly constructed and laid out estates, or to make more efficient use of the land. In all circumstances, regard will be had to retaining structurally sound and 'fit for purpose buildings', where appropriate or feasible to do so. Through its estate renewal the Council will seek to reprovide the same level of floorspace in social housing (i.e. no net loss in the amount of social housing floorspace rather than on a unit basis) to meet changing housing needs, and to meet the acute need for more

					family sized social housing. **An amendment is proposed to Alt64 to clarify that replacement of social housing will be sought on an equivalent floorspace basis.**
668	133	Estate renewal & development practice	These plans rely upon speculative private sector actors, without any assessment of the risks or consequences of such a strategy. We seem to be told of a glittering future where property developers join hands with the Council to meet housing needs and deliver social integration, apparently without any price to be paid. This narrative is naïve and unrealistic. Haringey Council has chosen to meet its property investor partners at MIPIM in Cannes, and at Sitematch at the Shard, beyond the reach of any democratic control or scrutiny. Already, conflicts of interest are being resolved on the developers' terms, with reductions in affordable housing quotas to preserve 'viability' (Proposed Alterations to Haringey's Adopted Strategic Policies, Alt 62). Haringey's developer partners will not rebuild existing council estates with the same number of better-quality social homes, because that would not be 'financially viable', meaning not profitable for them (Proposed Alterations, Alt 64). It is alarming that the revised Plan casually states that working with developers 'may require flexible application of normal planning policy expectations for affordable housing	Alt53 & Alt64	The Council no longer has the capacity or expertise to develop out its own land. It is therefore looking to partner with a developer or developers to deliver its programmes for small to medium housing site infill's and estate renewals. The objectives of these programmes are to add to the Council's housing stock and/or to improve the quality of the existing stock. For these programmes to take place, it is necessary that the Council can satisfy itself that the development will be able to pay for itself over a 30 year borrowing period. Funding is often being drawn from a number of sources but there are typically limits or restrictions on what specific funding streams can be used to pay for. Options are therefore being investigated to reduce borrowing levels and financial risks and liabilities. While the option remains that the Council could simply procure a developer to just build the homes and pay them their costs for doing so, it may be more economically sound to have them build the homes and to pay them by either giving them some of the homes to sell on the open market to recover their costs or the Council selling some of the housing to pay the developer. This would significantly reduce Council's costs and would mean we could potentially develop more of

			provision', meaning much less affordable housing (Proposed Alterations, Alt 64). There is also a risk, not mentioned here, that even after signing regeneration contracts, development partners will continue to reduce the numbers and standard of social or affordable housing, using confidential 'viability' assessments to protect their profits. The Council has embraced privatisation with the proposed stock transfer of Imperial Wharf, where on Haringey's own figures 81% of residents want to keep council ownership of the estate, and of Noel Park, where 1,042 council homes are within a Conservation Area, and therefore cannot be demolished. The use of Housing Associations to take over Haringey's rented housing stock, both on stock transfer and demolition estates, is especially problematic as these Associations are currently pushing to be privatised after the general election, with market rent setting and unfettered selection of their tenants in future, ignoring all needs-based waiting lists. There is no proper appraisal here of the strategies of the Coalition Government and the Mayor of London, who aim to raise rents irrespective of real affordability, and reduce the security of tenure that has meant real social inclusion for working class people. There is no appraisal of the risk that public policy may shift even further against the needs of tenants and lower-income homeseekers after the general election,		our land holdings in a much shorter time period. There are numerous other options and variations to the above and the option selected is likely to vary between the different programmes and between sites/schemes. The scrutiny of the procurement process and the final contractual arrangements are outside the remit of the Local Plan but are adequately provided for through the Local Government Act. **No change** With respect to the statement that estate renewal 'may require flexible application of normal planning policy expectations for affordable housing' this was to take account of the fact that estate renew requires the replacement of the existing social housing on the site as part of the total development. However, this can now be deleted as we clarified in the development management policy on affordable housing that the affordable housing provision is to be calculated on the total 'gross' residential units to be delivered on the site. On this basis, estate renewal should be able to achieve a policy compliant position. **Amend Alt64 to remove reference to the flexible application of planning policy for affordable housing provision.** The engagement of Housing Associations will likely depend on the ability of the Council to use its own stock to decant its existing

			especially if the outcome is a Conservative government. There is no proper assessment of what Haringey residents are being asked to give up in this risky situation, were we to agree to move away from our secure tenancies, really-affordable rents and democratically-accountable landlord		residents to enable redevelopment to take place and whether development can be phased on site to provide a Council on-site decant option. It is not within the gift of the Local Plan to rewrite national or regional policy with respect to the definition, funding and delivery of affordable housing. **No change** It should be noted that a significant portion of planned development is to take place on privately owned land. The Council seeks to ensure that such development comes forward in a coordinated manner and is consistent with our spatial strategy and the aspirations we have for the places with the borough. Early engagement with landowners and developers is key to ensure they also buy-in to our development plans as they are a key partner in delivering the housing, jobs and infrastructure needed. **No change**
668	134	Estate renewal	The redevelopment plans are relentlessly focused in and around council estates, seeking the strategic alteration of tenure mix by removing the most secure and really-affordable tenure in the rented housing market, i.e. council housing. These plans propose to build housing developments with defined physical attributes, but much less-defined ownership, security of tenure, or rent regimes. The number of homes at risk of demolition just keeps increasing. No official figures are ever given for the total numbers, but we	Alt53	Through its estate renewal the Council will seek to reprovide the same level of floorspace in social housing (i.e. no net loss in the amount of social housing floorspace rather than on a unit basis) to meet changing housing needs, and to meet the acute need for more family sized social housing. **An amendment is proposed to Alt64 to clarify that replacement of social housing will be sought on an equivalent floorspace basis.** **It should also be noted that a number of the estates proposed for renewal have been**

			estimate more than 4,000 working class homes are at risk of demolition, and probably around 3,500 of them are on council estates: at Broadwater Farm, Love Lane, Northumberland Park, and on estates in South Tottenham and Bounds Green; and there is no awareness in these documents that these are living communities, at risk of dispersal. We acknowledge that the Council can sometimes listen, and amend its plans. Larkspur Close in Tottenham has been saved, taken off the demolition list, and placed on the decent homes programme, because of persistent campaigning and the active support of a local Councillor.		**removed off the list in Alt53 in light of a further review of the Council's financial capacity to deliver the renewal programme.**
818	135	Estate renewal	We strongly disagree with the approach embedded in the wording of Alt53 and Alt64 about Housing Estate Regeneration and Renewal. See detailed comments made in the original document of the Alterations to Strategic Policies. Also see the detailed response and comments we made in relation to housing estate renewal in the Tottenham AAP (in particular in relation to Northumberland park) and in the Site Allocation DPD, summarized in the box below.	Alt53 & Alt64	Opposition is noted. **Further amendments are proposed to both Alt53 and Alt64 to give greater clarity to the intended approach to estate regeneration and renewal to address a number of the concerns raised.**
818	136	Estate renewal	Such programmes should prioritize improvements to the existing housing estates and their amenities (e.g. finish the Decent Homes Works, concierges, landscaping, community facilities), for the benefit of the current occupants.	Alt53 & Alt64	The sites identified in the Plan for estate renewal were chosen for renewal because of a range of different reasons including constraints to improving the existing stock quality, to achieve wider estate benefits such as better amenities & safer layouts, or opportunities to make more efficient use of

					the land. The Decent Homes work and existing maintenance programmes continue to be applied to the vast bulk of the remaining social housing stock across Haringey. **Amendments are proposed both to Alt64 and to the estate renewal site allocations to clarify the reason(s) why renewal is proposed and the outcomes sought by undertaking renewal of these existing estates.**
818	137	Estate renewal	There should be absolutely NO NET LOSS of social housing unit and no displacement of existing tenants as part of any plan for an estate.	Alt53 & Alt64	Through its estate renewal the Council will seek to reprovide the same level of floorspace in social housing (i.e. no net loss in the amount of social housing floorspace rather than on a unit basis). This is because a number of the estates are dominated by either one or two bedroom homes, and the Council is likely to seek a different mix to provide greater choice, allow for more flexibility in movements between social housing of different sizes to meet occupants changing needs, and to meet the acute need for more family sized social housing. **An amendment is proposed to Alt 64 to clarify that replacement of social housing will be sought on an equivalent floorspace basis.**
818	138	Estate renewal	There should be no demolition of structurally sound homes.	Alt53 & Alt64	Beyond replacing structurally unsound buildings, the Council considers there are a number of reasons why estate renewal is appropriate including opportunities to address poorly constructed and laid out estates, or to make more efficient use of the land. In all circumstances, regard will be had to retaining structurally sound and 'fit for purpose

					buildings', where appropriate or feasible to do so as this significantly helps in improving the viability of estate renewals. However, in order to optimise the development potential of a site or to address a particular issue, such as the poor layout of an existing building, it may not always be possible or practical to retain even structurally sound buildings. **Amendments are proposed both to Alt64 and to the estate renewal site allocations to clarify the reason(s) why renewal is proposed and the outcomes sought by undertaking renewal of these existing estates.**
818	139	Estate renewal	We question the claim that housing regeneration through estate renewal and new build has the potential to create new residential neighbourhoods and improve the quality, mix, tenure of housing in the area - increase densities unacceptably, reduce the green and amenity Space, cause unnecessary social disruption.	Alt53 & Alt64	All new development, including estate renewal must be of a high standard of design, layout and efficiency. Redevelopment of Brownfield sites offers the opportunity to create new open space, reconfigure layouts and amenity space – making them more functional, as well as making better connections to the wider green network. Further, redevelopment can incorporate high quality landscaping, make development more ecologically friendly and more energy efficient. Some level of disruption will always accompany redevelopment, but this is temporary and measures are imposed to mitigate or minimise disruptions as far as is practicable. It should be noted that not all estate renewals will result in an uplift in overall housing numbers. **No change**
818	140	Estate renewal	The conclusion of the majority of the studies carried out in the UK and in countries where	Alt53 & Alt64	The maps showing deprivation statistics for Haringey and across London clearly show a

			similar policies have been carried out is that there is rather limited evidence that interventions in the housing mix alone can lead to greater social mix and to positive effects for deprived urban neighbourhoods and their residents, in particular tenure mix interventions in social housing estates.		direct correlation between areas of mono-tenure social housing and highest level of deprivation. However, it is acknowledged that the creation or more mixed and balanced communities is only one component to addressing the socio-economic issues affecting existing communities and further interventions, outside the remit of the Local Plan, will be necessary to positively address educational attainment, skills & training, employment opportunities, healthcare etc. **No change.**
265	141	Housing targets	General support given for increasing housing targets in line with Further Alterations to the London Plan	Alt54	Support is noted. **No change**
265	142	Housing targets	General support given for increasing housing targets in line with Further Alterations to the London Plan	Alt55	Support is noted. **No change**
408	143	Wording suggestion	Replace the word 'objectively' with the word 'subjective' or remove entirely. I strongly object to the misuse of this word and its intention.	Alt 55	The terminology throughout National Planning Policy and Guidance is that Council's have to meet their objectively assessed needs, including those for housing. Therefore, the Council does not consider the suggested change appropriate. **No change**
414	144	Housing target	To ensure general conformity with London Plan Policy 3.3, boroughs need to show in their Local Plans, housing trajectories and/or supporting evidence base that they have sought to identify and bring forward extra housing capacity, to augment minimum targets for housing provision set out on Table 3.1 of the London Plan. Therefore, the council's	Alt55	The Council has sought to meet the challenging new strategic housing requirement set for the Borough by the London Plan. The Council does not consider that rigorous re-appraisal of the SHLAA will render further capacity, given the reliance on probability within the study, rather than 'deliverability' as required to deliver a sound plan in accordance with paragraph 182 of the

			commitment in alteration reference 55 to exceed the borough's London Plan housing monitoring target and it's objectively assessed need for the plan period is welcomed. However, the council should demonstrate that it has explored all opportunities to bring forward development and identify additional housing capacity, drawing on the particular locations highlighted in Policy 3.3 as having the potential to support higher density development in order to supplement targets. This should involve a rigorous re-appraisal of its SHLAA findings		NPPF. The Council can confirm that the spatial strategy and site allocations of the Haringey Local Plan have taken account of the locations in London Plan Policy 3.3E(a-e) and that the local plan has identified strategic sites with development capacity for 20,040 new homes. With the addition of small sites and windfalls the Local Plan makes sufficient provision to exceed its London Plan target, and therefore fully accords to the London Plan. **No change**
608	145	Objectively Assessed Needs	The plan states that the OAN for Haringey is 13,450 but the text does not state over what time-frame this is for. We assume this to be ten years because footnote 1 states that the OAN is 1,345 new homes per annum. Footnote 1 also states that the OAN is 20,172 net new homes for the period 2015/16 to 2030/31. This is understandable because the Council is preparing a fifteen year plan. We recommend that the reference to the ten year figure of 13,450 is removed to avoid confusion.	Alt55	The OAN of 1,345 net new homes is an annualised figure and can therefore be summed to any relevant period. **However, the Council agrees that the wording in the first footnote of Alt55 might be considered confusing, and is therefore proposing to delete this (See Alt55)**
694	146	Windfall	Strongly support the Council's recognition that windfall sites will contribute to meeting and exceeding the housing need in Haringey and London.	Alt55	Support is noted although this part of the policy was extant. **No change**
268	147	HUCS	The Haringey Urban Characterisation Study (HUCS) is factually incorrect in at least one location, that with which the authors are most familiar. Other inaccuracies may therefore	Alt56	The HUCS is not nor is it intended to be a street-by-street analysis either of existing or recommended building heights. Rather it is a neighbourhood scale assessment of the

			exist in the document, which therefore should be checked. The building height information is understood to be compiled from LIDAR data and computer modelling (HUCS, Page 247, Appendix2, Data Sources Used). The building heights estimated for Barratt Avenue N22 and Station Road (north) N22 are incorrect. They are invalidated by direct inspection of the sites in question. This has led to an inappropriate 'Findings and Conclusion: Building Height General Recommendation' for Barratt Avenue N22 and Station Road (north) N22. They have been given a 12-21m, 3-6 storey recommendation, rather than a 0-12m, 1-3 storey range. Further explanation of these points is discussed in Annex 1 of this document.		character of groups of streets of similar character within the 11 larger study areas. Therefore within the wider Wood Green study neighbourhood, a neighbourhood scale assessment is correct in finding that there are streets of both 1-3 and 3-6 storeys away from the centre of Wood Green and the major growth areas, and to recommend that in general, 3-6 storey buildings are appropriate along major roads, such as Station Road, with back streets such as Barratt Avenue in the 1-3 storey range. There are several 3 and 4 storey buildings along Station Road and in neighbouring Park Avenue, another of the more important through routes in the area. **No change**
268	148	HUCS	Recommendation: It is suggested that the Council conduct a review of the data in the HUCS Maps of Building Heights, including consulting local residents groups who have accurate knowledge of their local areas, with a view to making corrections in other areas if necessary.	Alt56	LIDAR data does not produce accurate height data for buildings as a whole as they register the height of the highest point of the block concerned and extrapolate that height across the whole of the block. Therefore on higher 2 and 3 storey buildings, rooftop projections such as chimneys and aerials can often tip the data into the next height range. The council staff who prepared the HUCS have a good, detailed knowledge of the borough and examined the LIDAR Data carefully for the more sensitive upper ranges of sites to check for such anomalies, such as large low rise buildings being assessed as higher on the basis of one higher element, but this was not

					considered necessary for the lower levels. **No change**
268	149	HUCS	Recommendation: The Council should amend the error in the assessed building heights for Barratt Avenue N22 and Station Road (north) N22, so as to properly reflect the ground truth in the area.	Alt56	See previous comments. No change
268	150	HUCS	Recommendation: The Council should amend the 'Building Height General Recommendation' for Barratt Avenue N22 and Station Road (north) N22, to 1-3 storeys, 0-12m range, so that the area is consistent with the existing building heights and those of neighbouring terraces.	Alt56	See previous comments. It should also be noted that the HUCS is only one consideration when considering the appropriate height of new development, and at the individual site level, site specific considerations factor more heavily, including constraints such as conservation area designation, in the case of Barratt Avenue. **No change**
569	151	Density	Alteration ref. 56, Section 3.2, para 3.2.7. I note that the *Council will assess housing densities in planning applications in line with those set out in the London Plan Density Matrix while taking account of Haringey's suburban and central density settings as shown in Haringey's Urban Characterisation Study 2014.* I have not been able to find this study - is it available online? In my experience of a recent planning application consent was given for a development where the density was greatly in excess of the London Plan guidelines. Haringey needs a clear and robust policy on density	Alt56	The Haringey Urban Characterisation Study 2014 is available on the Council's website http://www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/local-development-framework-ldf/local-plan-evidence-base#Urban%20Characterisation%20Study However, it should be noted that density is an important consideration but it only one of a number that are used to determine the optimum development potential of a site – others include site characteristics, surrounding context, design quality, community benefits, delivery of strategic objectives, sustainability etc). As well as development in excess of the London Plan density matrix, numerous schemes are also granted that are below the density matrix as a result of site circumstances

					and site constraints. **No change**
408	152	HMO management	A reference to an HMO social responsibility statement should be included	Alt57	An HMO social responsibility statement is more appropriate for the Council's Housing Strategy rather than a planning document. This would ensure it was relevant to existing as well as new HMOs and could be implemented through Housing's issuing of licenses. **No change**
408	153	SHMAs	SHMAs are politically motivated. I am reluctant to take documents for housing at face value.	Alt 58	Noted, however, they are a fairly robust means by which to establish an areas housing need and the methodology applied has been scrutinized through repeated examinations and challenges through the courts. **No change**
408	154	Wheelchair housing	20% of all new homes should be accessible	Para 3.2.14	Whilst outside of the scope of the proposed alterations, there is no evidence to support increasing the policy requirement from 10% to 20%. This is also likely to impact on development viability and therefore would have knock on effects on the ability to meet other plan requirements such as design standards and affordable housing. **No change**
259	155	Affordable housing	Alt 59 raises the question as to how affordable is affordable? 3.2.20 addresses this but is the policy framework strong enough for the Council be able to insist on this?	Alt 59	The Local Plan policies are strong enough to seek the maximum reasonable amount of affordable housing on any individual residential development scheme. The Council will work with its RSL partners to ensure rent levels are set at an affordable level for local residents; however, this is subject to the ability of RSLs to fund affordable housing provision in the first instance. **No change**
818	156	Affordable housing	See previous comment - we advocate a 70% social rent and 30% affordable rent/intermediate.	Alt59	The alteration is consistent with the findings of the Strategic Housing Market Assessment and also the London Plan. **No change**

375	157	Affordable housing	The target should be maintained at 50% and the requirement for schemes of fewer than 10 units to provide 20% affordable housing should be reinstated.	Alt62	It is not possible to maintain the affordable housing target at 50% as the current evidence base on development viability does not support this. However, the policy status of the Government's ministerial statement has been successfully challenged and the policy on not seeking affordable housing from small developers on schemes of 10 or less units has been quashed. **The deleted part of the paragraph can therefore be reinstated as suggested (See Alt62)**
375	158	Affordable housing target	Reduction of the affordable housing target to 40% of habitable rooms will have a negative impact on the Council's stated aims to provide affordable housing and provide mixed and balanced communities.	Alt62	It is not possible to maintain the affordable housing target at 50% as the current evidence base on development viability does not support this**. No change**
608	159	Evidence base	Maybe the Council should to refer to its Viability Assessment of 2015 here rather than the more dated 2010 assessment.	Alt62	Agree, **a further amendment to Alt62 is proposed to replace the reference to the 2010 viability study with the most recent 2015 study.**
408	160	Higher densities	Higher densities will result in less family housing with gardens and wheelchair accessible homes	Para 3.2.29	Whilst outside of the scope of the proposed alterations, this 'trade-off' is acknowledged within the Local Plan, with new Development Management policies seeking to protect, where appropriate, existing family housing to ensure that across the borough a range of housing needs can still be met. **No change**
249	161	Estate renewal	Object to the assumption that building higher density mixed tenure developments is likely to be the only realistic option (still requiring public subsidy) and that within this re-providing the extensive council housing with higher quality modern social housing is not a	Alt 64	The replacement of any building on a 1:1 basis is not viable without capital investment. Cross-subsidy, through provision of additional housing on a site, will certainly be one option that will need to be considered to help deliver estate renewal. **No change**

			financially viable option.		
249	162	Hornsey	While not in initial list it is noted in the evidence based document (p172) the aspiration for Hornsey in Haringey Urban Character Study for Haringey for consolidation of land within existing estates to provide higher density flats being possible in the longer term and see this as a similar threat to Hornsey communities.	Alt 64	Noted, but to accommodate the borough's growing population, and without building on open space, Green Belt or on our protected industrial employment sites, the very long-term strategy for London and Haringey must be to seek, more generally, intensification of existing residential areas. However, such proposals are not proposed through Haringey's current spatial strategy for the borough and are therefore for consideration beyond the current plan period. **No change**
375	163	Estate renewal	Regeneration should not be used as a justification for demolition, intensification and private sale of Haringey's council stock. The council must explore creative, community-led options for estate improvements and seek to support and maintain existing social housing communities.	Alt64	Through its estate renewal the Council will seek to reprovide the same level of floorspace in social housing (i.e. no net loss in the amount of social housing floorspace rather than on a unit basis) to meet changing housing needs, and to meet the acute need for more family sized social housing. Residents will be heavily engaged in an estate renewal plans from the outset. **A further amendment is proposed Alt64 to clarify that residents on the estates will be actively engaged in any proposals to renew their estate.**
375	164	Estate renewal	This policy should not form part of the strategic policies – Estate regeneration should be assessed on a community-led, case by case basis and should not be included as part of a wider housing strategy.	Alt64	The Council considers estate renewal to be a strategic planning matter that needs to be proactively addressed in it Strategic Policies DPD. Support for this is apparent by the number of reorientations received to the proposals for estate renewal, including the individual proposed site allocations. The consideration of estates to be subject to renewal is undertaken on a case-by-case basis,

					having regard to the wider objectives of both the Housing Strategy and the Local Plan, and is heavily influenced by the views and support of residents on each estate. **No change**
408	165	Higher densities	Higher density will result in less family homes with gardens and wheelchair accessible homes. This needs to be accepted	Alt 64,	Yes it is true that higher density development will result in less family homes with gardens but the local plan seeks to compensate for this by protecting our remaining existing family housing stock, outside of growth areas and allocated sites, ensuring there remains a balance of supply of family housing in more traditional suburban areas. It also introduces a presumption against garden land development. High density however, is actually like to increase the number of wheelchair accessible homes, as proportion of new housing must be wheelchair accessible and most existing housing would not comply with wheelchair housing standards or lend themselves to be converted to meet these standards. **No change**
413	166	Green roofs	Natural England is supportive of the inclusion of green roofs in all appropriate development. Natural England would encourage you to consider the use of bespoke solutions based on the needs of the wildlife specific to the site and adjacent area. I would refer you to http://livingroofs.org/ for a range of innovative solutions and http://www.london.gov.uk/sites/default/files/uploads/living-roofs.pdf (London GLA 2008) regarding the fit with the London Plan policy.	Alt64	The Council has included a policy on green roofs within the Development Management Policies DPD, where the Council considers the policy more appropriately sits rather than within the Strategic Policies DPD. **No change**
413	167	Estate renewal	We note that Haringey Council is considering	Alt64	Agreed. The Development Management

			the replacement, renewal or improvement of estates within Haringey and we would raise the importance of securing green infrastructure (GI) improvements during such plans in accordance with NPPF Para 114.		Policies include provision for a Haringey Green Grid as a means by which to improve access to and between our existing network of open spaces. **However an amendment is required and is now proposed (see Alt111) to the Strategic Policies to introduce the concept of the Haringey Green Grid.**
581	168	Correction	I am surprised to see a factual error in this statement - there were not just "*internal* improvements [of Haringey's council housing stock] through the decent homes programme" but millions of public money was spent on *external* and internal works - there have been extensive works to roofs, electrical systems, windows and other significant improvements. The Decent Homes Programme is currently in full swing and further works are scheduled to take place. The standard of properties improved by Decent Homes is in line with the 21st century legal and living standard requirements.	Alt 64	Noted. **Alteration 64 has been substantially amended in response to the representations received and reference to the wording 'internal' improvements has been removed.**
695	169	Estate renewal	***Re:*** <u>re-providing the existing council housing with higher quality modern social housing is not currently a financially viable option</u> I object to the policy statement underlined. On what basis has this been decided and by whom? This is an assertion unsupported by an evidence here and will inevitably lead to a reduction in the provision of social housing. There is no undertaking here for Haringey Council to meet the needs of the people who	Alt64	Through its estate renewal the Council will seek to reprovide the same level of floorspace in social housing (i.e. no net loss in the amount of social housing floorspace rather than on a unit basis) to meet changing housing needs, and to meet the acute need for more family sized social housing. As stated by the respondent, the creation of mixed tenure development will be explored where sites have capacity, providing a cross subsidy to support the replacement of the social housing.

			are already social tenants, let alone those on its housing waiting list. I do not object to the creation of mixed tenure developments where there is potential for creating a cross subsidy to support the replacement (i.e. an equal number) and expansion (i.e. more units) of social housing units, but this should be a precondition for any mixed tenure developments. There must be no reduction in the provision of social housing but rather an increase		**An amendment is proposed to Alt 64 to clarify that replacement of social housing will be sought on an equivalent floorspace basis.**
818	170	Estate renewal	We strongly contest and challenge this claim. See overall comment. This paragraph should be scrapped and replaced by a commitment to housing estate improvements without any net loss of social housing units, of refurbishment rather than demolition of blocks.	Alt64	Through its estate renewal the Council will seek to reprovide the same level of floorspace in social housing (i.e. no net loss in the amount of social housing floorspace rather than on a unit basis) to meet changing housing needs, and to meet the acute need for more family sized social housing. **An amendment is proposed to Alt 64 to clarify that replacement of social housing will be sought on an equivalent floorspace basis.**
818	171	Estate renewal	No estate regeneration programme should go ahead without a meaningful and fair process of consultation, involvement and empowerment of the existing residents as the drivers of all the decision-making related to their homes.	Alt64	Agreed. The approach to consulting with and engaging existing residents in any development proposal on these sites is set out in the Council's Housing Strategy and is a requirement of s105 of the Housing Act 1985. **A further amendment is proposed to Alt64 to clarify that residents on the estates will be actively engaged in any proposals to renew their estate.**
818	172	Estate renewal	This needs to be amended to include a reference to the principle of no demolitions of structurally sound homes, and no net loss of	Alt64	Beyond replacing structurally unsound buildings, the Council considers there are a number of reasons why estate renewal is

			social housing unit and no displacement of resident		appropriate including opportunities to address deprivation or to make more efficient use of the land. In all circumstances, regard will be had to retaining structurally sound and 'fit for purpose buildings', where appropriate or feasible to do so. Through its estate renewal the Council will seek to reprovide the same level of floorspace in social housing (i.e. no net loss in the amount of social housing floorspace rather than on a unit basis) to meet changing housing needs, and to meet the acute need for more family sized social housing. **An amendment is proposed to Alt64 to clarify that replacement of social housing will be sought on an equivalent floorspace basis.**
408	173	G&TANA	Need to define G&TANA	Alt 66	Agreed. **Amend Alt66 to provide the full wording for the Gypsy and Traveller Accommodation Needs Assessment (G&TANA)**
685	174	Potential Gypsy Sites	We would recommend the following sites are assessed for suitability to provide Traveller pitches, but other sites in the SA DPD where planning decisions are yet to be made should also be considered. We have looked mainly at sites in (part) public ownership, large sites which could accommodate a small number of pitches as part of other development, sites where reduced heights/densities are recommended and estate renewal schemes. SA5- Clarendon Square SA7 – St Luke's Hospital SA10 – LBH Civic Centre SA12 – Wood Green Bus Garage SA26 –	Alt66	The Council has commissioned consultants ORS to undertake it G&TANA. However, in the interim the Government has issued a new version of Planning Policy for Traveller Sites (PPTS) on 31st August and is intending to formally revoke the "Gypsy and Traveller Accommodation Needs Assessments – Guidance" (2007). The main change that will impact the assessment of need is the change in the definition of Gypsies, Travellers and Travelling Showpeople to exclude those who have permanently ceased to travel. Council's consultants are currently unable to advise what this might mean for the assessment of

			Clarendon Square Gateway SA27 – Clarendon Road South SA29 – L/a Coronation Sidings SA32 – St Ann's Hospital SA45 – Highgate Bowl SA50 – Chettle Court SA52 – Pinkman Way SA53 – Cranwood and St James School SA54 – Tunnel Gardens SA57 – Park Grove and Durnsford Road SA63 – Broad Water Farm Area We are aware that the site allocations process is dependent on the results of the Gypsy and Traveller Accommodation Needs Assessment; however we would urge the council to conduct an appraisal of these sites in parallel with finalising the GTANA, to ensure a robust and inclusive process, where actual Traveller site options are being considered alongside other uses from the beginning. The council needs to ensure that meaningful collaboration is taking place on the matter of Traveller site provision, not only with neighbouring local authorities and other stakeholders, but more importantly with the local Gypsy and Traveller community and support groups. The Traveller community has a very good knowledge of the borough and they would be the best placed to give their views on the suitability of sites. Moreover, they would be able to suggest how certain development constraints could be mitigated.		need to be met in the Borough. What is clear is that an assessment completed using the new PPTS definition cannot simply assume that all 'settled' Gypsies, Travellers and Travelling Showpeople living on sites, yards and in bricks and mortar have ceased to travel permanently and can be excluded as components of need. The likelihood is that more in-depth fieldwork will be required with all Gypsies, Travellers and Travelling Showpeople living in the borough in order to gain a better understanding of their individual and family circumstances before any conclusions of need can be drawn and the suitability of additional sites, if required, assessed. Such work is unlikely to be concluded before the four Local Plan documents currently being prepared are considered by Cabinet in October for pre-submission consultation. The Council will therefore continue to apply Strategic Policy SP3 and, if required, following the completion of the G&TANA, will undertake further alterations to the Local Plan. **No change**
346	175	Population	The 2001/2011 census figures used to base	Section	The figures come from the Office of National

		projections	needs on show a population rise of about 26,000 and a 10,000 drop in migrants living in the borough. Can these figures be relied on?	4.1	Statistics and are based on census data, so are therefore considered to be the most reliable data available. **No change**
267	176	Employment	Maintaining viable existing employment in the Borough is a real world, low cost sustainable way of doing business, and should be a priority.	Alt70	Agreed. The Development Management Policies DPD introduces policies that promote employment-led mixed use development that seeks to secure employment floorspace reprovision that is affordable and better suited to Haringey's local needs for smaller SME and move-on units. However, affordable business space will likely be delivered at the expense of affordable housing or will require higher densities. **No change**
267	177	Understand success	A second Council priority should be understanding how and why local companies are achieving their success and situated in the Borough (in spite of the current lack of Council engagement), to encourage expansion and sustainable growth. I note that it is notoriously difficult for large public sector organisations to understand busy and expanding medium-sized private organisations. 'Liaising' with funded 'representatives' is not effective. Unlike the Council, the sector does not behave as a unified complex bureaucracy.	Alt70	The Council does work with the local business community to better understand the strengths, weaknesses, threats and opportunities of working in Haringey and London. In response, and in the context of the Local Plan, this means providing the right policy framework that protects or safeguards employment sites/locations for various employment uses, seeks new provision better tailored to local demands, clustering uses to ensure they benefit from shared working, providing affordable workspace where possible to help local businesses establish or be retained in the Borough, uphold policies around the servicing needs of businesses, including parking needs and access to fast broadband. **No change**
267	178	Local employment benefits and	Other initiatives could involve implementation of a local resident employment requirement in the huge anticipated building developments.	Alt70	Noted. The planning obligations policy and SPD seeks to ensure local residents and businesses benefit from the new development

		self build	Maintaining local control - e.g. direct funding and management of house building; holding on to the land, and retaining control of building employment would provide local jobs in contrast to the scenario being acted out currently in the Clarendon Square site, where currently a team from Birmingham is to work on site, and no undertakings or contract re employment whatever have been secured from an as yet unknown developer, as the Council have failed to exercise appropriate demands re real sustainable private sector employment (as opposed to contributions to public sector budgets for training). Some of the proposed huge housing developments should be built by local people working for locally headquartered non profits and Council partner companies, replacing imported specialist teams working for large multinational corporations.		proposed through apprenticeships, training, and use of local supply chains in the construction phases and prioritising local employment opportunities in new businesses There are also policies that address self-build but prospects in London and Haringey for such opportunities are likely to be scarce given land values, housing requirements and density expectations. **No change**
640	179	Business relocation	Policies concerning relocation of business should be as strong as possible.	Alt70	The relocation of businesses is not an issue for the Local Plan to address. Rather the Council's Regeneration Strategy and Economic Development Strategy addresses Council's approach to facilitating the relocation of local businesses displaced as a result of new development. The role of the Local Plan in this context is to ensure that a suitable stock of employment land is maintained to enable businesses to relocate to suitable premises/sites within the borough. **No change**
644	180	Evidence base	A survey of businesses should be conducted	Alt70	The Employment Land Review was very

			for the next version of the Tottenham AAP as the economic evidence base for the local planning documents out to consultation is currently inadequate in light of NPPF requirements. The AAP should be amended in light of this survey.		recently updated and is an appropriate evidence base required to support the Local Plan documents. **No change**
694	181	NPPF consistency	This policy is unsound – it is not justified and is not consistent with national policy. The policy should be amended to give consideration to the individual circumstances of a site when deciding what protection should to offered to non-designated employment sites. Para 8.16 and 8.17 of Atkins Employment Land Study (2015) states (with emphasis added) "*Ensuring a supply of good quality, well located employment sites is maintained will help to support investment by existing and new businesses and growth in the local business base. Demand is likely to continue to be driven by small and medium sized businesses, primarily operating in B1 sectors. The trend-based forecasts suggest further decline in industrial and warehousing employment which is expected to result in some surplus employment land over the period to 2031. It is important that any surplus land is either re-used to meet B1a/b needs* ***or*** *released to other uses to contribute to Haringey's housing and regeneration objectives. At the same time, it will be important that fit-for-purpose, well occupied*	Alt70	The Council believes that the principal of preserving employment uses on non-designated employment sites is sound, particularly given the demand for additional employment land as set out in the Employment Land Review, the need to retain choice in both types and location, and the relative land values of employment and residential uses in the borough. Flexibility regarding the development, for non-employment generating uses, of non-designated employment sites is set out in draft policy DM52. This approach ensures compliance with the intent of the NPPF. The release of non-designated employment land will be monitored, and managed to ensure a sufficient stock is retained in the borough. **No change**

			B2 and B8 sites that serve the needs of local businesses are safeguarded so that Haringey maintains a diverse range of business activities and employment opportunities." *"The NPPF requires local authorities to be responsive to market signals to ensure that there is adequate provision of the right type of employment land to meet the needs of the business community. At the same time, there is little benefit in safeguarding employment sites that are not fit-for-purpose and could be used to relieve the Borough's housing and regeneration pressures."* The release of an employment site for an alternative use can lead to the regeneration of an area through the introduction of new investment. The potential for a sites release from employment use should also be considered in relation to site location and circumstances, and the quantum of employment space that is generally available in the borough.		
818	182	Employment land	We support proposed amendment Alt70 which confirms the borough will protect non-designated employment sites in order to secure a strong economy.	Alt70	Support is noted. **No change**
818	183	Permitted development	Since the Strategic Policies were adopted, 'changes to permitted development rights, which give greater scope for the permitted change of use of offices and shops to go to residential development'. We do not see any	Alt70	No, such changes were intended to be time limited to three years. The benchmark for exemption was also set very high to introduce an Article 4 Direction to withdraw such rights. To do so requires a number of tests to be met,

			consideration within the proposed alterations of the impact of these changes, despite the likelihood that they will result of the loss of considerable employment land to housing, with impacts on Haringey Council's ability to secure space for jobs, especially affordable workspace. Well located workspace may be particularly at risk of loss, with potential negative impact upon the diversity of uses which ensure the vitality of town centres and high streets. The Strategic Policies and other documents should explain how Haringey Council will manage and monitor the impact of these changes, as required by the Further Alterations to the London Plan (FALP).		including evidence of likely harm. The Council will continue to gather evidence of the impact of changes to permitted development, through monitoring of prior approvals, and will take action as necessary to address harmful impacts. However, in the absence of current evidence of harmful economic impacts, it is not appropriate that the Strategic Policies be amended to flag this up as a matter to be addressed. **No change**
408	184	Employment land figure	Please explain the large decrease in demand?	Alt71	The alteration reflects evidence from the Council's updated Employment Land review, which concludes that the trend based employment forecast projections should be used rather than the baseline scenario used in 2012. It reflects the continued decline in manufacturing in London and Haringey which is being replaced by SME's which have a much smaller land area requirement. **No change**
415	185	Employment land need	Noting the reduction in floorspace protected through Alt 71, and mindful of the opportunities presented by Crossrail 2 and other projects to deliver growth, TfL would support a continuing review of employment land need in the area.	Alt 71	The Council has and will continue to monitor and review its employment land needs to ensure local planning policy response accordingly. **No change**
640	186	Employment land figure	The Plan forecasts that the demand for new industrial workspace will go down from 137,000 sqm. to 32,000 sqm. It seems	Alt71	The alteration in floorspace target reflects the most recent evidence from the Council's updated Employment Land review, which

			counterproductive to plan for less new employment floor space at a time when Tottenham's population and economy is projected to grow so rapidly. This figure should be withdrawn.		concludes that on trend based employment forecast projections, there is likely to be a shortfall of some 23,000 sq m of employment floorspace to meet B class use demand. This reflects actual development trends in the borough. **An amendment is proposed to Alt71 clarify that the figure of 32,000 sqm is actually meant to be 23,000 sqm, but represents demand for additional floorspace.**
638	187	Employment land figure	The broad concern is loss of employment space and loss of existing businesses as a result of the relaxation of policy, and the over emphasis of residential-led development and retail in its place. I disagree with your policy alterations (Alt71) which decreases the forecast demand of new industrial workspace from 137,000 m^2 to 32,000m^2. This would appear to be at odds with the Borough's desire to see Tottenham "at the centre of British Manufacturing boom " http://www.haringey.gov.uk/news/manufacturing-boom as well as at odds with projections for growth.	Alt71	The alteration in floorspace target reflects the most recent evidence from the Council's updated Employment Land review, which concludes that on trend based employment forecast projections, there is a need for an additional 23,000 sq m B class floorspace, above that already existing, to meet anticipated demand. This reflects actual development trends in the borough. With the continued decline in traditional manufacturing, and the need to make efficient use of Haringey's finite land space, there is a need for the borough to reconfigure our existing industrial portfolio of land away from warehouse sheds to more intensive employment uses, protecting the best quality sites and essentially phasing the release of the rest to mixed use development. Retail and service industry jobs grow as a result of Haringey's population growing, although the former is changing more towards leisure uses that primary retail shops. **An amendment is proposed to clarify that the figure of 32,000 sqm is actually meant to be 23,000 sqm, but**

					represents demand for additional floorspace.
818	188	Employment land; population	We strongly disagree with proposed amendment Alt71 which decreases the forecast demand of new industrial workspace (B use classes) from 137,000 sqm to 32,000 sqm. While the amendment proposes this figure has come from the update of the Employment Land Study for Haringey, it is not clear where this exact figure has come from as it does not appear in the review. We have identified a range of serious concerns about the Employment Land Study update (see comment about that in our overall response). It seems entirely counterproductive to reduce ambition for new employment floorspace at a time when Tottenham's population and economy is projected to grow so rapidly, by the London Plan at least. This proposed amendment should be withdrawn pending a new full review of Tottenham's industrial land.	Alt71	The alteration reflects evidence from the Council's updated Employment Land review, which concludes that the trend based employment forecast projections should be used rather than the baseline scenario used in 2012. It reflects the continued decline in manufacturing in London and Haringey which is being replaced by SME's which have a much smaller land area requirement. The Council believes it to be more prudent to use a locally specific, and historically based, demand forecast, hence the use of this figure. It should be noted that the figure in the alterations was incorrect, and the actual figure is 23,000 sqm as set out at paragraph 7.11 of the Employment Land Review (2015) It should be noted that jobs growth will come from a number of sources including making more intensive use of existing employment floorspace, enhanced retail and community infrastructure provision, and through the construction sector.
414	189	Employment land designation	Alteration 72 proposes the de-designation of three Locally Significant Industrial Sites (LSIS) to reflect changes being consulted on through the council's Site Allocations and Tottenham Area Action Plan documents. The council has recently published the Haringey Employment Land Study	Alt72	**The re-designation of White Hart Lane LSIS was an error and has been amended.** The Council agrees that it would be helpful to include a list of the current designated employment sites in the plan along with their type of employment land designation and **a further alteration (See Alt110) to this effect has been made.** With regard to the total quantum of industrial

			(February 2015) which provides recommendations on the future of each of these three sites. In accordance with London Plan Policy 4.4 the de-designation of LSIS should be justified by the council's evidence base. It is noted that the council has confirmed that de-designation of White Hart Lane LSIS is an error in the consultation document. Please see the Site Specific Allocations and Tottenham Area Action Plan sections below and Appendix 2 for detailed comments on these proposals. To set the changes in LSIS designations in a strategic context it would be helpful if the council listed in the Strategic Polices all the employment related site allocations, including those allocated as Employment Land and Regeneration Areas, as well as LSIS and Strategic Industrial Locations. In addition the council should detail what the total quantum of industrial land release will be and how this will bear upon the borough's indicative industrial land release benchmark in the Mayor's Land for Industry and Transport SPG, having regard to other planned and actual release over the period 2011-2031.		land being released, the removal of the Locally Significant Industrial Sites designation from certain employment areas does not mean they have been released. Rather their employment classification has changed to that of a Local Employment Area, which still seeks to protect employment use but allows for the introduction of other uses if necessary to help reconfigure the existing stock to more intensive employment uses. The only areas proposed for de-designation are DEA8:N17 Studios 784-788 High Road and the southern part of DEA15: Tottenham Hale - the "island" between Ferry Lane, the Hale and Hale Road. The former because of the granted Tottenham Hotspur development, which has seen the supermarket already delivered and the remainder of the site cleared (only 278sqm of B Class use was recorded on the site at the last ELR in 2014/15). The latter because of the considerable new non-B class development present on this southern corner of the area, including a new nine-storey Premier Inn hotel. The total land area de-designated is 4.8ha.
509	190	Employment land designation	Contends that this area has established residential use, and therefore it is inappropriate to allocate an employment designation.	Alt72 & SA38	The area was and is currently designated for employment use. Residential elements have crept into the area to use the commercial space as both affordable work and living space. However, such use was not established through the appropriate planning process, and while now lawful, the Council considers the

					main use of the area to be employment but to work with the landowners to formalise the current use through a new warehouse living policy. While area is intended to have a mix of uses, the Employment Land Review confirms that, despite the unplanned residential use, significant swathes of the site are still in active employment use and should be protected for ongoing employment use. The Council therefore considers the employment area designation to still be the most appropriate designation for this area but has proposed to change part of the areas designation from. Locally Significant Industrial Location to Regeneration Area. **No change**
818	191	Employment land designation	Proposed amendment Alt72 should be withdrawn. We strongly disagree with the proposed downgrading of the employment land status of Crusader Industrial Estate; High Road West; part of Vale Road/Tewksbury Road; and White Hart Lane. The Employment Land Study describes these sites as well occupied and well performing in its description of individual industrial sites from p.23: Crusader Industrial Estate is the site of Haringey Council's investment in fashion and textiles; both sectors requiring industrial workspace. [Elsewhere, it is mentioned that 'some industrial estates are at risk of being converted to alternative uses. This is evidenced with Crusader Industrial Premises not providing leases of more than 5 years, which indicates that the landowner may have	Alt72	**The re-designation of White Hart Lane LSIS was an error and has been amended.** The re-designation of High Rd West, Crusader Industrial Estate and parts of the Vale Rd/Tewksbury Rd estates from a Locally Significant Industrial Site to a Local Employment Area designation reflects the recommendations of the Employment Land Review, the mix of uses that already exist on these sites and the Council's aspiration to continue to see change in these areas. Other policies in the plan, namely the Warehouse Living policy and site allocations, seek to build on the positives of these areas, rather than force them out. **No change**

			other intentions for the site's future use' (p.18). Retaining this site as employment space will therefore require strong planning policy protection to prevent owners driving out existing uses and preventing investment through the use of short term leases.] High Road West is described as 'well occupied and is therefore serving the needs of local businesses' (p.27). Vale Road/Tewksbury Road is the site of unplanned warehouse conversation as well as 'significant swathes of the site are still in active employment use however and should be protected for ongoing employment use' (p.30). White Hart Lane is described as a site which 'provides premises that are of a good quality and age and a good level of accessibility and parking provision' (p.31) – and it is recommended that its LSIS designation is retained. If the protections of these sites are removed, it is likely that their functions will be damaged through housing and mixed use development. Indeed, it is clear that this is the intention in the case of areas being proposed to be given the status of 'Regeneration Area' rather than Locally Significant Industrial Site (LSIS). There is a strong need for industrial land in London, and these well performing areas should continue to be protected as required by the London Plan. The Council risks its aspirations for regeneration damaging the strengths of its existing local economy – these strengths are acknowledged in regeneration and economic		

			development strategies but not in its planning policies. All of the strengths mentioned in the Opportunity Investment Fund for Tottenham Factsheet, for instance, require industrial workspace which the Strategic Policies do not sufficiently protect: 'artisan bakers, craft breweries, gourmet popcorn manufacturers, royal uniform makers and high end furniture makers' (Tottenham Opportunity Investment Fund factsheet).		
818	192	Employment	Proposed amendment Alt76 is not clear. What is the purpose of this amendment and where is the evidence base for this? Is the intention to allow more mixed use development within Local Employment Areas? If so we strongly disagree and propose this amendment is withdrawn.	Alt76	The alteration to the last sentence did not highlight the replacement text which sought to replace the wording "by not placing significant restrictions on employment use that is permitted" with "by carefully managing the type of use that is permitted". The purpose of the alteration was to better recognise that the mixed uses to be provided on these Local Employment Sites have to be compatible to existing retained uses as well as proposed uses. **The original alternation (Alt76) has been amended to highlight the proposed new text.**
267	193	Industrial area & SMEs	Notes policy 5.1.17 and parts of paragraph 5.1.29	SP8 5.1.17 & 5.1.29	Noted but not subject to alternation. **No change**
267	194	Employment	It is foreseeable that scarce public sector resources will be assigned to an implicit priority of attracting new employers to the area to meet targets. Council members and officers have ventured out on international expeditions with a view to attracting new business interests to the Borough.	Alt77	The Local Plan target is to create 12,000 jobs across the borough through realising the development potential of sites for retail, community facilities, intensification of existing employment site, through local supply chains for the development industry, and local labour in the construction sector, which includes

			I am delighted that for example, the N17 Design Studio is collaborating with the College of Haringey, Enfield and North East London in a 12-month pilot project to give local students the chance to learn key skills with globally recognised architects John McAslan. This high profile initiative has required considerable public investment to provide local work placements. Nothing wrong with that – but this is simply a training initiative; with the potential to be yet another revolving door. There are already many opportunities for unpaid work and training - the problem in Haringey is that people need permanent jobs that pay decent wages. The number of permanent and sustainable jobs likely to be created is at present unclear – not many, one suspects.		training, skills and apprenticeships. **No change**
267	195	Employment growth	Haringey has the most ambitious employment growth plans in London. The plan over the period 2011 2036 forecasts an additional 22,000 jobs (29.5% increase) the highest of London boroughs. It is important to identify issues relevant to achieving these ambitious targets.	Alt77	The issues are those already set out in the Strategic Policies DPD, being to effectively manage growth and development, ensuring the best employment sites are protected and other reconfigured to deliver high employment densities and affordable workspace through housing cross-subsidy if necessary, provision of new community facilities, and protect of town centres, through robust policies on the location of non-retail uses, out-of-centre uses, transport improvements alongside diversification into growing sectors such as leisure sectors. The trade-offs also continue to be the same between delivering jobs, development

					densities, and planning policy obligations such as environmental standards, amenity, affordable housing etc. **No change**
408	196	Employment growth	What growth has there been since 2011 and how does this correspond with the forecast?	Alt77	Growth is set out in the ELS, and this informs the revision to the target. **No change**
408	197	Employment growth	How does the job growth relate to the projection from 2011 to the present day?	Alt77	The delivery of jobs is monitored through the Authority's Monitoring Report, published annually. This records new employment floorspace permitted as well as that lost as a result of development. The latest AMR shows a net loss in floorspace since 2011 but requires further analysis regarding land lost as well as job densities of re-provided floorspace. **Include an additional indicator for SP8 to monitor change in employment use (i.e. the change in employment densities) as well as employment floorspace lost or gained.**
638	198	Employment	Whilst I vigorously support the regeneration of Tottenham and many of the strategies outlined in the Local Plan documents, I am writing to express some concern over aspects of the Local Plan with relation to economy and jobs. The AAP strategy document claims that 5000 new jobs will be created. There is no clarity over how this figure is derived, and if it can be implemented in practice. The figure must clearly state NET gain or loss of jobs in comparison with the existing situation. I do not believe that the strategy allows for a net gain of 5000 jobs given jobs lost as a consequence of delivering the strategy. There is little evidence of real insight into what jobs	Alt77	The creation of new jobs will come from a range of sources, including through the intensification of existing employment use regeneration areas, through the provision of new and enhanced community facilities, through the construction of the development planned in terms of both the local supply chain and well as construction industrial, and the new District Centre at Tottenham Hale will also create additional town centre jobs in retail, office and service sectors. **More detail on the land uses expected to be delivered on each of the sites, and therein, the likely types and amounts of employment each site is to contribute to the 5,000 jobs target will be set out in the next iteration of the Tottenham**

			and industries currently exist in the area, their links with local people, their interdependences and supply chains. Based on experience from Gort Scott's indepth study of industrial areas in Tottenham (From Around Here, Haringey 2013, attached), I do not believe that local employment has been adequately assessed and studied. Our study showed that Tottenham's industrial areas, for example, house large numbers of jobs and businesses, and also provide valuable source of affordable workspace for many non-industrial, service and artisanal uses. Relaxing the protection of these uses risks undermining the Borough's existing local economy, which regeneration should be building upon and nurturing.		**AAP.**
661	199	Employment land figure	Haringey's Local Plan Alterations to Strategic Policies pledges to protect industrial land 'even when non designated" (SP8) However the forecast demand has been reduced to just 32,000 m2 up to 2026 The Employment Land Study (5.1.21) predicts a total requirement of 137,000m2, which included a net reduction in demand. This indicates the predicted increased jobs (5.1.18) will not be matched an increase in workspace	Alt77	SP8 does not alter as a result of the revised figure which still demonstrates a demand for new employment floorspace for an <u>additional</u> 23,000m^2. The increased jobs target will be delivered through the reconfiguration of employment land to more intensive employment uses, through growth in retail and service sectors, the additional community facilities provision planned and through construction in both local supply chain and apprenticeships. **An amendment is proposed to clarify that the figure of 32,000 sqm is actually meant to be 23,000 sqm, but represents demand for additional floorspace.**
818	200	FALP employment	Proposed amendment Alt77 introduces updated jobs targets for Haringey, introduced	Alt77	The Council continues to see the 22,000 target by 2036 as being challenging. The target for

		figure	by the Further Alterations to the London Plan, which forecast 22,000 new jobs between 2011 and 2036, which would give the highest employment growth rate of all London boroughs. The borough itself said these growth rates could not be delivered in its response to the consultation on the FALP (https://www.london.gov.uk/sites/default/files/027LBHaringeyResponse.pdf). And the Employment Land Study says that this scenario 'would result in levels of B use class employment growth that Haringey has not witnessed in the past two decades and would result in significant additional employment land requirements that would be difficult to provide for given the limited availability of sites and the Borough' housing and regeneration policies' (p.49). The Study recommends Haringey therefore does not plan on the basis of the FALP employment projections, but the much lower trend based projections. This means the plan is unsound as regards to the FALP. This quote also confirms the view that Haringey's – and Tottenham's specifically – supply of industrial land is being sacrificed to deliver its housing and regeneration priorities. This will have severe impacts on the nature and character of Tottenham for years to come, weakening the prospects for sustainable and inclusive development that actually benefits local people and local businesses.		the Plan period (2015-2026) is 12,000 new jobs. In committing to deliver the London Plan housing target for the borough, the Council is committed to delivering a commensurate quantity of jobs proportionate to the housing growth, thereby ensuring that the development is sustainable. The 12,000 new jobs will not just come from the intensification of employment use of designated employment sites, but also from a range of sources, including the retail and service industry sectors, growth in offices, the provision of community uses and from the construction industry, associated with the delivery of Haringey's increased housing requirement. The Council will need to revisit the capacity to continue to deliver the high quantum of housing and jobs after 2026. **No change**
818	201	Employment	Proposed amendment Alt 78 makes reference	Alt78	As set out in Alteration 78, the consultation

		land evidence base	to a stakeholder consultation done as part of the Employment Land Study. The study should list who was included in this consultation. We do not believe existing businesses were part of this consultation. Policies in support of workspace for SMEs should not just engage real estate and commercial developers in considering how to deliver new affordable workspace but also engage existing businesses and business groups about what their needs are and how existing low cost workspaces can be retained and supported. Alt 78 should confirm how existing businesses and businesses have been consulted and what the council's policies are in relation to existing low cost workspace.		was only held with local agents as they provide intelligence independent from local businesses. This enabled the study to gain a perspective of the overall market trends, rather than anecdotal responses from individual businesses, whose circumstances may differ significantly. This is in line with standard practice for a study of this type. This consultation is a key opportunity for local businesses to make representations on the Local Plan itself. Controlling the cost of existing workspaces is outside the scope of the Plan. There is however a proposal to cap at an affordable level commercial rents in new developments in the Development Management Policies where mixed use development is proposed for existing employment sites. **No change**
267	202	Existing areas	Pleased Haringey has been advised that (5.1.26) *'among other things, that growth should focus on successful areas and not start from scratch'*	SP8 5.1.26	Noted but not subject to alternation. **No change**
414	203	Housing requirement	To ensure general conformity with London Plan Policy 3.3, boroughs need to show in their Local Plans, housing trajectories and/or supporting evidence base that they have sought to identify and bring forward extra housing capacity, to augment minimum targets for housing provision set out on Table 3.1 of the London Plan. Therefore, the council's commitment in alteration reference 55 to exceed the borough's London Plan housing	Alt90	The Council has sought to meet the challenging new strategic housing requirement set for the Borough by the London Plan. The Council does not consider that rigorous re-appraisal of the SHLAA will render further capacity, given the reliance on probability within the study, rather than 'deliverability' as required to deliver a sound plan in accordance with paragraph 182 of the NPPF. The Council can confirm that the spatial strategy and site allocations of the Haringey

			monitoring target and it's objectively assessed need for the plan period is welcomed. However, the council should demonstrate that it has explored all opportunities to bring forward development and identify additional housing capacity, drawing on the particular locations highlighted in Policy 3.3 as having the potential to support higher density development in order to supplement targets. This should involve a rigorous re-appraisal of its SHLAA findings		Local Plan have taken account of the locations in London Plan Policy 3.3E(a-e) and that the local plan has identified strategic sites with development capacity for 20,040 new homes. With the addition of small sites and windfalls the Local Plan makes sufficient provision to exceed its London Plan target, and therefore fully accords to the London Plan. **No change**
584	204	Housing trajectory	The Council's housing trajectory at Appendix 2 has no evidence base to understand how the trajectory and 5-year rolling housing supply are delivered, as it does not appear to be based on the most recent Annual Monitoring Report published in July 2014. Therefore, we request an opportunity to comment once further evidence for the trajectory is published, as it is not clear whether the trajectory demonstrates sufficient capacity to exceed the Borough's objectively assessed need and its strategic housing requirement.	Alt90	The housing trajectory at Appendix 2 is based on the latest AMR data at the time of publication**. As almost a further year has passed since the alterations were published, the housing trajectory will again be updated in Appendix 3 (see Alt90).**
408	205	Political nature of planning policy	The political nature of planning policy is sometimes a cause of concern, as well as hope	Alt91	Noted. **No change**
408	206	Wording suggestion	Replace 'meet' with ' aim to achieve' in both sentences	Alt 92	The terminology throughout National Planning Policy and Guidance is that Council's have to meet their objectively assessed needs, including those for housing. Therefore, the Council does not consider the suggested change appropriate. **No change**

408	207	Wording suggestion	Replace 'meet' with ' aim to achieve' in both sentences	Alt 94	The terminology throughout National Planning Policy and Guidance is that Council's have to meet their objectively assessed needs, including those for housing. Therefore, the Council does not consider the suggested change appropriate. **No change**
818	208	Affordable housing target	The 50% target should be increased.	Alt95	It is not possible to increase in the affordable housing target as the current evidence base does not support this. **No change**
818	209	Affordable housing	An affordable home is one that is affordable to any tenant earning the London Living Wage. 80% of rental or purchase value is NOT affordable to most residents. 70% of such housing should be social rented.	Alt96	The definition of affordable housing, including affordable rent and its delivery/funding mechanism, is a matter of national policy. It is not within the scope of the Council nor the Haringey Local Plan to alter this. **An amendment will be made to the current definition of affordable housing in the glossary to bring this into line with the Government's policy definition (See Alt105).**

London Borough of Haringey

Haringey Local Plan Preferred Option consultation of 4 Local Plan Documents held Feb-Mar 2015:

Development Management DPD

Regulation 22(1)(c) Consultation Statement

October 2015

Appendix D (1) Development Management Policies Document Consultation Statement

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1. Introduction

The Consultation

1.1 Consultation on the Preferred Option of four Haringey Local Plan Documents took place between 5th February and 27th March 2015. These were:

- Amendments to the Local Plan: Strategic Policies (Adopted 2013);
- Development Management Policies,
- Site Allocations, and
- Tottenham Area Action Plan.

1.2 The consultation was undertaken in accordance with the Council's Statement of Community Involvement and in line with the Town and Country Planning (Local Planning)(England) Regulations 2012. These regulations required the Council to produce a statement (the 'Consultation Statement') setting out the consultation undertaken in the course of preparing the Local Plan document, a summary of the main issues raised at consultation, and to detail how the Council took account of the comments received in preparing the subsequent version of the Plan - the Preferred Option version.

This Document

1.3 The details of the consultation undertaken are included in the next section, which includes reference to the consultation documentation, who was contacted seeking consultation responses, and a summary of respondents.

Process & next steps

1.4 This consultation report, submitted to Cabinet October 2015, builds upon the recommendations made by Regulatory Committee (September 2015) on a summary version of this document.

1.5 Following decisions on amendments to the documents, the next stage will be to conduct a Pre Submission consultation, seeking comments on soundness and legality, prior to submission to the Secretary of State for Examination in Public of the planning documents by an independent Planning Inspector. The exact dates for the submission, and length of time taken to examine the documents, will depend on the number of issues arising from the pre submission consultation. It is expected that the Pre Submission consultation will take place for six week, December 2015-January 2016, with Submission and Examination taking place in 2016. Following the Examination, the Inspector will issue an Examination Report on the soundness of the plan. It is expected that should they decide the Plan is sound, the Council will adopt the plan in mid-late 2016.

2. Summary of consultation undertaken on the Development Management DPD Preferred Option consultation document

Summary of consultation undertaken on the Development Management Regulation 18 consultation document

2.1 Following Cabinet approval in January 2015, the alterations to the Strategic Policies and the 'preferred option' drafts of three Local Plan documents, were published for public consultation from 9 February to 27 March 2015.

2.2 Public consultation on the four Local Plan documents was carried out in accordance with the Council's adopted Statement of Community Involvement (2011) and statutory requirements, this included:

- Notification by letter/e-mail on 9 February to over 1,200 individuals and organisations already registered on the planning consultation database;
- A reminder e-mail sent to those on the database on 14 March;
- Notification letters to all landowners and occupiers within the boundary of sites proposed for allocation;
- Public notice placed in the local newspaper on 12 February;
- Reference and loan copies of each document and the accompanying sustainability appraisals were made available in each of the Borough libraries, at the Civic Centre & Planning Reception at River Park House, and on the Council's website.

2.3 In addition to the above, and in an effort to engage the wider public in the consideration of the draft local plan documents, articles were placed in the February editions of the Haringey People Magazine (which is delivered to all households in the Borough) and the Tottenham News. The following series of drop in sessions and public meetings were also held:

- Turner Avenue Steering Group (22 Jan)
- Park Grove and Dunsford Road Steering Group (29 Jan)
- St Ann's & Haringey Area Forum Meeting (3 Feb)
- Northumberland Park Area Forum (5 Feb)
- Tunnel Gardens / Blake Estate Residents Meeting (5 Feb)
- Highgate & Muswell Hill Area Forum (5 Feb)
- Tamar Residents Meeting (12 Feb)
- Reynardson Residents Meeting (12 Feb)
- River Park House drop in session (16 Feb)
- Tangmere Steering Group (18 Feb)
- Broad Water Farm RA (18 Feb)
- Turner Avenue Drop in Session (Sat 21 Feb)
- High Road West / Love Lane RA (25 Feb)
- Wood Green Library drop in session (25 Feb)
- River Park House Member drop in session (4 Mar)
- Hillcrest RA (9 Mar)
- West Green & Bruce Grove Area Forum (9 Mar)

- Musewell Hill Library Drop in Session (10 Mar)
- Stellar House, Altair Close, The Lindales and Bennetts Close Residents and Community Association (10 Mar)
- 163 Park Lane Drop in Session (11 Mar)
- Northumberland Park and Park Lane Residents and Community Association (12 Mar)
- All Ward Member drop in session (18 Mar)
- Headcorn & Tenterden Residents Association (24 Mar)
- Summersby Road RA (26 Mar)

2.4 The aim of the consultation was to invite public and stakeholder views and comments on the proposed policies or sites being put forward for consideration, and to enable consultees to offer up further information, to enable the preparation of the next iterations of the documents – the pre-submission versions.

2.5 Notwithstanding the above, criticism was received on the extent and adequacy of the consultation process. Whilst meeting the obligations within the Council's adopted Statement of Community Involvement (2011), officers have subsequently met with some of the concerned parties representing residents groups to see how consultation on the documents could be improved. Where feasible, these new techniques and standards have been incorporated in the update to the Council's Statement of Community Involvement. Officers will also be seeking to ensure that the lessons learnt and feedback received on the earlier consultation process can be incorporated into the next round of consultation on these documents planned for later in the year.

3. Who responded and number of representations received

3.1 A total of 149 individuals, organisations, community groups and government agencies responded to the Development Management Local Plan, Regulation 18 consultation document. These 149 respondents accounted for 749 individual comments.

3.2 The Development Management policy which attracted the most responses was DM51 Warehouse Living, with 66 respondents and 196 comments.

3.3 There were three other policies which generated more than 17 responses: DM5 Siting and design of tall buildings (22 representations, 37 comments), DM17 Housing Mix (17 representations, 26 comments) and DM26 Open Space (17 representations, 32 comments).

3.4 There were a further three policies which received more than 20 comments: DM12 Management of the Historic Environment (9 representations, 21 comments); DM50 Facilitating Site Regeneration and Renewal (9 representations, 23 comments); and DM56 Hot Food Takeaways (6 representations, 27 comments).

3.5 All other policies received 19 or fewer comments and were commented on by 16 respondents.

4. Summary of Issues Raised During the Consultation

4.1 The following section of this report summarises the main issues raised through consultation on the proposed Development Management Local Plan. The comments are arranged by section and policy in the order in which they appeared in the consultation document (Jan – March 2015). For organisational purposes, some policy summaries have been grouped by key topic area.

Development design comments

DM1 (Delivering high quality design)
11 respondents, 16 comments

DM2 (Design standards and quality of life)
7 respondents, 13 comments

DM3 (Privacy and protection from overlooking)
12 respondents, 17 comments

DM4 (Public art)
2 respondents, 2 comments

4.2 Overall, consultation comments addressed the level of detail included within the draft design policies. Some respondents felt certain policies were overly prescriptive whilst others felt they would benefit from further detailed requirements and guidance. The Council is committed to delivering high quality development whilst ensuring sufficient flexibility for proposals to respond to individual site circumstances. The level of detail included within each policy is that which the Council considers necessary to deliver the spatial strategy.

4.3 There were comments noting that the plan does not include specific guidelines for backland sites. The London Plan states that boroughs can include such policies within Local Plans where this is justified by local evidence. The Plan has therefore been amended to include a new DM policy on backland, infill and garden land development.

4.4 There were several comments stating that Policy DM2 is too ambiguous on the requirements for protection of amenity, particularly on the appropriate levels of daylight and sunlight for existing and new residents. The Council does not intend to set specific standards in this regard as proposals should be considered on a case by case basis. However, the supporting text has been updated to refer to good practice guidance for proposals.

4.5 Some respondents disagreed with findings of Urban Characterisation Study (UCS), such as character assessments in the Highgate area. There was particular concern that this evidence would inform the setting of building heights and densities. The UCS applied a consistent methodology to set baseline evidence informing plan production. The Council notes that character is but one consideration in determining the appropriate height and density for new development.

4.6 There were several objections to the proposed building separation distances in DM3. It was argued the policy is overly prescriptive and not deliverable. The policy has

been amended to allow a more flexible approach whilst ensuring a robust basis to ensure amenity is protected from overlooking.

4.7 It was suggested that there should be a policy confirming the Council's commitment to Rights of Light on Council estates. Rights of Light are considered through specific legislation separate to the Local Plan. However the DM policies address daylighting as part of considerations on amenity.

DM5 (Siting and design of tall buildings)

22 respondents, 37 comments

4.8 There were various objections to Policy DM5 and the corresponding Map 2.2. Several respondents argued the policy was too prescriptive, would effectively put a ceiling on building heights and limit the full development potential of sites. Others expressed concern that the policy would allow the development and clustering of tall buildings across the borough, with adverse impacts on amenity and local character. A few respondents suggested Haringey is not at all a suitable location for tall buildings. The policy sets a positive framework for managing tall buildings in line with the London Plan. The policy has been refined to set requirements on proposals for 'tall' as well as 'large' buildings, drawing on baseline evidence from the Urban Characterisation Study and other technical evidence. This will provide a framework for considering building height on a case specific basis having regard to individual site circumstances.

4.9 Respondents stated that the Council should clarify the definition of tall buildings. The Strategic Policies already includes a definition of a "tall building" having regard to the definition in the London Plan (30 metres plus), which equates to approximately 10 storeys. The Plan has been amended to reflect this definition consistently throughout.

DM6 (Locally important views and vistas)

6 respondents, 12 comments

4.10 It was noted that a number of views noted in Conservation Area Management Plans (CAMP) which are not set out in DM6 and the corresponding map, and that these should be considered as locally important. The Council notes that not all views within CAMP were picked up by Urban Characterisation Study and reflected in the map. The supporting text has been revised to require applications to consider views which identified in USC as well as CAMP.

4.11 Some respondents suggested several additional views to be included in the plan. These views will be considered and assessed using the LVMG methodology through additional evidence base study. Those views that meet the criteria may be promoted for inclusion.

DM7 (Shopfronts, signage and on-street dining)

5 respondents, 16 comments

DM8 (Advertisements)

2 respondents, 3 comments

4.12 It was noted that DM7 and DM8 exceed the criteria permitted in the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 and the advice in national policy and guidance. The DM policies have been revised to ensure consistency with the regulations, national policy and guidance.

4.13 It was suggested that DM8 approach on advertisements is overly restrictive and entirely negative in its view on how advertisements contribute to public realm. The Council considers that the proposed policy provides a sufficient basis for controlling this type of development. All new development should positively respond to local context, having regard to Haringey's Development Charter.

4.14 Transport for London noted that it imposes requirements on advertisement boards on the Transport for London Road Network (TLRN). Policy DM8 supporting text has been amended to signpost TLRN requirements.

DM9 (Telecommunications)

2 respondents, 5 comments

4.15 Respondents suggested that the wording of DM9 is ambiguous, potentially overly restrictive on telecoms equipment and not fully recognising the role of telecoms in supporting sustainable economic development. The Council agrees and the policy has been amended to require that apparatus are limited to minimum operational requirement. In addition, the Plan has been updated to reflect the Council's support for telecoms in delivering economic development.

DM10 (Waste management for all development)

3 respondents, 7 comments

DM11 (New waste facilities)

1 respondent, 1 comment

4.16 Respondents stated that DM10 needs flexibility to respond to waste collection arrangements which may change over the course of the Plan period. The Council considers that the policy is sufficiently flexible to enable the waste collection authority to change its collection arrangements if required.

4.17 There were suggestions for an additional policy for refuse storage in conversions. Respondents considered that too often there is not enough space in the front amenity areas to accommodate bins. The policy will apply to all development proposals including conversions. Further DM policies will ensure new development is designed to respond to local character and protect amenity.

4.18 Detailed requirements have now been set for flatted development to ensure that there is appropriate provision for waste management and recycling facilities.

DM12 (Management of the historic environment)

9 respondents, 21 comments

DM13 (Heritage led regeneration)

2 respondents, 2 comments

DM14 (Facade retention)

2 respondents, 2 comments

DM15 (Archaeology)

0 respondents, 0 comments

4.19 Respondents challenged the soundness of the policies on heritage and conservation on the basis they are not fully consistent with national policy. The full suite of policies has been reviewed in light of these representations and the Plan has been updated to ensure it is consistent with the NPPF. In particular, the revised policies are now considered to appropriately reflect considerations for heritage assets and their setting, the statutory tests for loss or substantial harm to heritage assets and considerations for enabling development.

4.20 Respondents stated that the cumulative loss of architectural features should be limited, if not stopped altogether, in all areas in the borough. The Local Plan seeks to preserve and enhance the significance of heritage assets and their setting, however recognising the need to include scope for consideration of proposals that would result in harm or loss of heritage assets in line with national policy.

4.21 It was noted that policy DM14 (facade retention) appears to relate to all buildings regardless of whether they are heritage assets. Following a review of the heritage section, DM14 has been deleted and its key principles merged with the revised policies. The Plan has been amended to clarify the approach applies to buildings where the facade concerns a heritage asset or its setting.

Housing comments

DM16 (Housing supply)
6 respondents, 12 comments

DM17 (Housing mix)
17 respondents, 26 comments

DM18 (Housing design and quality)
11respondents, 18 comments

4.22 Some respondents argued that DM17 does not meet the flexibility tests within the NPPF. It was stated that the policy should not put restrictions on housing mix as this could create delivery problems. Comments suggested the policy should include a caveat related to viability. The Council's view is that consideration of viability is inherent across the whole Local Plan. Although viability it is not referred to in every policy, this does not mean the policy fails to meet the flexibility tests within the NPPF.

4.23 There were objections to DM17c which is considered to be overly restrictive on proposals made up exclusively of 1 and 2 bedroom units. It was argued the policy does not give sufficient weight to site constraints, scheme viability and housing market demand. The Council notes that the policy is not a blanket restriction on such proposals, rather it sets out opportunities where such provision can contribute to mixed and balanced communities. This approach is consistent with NPPF in that it will ensure housing needs are met through the provision of a range of housing types and sizes. The policy wording has been changed to provide greater clarity on the type of development the policy seeks to manage.

4.24 It was noted that the 2014 SHMA sets out a shortfall of 1 and 2 bed units, and therefore the DM17c restrictions on schemes made exclusively of 1 and 2 bedroom units will lead to sub-letting / subdividing of existing housing units or a rash of Houses in Multiple Occupation (HMOs). The Council considers that DM17c has flexibility to enable such schemes to come forward where they contribute to mixed and balanced communities. The policy approach to meet need for family housing and to better manage conversions and HMOs is provided in DM22 and DM23. The Plan should be read as a whole.

4.25 Respondents suggested the word ‘affordable’ is misleading as it cannot be equated with ‘social’. The Council notes that DM17 is consistent with the Government’s definition of affordable housing.

4.26 Respondents stated that the Local Plan should guarantee no net loss of social housing units and no displacement of existing tenants as part of any plan for an estate. The policy for the re-provision of affordable housing is set out in SP2 and DM19.

4.27 Respondents suggested that the key consideration for housing should not be density but quality of proposed development. It was therefore argued that the Council should not apply the London Plan density matrix prescriptively. The policy recognises the density matrix is but one consideration informing the optimum housing potential of a site. All proposals will be required to be designed to positively respond to local character in line with DM1 and DM2.

4.28 There were comments stating that the internal space standards are too small. The Council will apply the London Plan internal space standards, which are recommended minimum standards. These are consistent and acceptable standards applicable across the Capital.

4.29 It was suggested the Local Plan should reflect findings of Government Housing Standards Review. This will be monitored by the Council. Policies will be subject to outcomes of the Review, changes to Building Regulations and emerging Minor Alterations to the London Plan.

4.30 Respondents suggested that the Council should develop local standards for play space. The Council will apply the play space standards set in the London Plan Supplementary Planning Guidance, which are considered appropriate for the borough.

4.31 Consultation comments suggested that there should be a commitment to meaningful pre-application discussion with the local community on housing design issues. DM1 recognises the need for early engagement with the local community and Council as an important part of the design process.

4.32 There were concerns that the policy supporting residential extensions will lead to a loss of garden land. In response to these concerns, the Local Plan will include a new DM policy on backland development to set out further details in this regard.

4.33 Consultees suggested that the proposed target of 10% of the total new homes to be wheelchair accessible should be raised to 20%. The Council will continue to apply London Plan policy in this respect. Requirements may be subject to change following the Minor Alterations to the London Plan and any revised Building Regulations.

DM19 Affordable housing

8 respondents, 12 comments

4.34 Some respondents objected to the methodology on viability assessments for affordable housing, suggesting that the Council should consider other assessment models (e.g. developer’s return value or market value approach). In line with London Plan approach, the Council considers that existing / alternative use value is the appropriate benchmark approach for determining the level of affordable housing a scheme can viably deliver. This approach is well established, accepted through the planning appeal process and is considered to be easily definable based on the current planning land use designation.

4.35 Respondents stated that the policy should be amended to reflect national policy, which exempts schemes of 10 and fewer dwellings from affordable housing

obligations. The application of the Ministerial Statement as representing national policy has been successfully challenged in the courts (September 2015). An appeal against the judgement is expected. The Council will monitor the position over the coming months. For now the policy remains extant.

4.36 There was opposition to the reduction in the affordable housing requirement for development above 10 units from 50% to 40%, with some suggesting that it should be increased to the maximum possible. Viability evidence indicates that the 50% target is not viable in Haringey and that a reduction to 40% is appropriate to ensure that provision of affordable housing does not harm overall housing delivery. Continuation with an "unviable" policy would fail the test of soundness in the examination process.

4.37 Some respondents stated that the Local Plan should set a separate and clear percentage for social rented housing in the affordable housing provision target; and 70% of that affordable housing target should be social rented housing. The Local Plan approach to affordable housing is consistent with national and regional policy by definition. The Council has tested the viability of the affordable housing target. The affordable housing tenure split is in conformity with the London Plan.

DM20 (Self-build and custom build housing)

1 respondent, 2 comments

DM21 (Specialist housing)

5 respondents, 8 comments

4.38 A definition of self-build housing has been added to the glossary following respondent suggestions.

4.39 There were objections to the requirement for all student accommodation proposals to be made available for occupation by members of a specified educational institution(s). The Council considers the policy is in conformity with the London Plan. However, the policy has been revised to clarify that proposals must meet identified need for student bed spaces.

4.40 Respondents suggested that a higher proportion of new dwellings should be specialist accommodation for the elderly. The Council considers that the draft policy supports proposals which increase housing provision and choice for the elderly.

DM22 (Residential conversions)

7 respondents, 10 comments

DM23 (Houses in Multiple Occupation)

5 respondents, 5 comments

4.41 Some respondents suggested that DM22 should include a gross original floorspace threshold, as required for dwellings outside the family housing protection zone (FHPZ). It was also stated that Policy DM22.B would allow smaller family homes to be converted in the FHPZ, which is not believed to be the intention of the policy. The Council notes that Policy DM22 includes a gross original floorspace threshold as requirement. Outside of the FHPZ, the Council will apply the London Plan internal space standards.

4.42 One consultee stated that DM23 does not allow for consideration of regeneration benefits that may be brought about through the redevelopment of poor quality HMOs.

The Local Plan aims to drive up the standards of all types of accommodation including HMO accommodation. Whilst poor quality HMO accommodation can usefully provide low cost accommodation options, this is often done without planning permission or satisfying Haringey's Environmental Health Standards. The Local Plan (and associated Housing strategy) reflects the Council's commitment to high quality housing for everyone.

DM24 (Basement development and light wells)

4 respondents, 7 comments

4.43 It was suggested that the Council should adopt basement policies modelled on those in Kensington and Chelsea and which Camden is preparing. The Council is seeking to ensure the alignment of its proposed basement policy with Camden Council, which is in the process of updating their basement policy.

Environmental sustainability comments

DM25 (Nature conservation)

3 respondents, 5 comments

4.44 There were concerns raised with the balance between new development and nature conservation. The Council notes that the balance between competing land use requirements is determined by the adopted spatial strategy, to which the DM policies seek to give effect, as well as the presumption in favour of sustainable development, which requires that important or significant areas for nature conservation are not adversely impacted by development.

4.45 It was considered that DM25 has too much emphasis on mitigation whereas the policy focus should be on protection and enhancement of biodiversity in the first instance. The Council considers that the Local Plan is clear that the priority is for protection and enhancement of nature assets. However, the policy has been revised to provide more detailed guidance on how proposals should respond to this requirement, along with further criteria to deal with mitigation where appropriate.

4.46 Some consultees stated that the policy is not supported by up-to-date evidence. The Council notes that the Open Space and Biodiversity study has informed plan production. The emerging Playing Pitch Strategy will also be considered as part of the Infrastructure Delivery Plan.

DM 26 (Open Space)

17 respondents, 32 comments

4.47 It was noted that the DM26A wording on development proposals resulting in loss of open space is ambiguous. The policy wording has been amended to bring it in line with NPPF paragraph 74.

4.48 Some respondents considered that DM26 is too restrictive in requiring assessments to justify the loss of undesignated open space. The policy has been amended to clarify requirement is for designated open space and non-designated open space where used for sports or recreation purposes.

4.49 There were concerns that DM26D is too prescriptive in requiring that ancillary facilities must be small scale. The term 'small scale' has been replaced with

'ancillary', which provides a better basis for considering the impact of proposals on a case by case basis.

4.50 It was also felt that the policy should introduce more flexibility to allow for enhancements to existing educational facilities, such as ancillary facilities for sport, which a respondent noted is a vital part of the national curriculum. The Council considers that that the policy is sufficiently flexible to allow new or enhanced ancillary uses for sport, irrespective of whether they are linked to education facilities.

4.51 Some consultees considered that the requirement for all new development to provide open space or make financial contributions is not consistent with national policy. The policy has been amended to clarify that, where sites can provide for their own open space needs the expectation is that provision will be made on site. The Council will use CIL receipts toward strategic green infrastructure, as per Regulation 123. On-site open space will be sought, either by planning obligations or through a condition, on major sites in areas of deficiency.

4.52 One respondent noted that there was no consideration given to the replacement or enhancement of existing open space provision as part of a development scheme. The policy has been amended to enable reconfiguration of open space, provided this will not result in a net loss of open space and there are demonstrable benefits in doing so.

4.53 There were a number of comments stating that the policies should not allow for development to encroach on or at edges of parks and open spaces, as this would have an adverse impact on local character. Respondents also expressed concern that some site allocations contradict proposed policy DM26e. The Council considers that the Local Plan design policies will effectively manage development adjacent to open space.

4.54 There were concerns that there do not appear to be plans for new open space provision, particularly when some site allocations suggest existing open space will be removed (e.g. development on publically owned green and open spaces, such as on housing estates). The Local Plan policies protect against loss of designated open space, and require new development to ensure appropriate provision of open and amenity space. Furthermore, recognising the limited opportunities for creation of new open space within the borough, the Local Plan policies seek to improve access to and quality of existing open space.

4.55 One respondent stated that DM26 would preclude the installation of small serviced mooring bollards and posts along the River Lee Navigation. The Council notes that the policy allows for ancillary uses of open space, which includes the Blue Ribbon Network.

4.56 Comments suggested there is not an adequate definition or justification supporting the designation of significant local open land (SLOL). Furthermore, it was noted that SLOL is not listed on London Plan typologies of open space. Boroughs have the discretion to identify land uses of importance locally and to recognise these in the Local Plan. The SLOL designation has already been through examination and was found sound. A definition has now been added to the glossary.

DM27 (Green Grid)

6 respondents, 9 comments

4.57 There were concerns with the impact of proposals to promote use of Lee Valley Regional Park for leisure use. This is because parts of the park are European protected sites, including the Lee Valley wetlands. The Local Plan is subject to Habitats Regulations Assessment screening to assess impacts on European sites.

Individual applications will be considered against their impact upon protected sites, habitats and species.

DM28 (Allowable solutions)

5 respondents, 4 comments

4.58 There were objections to DM28 on the basis that it is not consistent with national policy. The Council notes that since publication of the Regulation 18 document, the Government has announced that it is not proceeding with a national allowable solutions framework. The policy has therefore been removed from the Plan. However, the Council will continue to seek contributions for carbon offsetting to meet carbon reduction targets, where this is permitted through higher level policy.

DM29 (Sustainable refurbishment and retrofitting)

1 respondent, 1 comment

4.59 There were no major issues identified through the consultation responses.

DM30 (Decentralised energy)

5 respondents, 6 comments

4.60 Some respondents argued that DM30 is not sufficiently flexible to ensure that development comes forward in a timely and viable manner and therefore not consistent with national policy. The policy and supporting text have been revised to clarify that requirements will be subject to technical feasibility and financial viability. The policy has also been amended slightly to provide greater flexibility e.g. the Council will expect developments to prioritise connection to DE networks rather than require, in line with the London Plan.

DM31 (Overheating and cooling)

2 respondents, 2 comments

DM32 (Living roofs and green walls)

3 respondents, 3 comments

DM33 (Improving the sustainability of heritage assets)

2 respondents, 3 comments

4.61 Respondents broadly supported the approaches for these sustainability policies and no major issues were identified through the consultation.

DM34 (Environmental protection)

5 respondents, 8 comments

4.62 Respondents supported the environmental protection policies and no major issues were identified through the consultation. There was one suggestion that the policy should include further requirements on air quality management for new waste facilities. The Council considers this matter is suitably addressed through draft Policy DM11 and further requirements to be included in the North London Waste Plan.

DM35 (Managing and reducing flood risk)

2 respondents, 5 comments

DM36 (Flood risk assessment)

2 respondents, 17 comments

4.63 One consultee noted that the NPPF sets out when a Flood Risk Assessment (FRA) will be required and suggested that DM36 is not an essential policy to have in its own right. DM36 has therefore been merged with DM35 and now includes signposts to NPPF requirements on FRA.

4.64 In response to consultation comments, draft Policy DM35 has been amended to require that flood storage compensation be provided on-site and only off-site if this cannot be achieved.

4.65 It was noted that some allocated sites are not included in the Strategic Flood Risk Assessment (SFRA). The Council will revisit the SFRA to ensure all allocated sites are included.

4.66 It was recommended that the Sequential Test be revisited to clarify requirements for FRA, to confirm Flood Zones within sites, and to consider allocated sites in Flood Zone 2 for highly vulnerable uses. The Council agrees and the Sequential Test will be revisited as recommended.

DM37 (Sustainable drainage systems)

4 respondents, 7 comments

4.67 It was suggested that the policy be strengthened to ensure surface water run-off rates are reduced as much as possible. The policy has been amended to require proposals to demonstrate that, where a Greenfield run-off rate cannot be achieved, the run-off rate has been reduced as much as possible.

DM38 (Critical drainage areas)

1 respondent, 1 comment

4.68 The policy was supported and no significant issues were raised.

DM39 (Protecting and improving groundwater quality and quantity)

2 respondents, 2 comments

4.69 The policy was supported however one respondent suggested that the plan should be amended to include policies to stop fracking. The NPPF along with published technical guidance set out policies and guidance relevant to minerals development. NPPF paragraph 144 requires that when determining planning applications, the Council should ensure there are no unacceptable adverse impacts on natural environment or human health. The Council does not propose to include further local policy requirements in this regard.

DM40 (Watercourses and flood defences)

2 respondents, 6 comments

4.70 It was suggested that the policy should require applicants to provide justification if they cannot implement river restoration measures where appropriate. The policy has been amended accordingly.

4.71 One consultee suggested the need for stronger emphasis on improving watercourses in terms of ecology and the European Water Framework Directive. The plan policies has been amended to include further requirements for improving water quality and supporting text updated to set in context the WFD.

DM41 (Drainage connections and waste water)
3 respondents, 4 comments

4.72 In response to comments the policy has been revised slightly to clarify requirements for mains foul drainage and surface water.

4.73 One consultee suggested that the plan should provide additional detail to address the need for adequate provision of water supply and sewerage / wastewater infrastructure. The scope of this policy has been broadened to include provision for water supply.

DM42 (Sustainable transport)
6 respondents, 8 comments

4.74 A consultee suggested that the criteria in the revoked SPG7 on adopting roads should be included in the plan. The Council has amended the supporting text to signpost relevant legislation and the approach on this matter. Generally, the Council will not adopt access roads unless they are of sufficient public utility to justify being maintained at public expense.

DM43 (Parking)
7 respondents, 7 comments

4.75 One consultee supported the policy but suggested a more flexible approach in the application of parking standards. The Council will seek to consistently apply the London Plan parking standards.

4.76 It was recommended that the policy should protect garage courts as they are underused and could provide valuable parking. The Council will require development to meet the identified parking standards. Where garages have ceased use, these sites are considered brownfield land and considered as potentially suitable for alternative uses to meet local needs.

DM44 (Crossovers and vehicle access)
6 respondents, 7 comments

DM45 (Driveways and front gardens)
4 respondents, 6 comments

4.77 Some respondents felt that the transport policies needed further requirements to manage damage to gardens and streetscapes, the number of crossovers and illegal parking spaces. Draft Policies DM44 and DM45 recognise the potential damage to gardens arising from vehicle access and front garden parking, and seek to minimise

and mitigate impacts. Illegal off-street parking can be managed through the Highways Act.

4.78 It was suggested that there is a need for an effective substitute for guidance document SPG1b. The Council notes that this guidance was not formally adopted and has been replaced by permitted development rights.

4.79 It was suggested that the policy should state that proposals for crossovers on the TfL Road Network will require approval from Transport for London as well as from the borough. The policy has been amended to reflect this.

DM46 (Cycle storage in front gardens)

1 respondent, 1 comment

DM47 (Mini cab offices)

0 respondents, 0 comments

4.80 Consultation comments did not result in significant changes to these transport policies.

Employment and economy comments

DM48 (Safeguarding employment land and sites)

8 respondents, 8 comments

4.81 Some respondents considered there to be an inconsistency between evidence in the Employment Land Study and the proposed policy for protection of non-designated employment sites. The Council considers that evidence indicates a need to retain employment land, that non-designated employment sites make an important contribution to economic development and should be safeguarded against loss unless there is no demonstrable need. To provide further clarity on this matter, the policy on loss of employment land has been updated to reflect considerations for both designated and non-designated sites, with DM48 deleted as its remaining requirements repeat adopted policy SP8.

DM49 (Maximising the use of employment land and sites)

7 respondents, 15 comments

4.82 Some respondents raised concerns with the requirement for “maximising employment floorspace”. It was suggested that the wording is too ambiguous and not clear enough in expectations for future proposals. The policy has been amended to clarify that the Council will seek to ensure that proposals optimise the use of employment land, both through providing the maximum amount of floorspace reasonable and intensifying the number of jobs on site. The policy provides sufficient flexibility for consideration of individual site circumstances and the nature of proposed uses. However, there is a presumption for full replacement floorspace and increases wherever possible. The policy is considered necessary to deliver the spatial strategy and achieve the borough’s jobs target.

4.83 The policy has also been amended to provide clarification that it refers to designated employment land and not other regeneration areas, which are dealt with separately.

DM50 (Facilitating site regeneration and renewal)

9 respondents, 23 comments

4.84 Some respondents objected to the proposal for no net loss of employment floorspace on relevant schemes. The policy has been revised to provide more flexibility for development proposals whilst seeking the maximum reasonable amount of floorspace. In particular, applicants will be required to submit a viability assessment demonstrating the minimum amount of residential floorspace needed to enable employment development.

4.85 There were further concerns that the requirement for affordable commercial rents could render some schemes unviable. The Council considers affordable workspace is necessary to support economic growth and provision will be required where viable.

4.86 Some respondents suggested that the policy should be extended to allow relevant mixed-use schemes in PTAL 3 locations rather than the prescribed PTAL 4 requirement. In response, the policy has been amended to provide greater flexibility for considerations on a site by site basis, with the PTAL reference removed from policy. However, mixed use schemes in non-designated employment sites will not normally be permitted in areas of low public transport accessibility.

DM51 (Warehouse Living)

66 respondents, 196 comments

4.87 Consultation comments generally reflected positively on the approach to recognise and establish a dedicated warehouse district in the borough.

4.88 Many respondents consider the organic nature of development of the existing warehouse community to be positive. They are therefore strongly opposed to potential comprehensive redevelopment and new build. This is noted, however, the Council considers there is a need to regularise existing uses and set a framework to manage development so that sites continue to support employment generating uses over the long term. The Local Plan policies seek to ensure provision for the existing creative community and to capitalise on the area's strengths.

4.89 There was broad support from the existing warehouse community for the provision of affordable workspace and residential accommodation currently available. There was opposition to policies promoting exclusive residential or employment designations. This is supported by the existing policy framework.

4.90 There was opposition to design requirement for structural division between workspace and living accommodation in new developments. The Council considers that new dedicated workspace in some form is necessary in the warehouse district. Provision for commercial development is essential to meeting the wider employment objectives of the plan.

4.91 There were a number of objections to the policy requiring re-provision of original employment floorspace, partially on grounds that Lawful Development Certificates for residential use have been granted. The Council notes that consideration of sites with an existing LDC will be part of the site masterplanning process as set out in the draft policy.

4.92 Consultees raised concerns with proposals that could result in the opening up of the railway arch at Ashfield Road. Increased accessibility is essential to enabling the full potential of the warehouse area, including the connection to strategic cycling and walking routes.

4.93 There were mixed views on proposed building heights in the related site allocations. Some suggested the heights are excessive whilst others considered them too prohibitive. The Council considers that multi-storey buildings are needed to promote a mix of uses and to facilitate appropriate warehouse living accommodation. In response to consultation feedback, indicative building heights have been removed from the site allocations. The Development Management policies have also been revised to set a clear framework and criteria for assessing proposals for large and tall buildings across the borough.

4.94 Consultees generally expressed a willingness to work collaboratively with the Council on an approach to warehousing living. It is noted that the Local Plan will leave a number of issues to be dealt with through a masterplan for the area. The DM policy sets a requirement for applicants to engage with local residents on and surrounding the site in this process.

4.95 Respondents noted their support for community management of the warehouse district. The Council will welcome considerations for community management as part of the site masterplanning process.

4.96 There were concerns that development could add traffic to local roads, particularly in light of existing road closures. Transport considerations will be addressed through the site master planning process, having regard to the nature and scale of development and associated servicing requirements.

DM52 (Loss of employment land and floorspace)

11 respondents, 12 comments

4.97 Several respondents argued that the requirements covering the release of employment land and floorspace should be relaxed, including marketing requirements and the policy covering non-designated sites. The Council considers the proposed policy is in line with London Plan guidance on managing employment land, and appropriate to ensure sufficient provision to meet need over the plan period. Release of land to non-employment uses will be carefully managed and monitored.

DM53 Development within town centres

8 respondents, 9 comments

DM54 Town centre uses out of centres

1 respondent, 1 comment

4.98 One respondent suggested that the town centre policies should seek to secure continuity of retail frontages. The policies have been revised to set additional criteria in this regard.

4.99 It was stated that there should be greater flexibility over restriction on change of use from A1 (retail) to other uses such as A3 (café/restaurant). The Council considers the proposed policy approach will provide sufficient flexibility for change of use whilst ensuring town centre vitality.

4.100 The town centre policies have been revised in response to comments that the plan does not provide sufficient flexibility to respond to market signals. A new policy to deal with vacant shops and meanwhile uses has now been included. This will provide a more positive basis for considering proposals where there is evidence of vacancy rates that threaten town centre vitality and viability.

4.101 It was suggested that the plan should better recognise the contribution of residential and mixed use development in supporting town centres. This is agreed and a new policy on maximising town centre land and floorspace has been included in the DM Policies. This includes consideration for uses on the upper-levels of designated shopping frontages.

4.102 The town centre policies have also been updated to ensure consistency with national policy on sequential tests and impact assessments.

DM55 Betting shops

6 respondents, 6 comments

DM56 Hot food takeaways

6 respondents, 27 comments

4.103 There were a number of objections to these policies. It was argued that they are not supported by evidence and are therefore unsound. The Council has prepared local evidence in conjunction with the NHS and this has informed policy development. It is noted that this evidence was not readily available to the public but has now been uploaded to the Council's evidence base webpage. The policy supporting text has been amended to appropriately reference this evidence.

4.104 There were objections to the 400m hot food takeaway exclusion zone from primary and secondary schools. The Council considers that the evidence is sufficient to support the policy and notes there are similar policies adopted in other London boroughs.

4.105 There were other objections to the policies on the basis they would undermine town centre vitality and viability. The Council considers that the policies will ensure an appropriate balance of uses in town centres and help to prevent the overconcentration of non-retail uses.

DM57 (Access to jobs and training)

1 respondent, 1 comment

4.106 The respondent considers that this policy is insufficient as it does not set relevant targets or cross-reference other documents. The Council has a jobs target which is set by the London Plan and is referred in the Strategic Policies. Furthermore, Annex 3 of the Strategic Policies Local Plan sets targets and monitors for jobs, skills and training having regard to Policy SP8 and SP9. It is recognised that a dedicated policy on the use of planning obligations could be of benefit and will now be included in the plan.

<u>Community infrastructure comments</u>

DM58 (Managing the provision of community infrastructure)

10 respondents, 15 comments

DM59 (Managing the quality of community infrastructure)

4 respondents, 6 comments

4.107 There was a concern that DM58 will restrict institutional health care providers from managing their estates in a way which best meets existing and future service requirements. The policy has been amended to provide greater flexibility. Loss or change of use of facilities may be acceptable where it can be demonstrated that the disposal of existing community infrastructure (such as health facility) is part of an agreed programme of social infrastructure re-provision to provide for the continued delivery of the related service.

4.108 Some consultees stated that new development on site allocations should not lead to any net loss of social infrastructure and should also include additional social infrastructure to serve the existing and future residents. The Council considers that a 'no net loss' approach on all individual site allocations does not provide sufficient flexibility to deliver the spatial strategy. Site allocations will require new or re-provision of existing community facilities where appropriate. The DM policies protect against the loss of community facilities.

4.109 There was similar concern that the Council is not doing enough to ensure a sufficient number of community facilities. The site allocations will assist in delivering social and community infrastructure on individual sites. DM Policies seek to enhance and protect against loss of community facilities. Furthermore, applicants will be required to engage with the Infrastructure Delivery Plan to ensure development is appropriately supported.

4.110 One respondent suggested that policy DM58 should not contain a specific requirement relating to Assets of Community Value. This is agreed and the policy has been amended to reflect that these should be considered as any other community facilities for the purpose of the policy.

4.111 Other respondents suggested the proposed policy is overly protective, not positive in its approach and contrary to national planning policy. The Local Plan policies seek to ensure an appropriate level of social and community infrastructure to support delivery of the spatial strategy. The Council anticipates that demand for facilities will increase and it is therefore prudent to guard against the loss of existing capacity where there is demonstrable need.

DM60 (Public Houses)

2 respondents, 3 comments

4.112 Respondents stated that the policy is overly protective of pubs and that pubs should not be included in definition of community facilities. The Council considers that public houses are essential community facilities, in line with the NPPF, and that policies are required to guard against their unnecessary loss.

DM61 (Provision of day nurseries and child care facilities)

2 respondents, 3 comments

4.113 Respondents suggested that the policy should be amended to state that proposals will only be granted where they do not result in the loss of playing field land. Policies on the management of school playing field provision are covered by elsewhere in the Local Plan and further details in this respect are not considered necessary for this policy.

DM62 (Burial space)

0 respondents, 0 comments

4.114 No representations were received.

DM63 (Hotels and visitor accommodation)

0 respondents, 0 comments

4.115 No representations were received.

Appendix 1a: Public Notice sent out seeking consultation

London Borough of Haringey Draft Local Plan Consultation (Regulation 18)

The Council is writing to consult on Haringey's draft development plan documents. This suite of documents will form the new Haringey Local Plan, which will become the basis upon which planning applications are decided in the borough. As part of the statutory plan making process, the Council is required to consult. We would be grateful for your comments on the proposed documents during the coming consultation period.

Subject matter:

The four Development Plan Documents below will form Haringey's Local Plan for the period to 2026.

- Alterations to the Strategic Policies (DPD) (adopted 2013)
- Draft Tottenham Area Action Plan: Preferred Option
- Draft Development Management Policies (DPD): Preferred Option
- Draft Site Allocations (DPD): Preferred Option

The Strategic Policies sets out the Council's spatial strategy for how Haringey will develop and grow over the period to 2026. A partial review is proposed to take account of new growth requirements for the Borough as set out in the London Plan as well as the findings of updated evidence base studies. A schedule of proposed changes is subject to public consultation and comment.

The draft Tottenham Area Action Plan proposes a comprehensive set of policies, proposals and site allocations for future development within the Tottenham area based around the four neighborhoods of Tottenham Hale, Bruce Grove, Seven Sisters/Tottenham Green, & North Tottenham.

The draft Development Management Policies DPD sets out the policies that will be used to assess and determine planning applications for development across the borough. Once adopted, the policies will supersede those contained in the Haringey Unitary Development Plan (2006).

The draft Site Allocations DPD allocates 'proposal sites' for development where opportunities have been identified, and identifies new or revised designations to which planning policies will apply (including shopping frontages and reclassification of industrial designated land), outside of the Tottenham AAP area. Once adopted, the proposal sites and designations will appear on the Haringey policies map, replacing that which accompanies the Haringey Unitary Development Plan (2006).

Area covered:

The draft Tottenham Area Action Plan area comprises the wards of Northumberland Park, Tottenham Hale and Tottenham Green, and parts of the Bruce Grove, St. Ann's and Seven Sisters.

The Strategic Policies (Partial Review) and draft Development Management Policies apply to the entire Borough, while the draft Site Allocations DPD applies to that part of the Borough outside of the draft Tottenham AAP boundary.

Period within which representations must be made:

Representations can be made over the six week publication period, beginning on Monday 9th February and ending at 5pm on Monday 23rd March 2015.

Where have the documents been made available, and the places and times at which they can be inspected:

The four DPDs and supporting documentation are available for inspection at the following locations:

- Council's Local Plan Consultation website: www.haringey.gov.uk/localplan ;
- Council's Planning Office: River Park House, 6th Floor, Wood Green, N22 8HQ;
- Council's Civic Offices, High Road, Wood Green, N22 8LE;
- During normal opening hours at all Haringey Council Libraries.

Making a representation:

The Council welcomes comments on the four DPDs. At this early stage in the plan making process there is no prescribed form for how comments are to be made, however, it does help the Council to analyse comments if the comment references the part or section of the document to which they apply. The Council would also encourage people to suggest the changes they would make to the document to address their concern.

Representations can be made:

- by email at: ldf@haringey.gov.uk; or
- by post to: Local Plan Consultation, Planning Policy, Haringey Council, River Park House, 225 High Road, Wood Green, London N22 8HQ.

Please note that all representations received will be made publicly available. If you wish to be notified about the progress of the plan, please note this in your response to the consultation.

Comments must be received by 5pm on Monday 23rd March 2015.

Further information:

For any further enquiries, please email ldf@haringey.gov.uk or contact the Local Plan Team on Tel. 020 8489 1479.

Appendix 1b: Letter of Notification sent to Consultees on the Consultation Database and Specific Consultation Bodies

Dear Consultee,

London Borough of Haringey Draft Local Plan Consultation (Regulation 18)

The Council is writing to consult on Haringey's draft development plan documents. This suite of documents will form the new Haringey Local Plan, which will become the basis upon which planning applications are decided in the borough. As part of the statutory plan making process, the Council is required to consult. We would be grateful for your comments on the proposed documents during the coming consultation period.

Subject matter:

The four Development Plan Documents below will form Haringey's Local Plan for the period to 2026.

- Alterations to the Strategic Policies (DPD) (adopted 2013)
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The Strategic Policies sets out the Council's spatial strategy for how Haringey will develop and grow over the period to 2026. A partial review is proposed to take account of new growth requirements for the Borough as set out in the London Plan as well as the findings of updated evidence base studies. A schedule of proposed changes is subject to public consultation and comment.

The draft Tottenham Area Action Plan proposes a comprehensive set of policies, proposals and site allocations for future development within the Tottenham area based around the four neighborhoods of Tottenham Hale, Bruce Grove, Seven Sisters/Tottenham Green, & North Tottenham.

The draft Development Management Policies DPD sets out the policies that will be used to assess and determine planning applications for development across the borough. Once adopted, the policies will supersede those contained in the Haringey Unitary Development Plan (2006).

The draft Site Allocations DPD allocates 'proposal sites' for development where opportunities have been identified, and identifies new or revised designations to which planning policies will apply (including shopping frontages and reclassification of industrial designated land), outside of the Tottenham AAP area. Once adopted, the proposal sites and designations will appear on the Haringey policies map, replacing that which accompanies the Haringey Unitary Development Plan (2006).

Area covered:

The draft Tottenham Area Action Plan area comprises the wards of Northumberland Park, Tottenham Hale and Tottenham Green, and parts of the Bruce Grove, St. Ann's and Seven Sisters.

The Strategic Policies (Partial Review) and draft Development Management Policies apply to the entire Borough, while the draft Site Allocations DPD applies to that part of the Borough outside of the draft Tottenham AAP boundary.

Period within which representations must be made:

Representations can be made over the six week publication period, beginning on Monday 9th February and ending at 5pm on Monday 23rd March 2015.

Where have the documents been made available, and the places and times at which they can be inspected:

The four DPDs and supporting documentation are available for inspection at the following locations:

- Council's Local Plan Consultation website: www.haringey.gov.uk/localplan ;
- Council's Planning Office: River Park House, 6th Floor, Wood Green, N22 8HQ;
- Council's Civic Offices, High Road, Wood Green, N22 8LE;
- During normal opening hours at all Haringey Council Libraries.

Making a representation:

The Council welcomes comments on the four DPDs. At this early stage in the plan making process there is no prescribed form for how comments are to be made, however, it does help the Council to analyse comments if the comment references the part or section of the document to which they apply. The Council would also encourage people to suggest the changes they would make to the document to address their concern.

Representations can be made:

- by email at: ldf@haringey.gov.uk; or
- by post to: Local Plan Consultation, Planning Policy, Haringey Council, River Park House, 225 High Road, Wood Green, London N22 8HQ.

Please note that all representations received will be made publicly available. If you wish to be notified about the progress of the plan, please note this in your response to the consultation.

Comments must be received by 5pm on Monday 23rd March 2015.

Further information:

For any further enquiries, please email ldf@haringey.gov.uk or contact the Local Plan Team on Tel. 020 8489 1479.

Yours sincerely,

Stephen Kelly

Stephen Kelly, Assistant Director, Planning

Appendix 1c: Newspaper avert

Haringey Local Plan: Alterations to Strategic Policies, Development Management Policies, Site Allocations Development Plan Document, Tottenham Area Action Plan

The Council is consulting on its emerging Local Plan documents.

This consultation is an initial consultation (Regulation 18 under the Town and Country Planning (Local Planning) (England) Regulations 2012) introducing the content that the documents will cover.

The documents the Council are consulting on are:

- The Alterations to Strategic Policies Document
- Development Management Policies Consultation Document
- Site Allocations Consultation Document
- Tottenham Area Action Plan Consultation Document and

Together these documents will form the Local Development Plan for the area and will be used to make decisions on Planning Applications up until 2026.

The documents are available to view at 6th Floor, River Park House, N22 8HQ, the Civic Centre, High Road, Wood Green, N22 8LE, in local libraries and online at www.haringey.gov.uk/localplan

Responses should be made by email to ldf@haringey.gov.uk or in writing to Planning Policy, 6th Floor, River Park House, Wood Green, N22 8HQ. Responses should be received by **5pm Monday, 23rd March 2015.**

For further details please contact the Planning Policy Team on 020 8489 1479 or email ldf@haringey.gov.uk.

Appendix 1d: List of Contacts on the Council's Consultation Database

A Anva Ltd
A P T Consulting
A S Z Partners Ltd
A. E. Butler & Partners
A.C.H. Turkish Speaking Pensioners Club
Aarogya Medical Centre
Abbeyfield (North London) Society
Abbeyfield Society
Access Committee for England
ACHE (Action for Crouch End & Hornsey Environment)
Adams Holms Associates
Adult Literature Group
Adult Literature Group
Adult Literature Group
African Caribbean Association
African Cultural Voluntary Organisation
African Women's Welfare Group
Africans & Descendants Counselling Services Ltd
Age UK
Agudas Israel
AH Architects
Air Transport Users Council
Aitch Group
AJ Architects
Alan Cox Associates
Albany & Culross Close Residents Association
Alexander Elliot Ltd
Alexandra Mansions Tenants Association

Circle Housing Group
Andrew Mulroy Architects Ltd
Anglo Asian Women's Association
Anthony Byrne Associates

Apcar Smith Planning
Arab Society
Arbours Association
Architectural Heritage Fund
Architectyourhome-Highgate

Archi-Tone Ltd
Archway Road Residents Association
Archway Road Tenants Association
ARHAG Housing Association
Arnold Road Residents Association
Arnos Grove Medical Centre

Arta Architectural
Ashdown Court Residents Association

Asian Carers Support Group
Asian Community Centre
Asian Community Group
Asian Family Group
Aspire Design & Survey Ltd
ASRA (GLHA)
Avenue Mews Tenants Association
Aztech Architecture Ltd

Altaras Architecture
Anatolitis Associates

Ancient Monuments Society

Sahil HA
W and M James
M Satyanarayana
M Lamb

A Ayub
G Holt
C Narrainen
ER Nurten
A O.Olufuriwa

R David
L Zilkha
J Woodcock
H Wood
K Wong
J Wise

T Wing

C Whitehead

KD Plutz
R Perry
A Papadopoulos
P Pachovský
C Owen
S Overell
B Blount
K Elias

Mr Kerr
F Madon

R Warbus

Muswell Hill & Fortis Green Association
E Webb
J Warburton
J Vellapah

N Triviais
M Tomlinson
J Toller
J Thompson
R Tedesco

A Taylor-Smith
E Sutton-Klein
H Stuchtey
C Menich
M Stoves
K Stanfield

M Edwards

M Myers

C Olive
H Osman
M Petrou
A.West
B Bermange
E Soundaranayagam
E Ryan
T Ryan

N Rusz
J Rosser

J Rollings

Alexandra Palace Action Group
Alexandra Palace Residents Association
Alexandra Park/Grove Lodge Meadow Allotments
Alexandra Primary School
Alexandra Residents Association
Alexandra Tenants Association Group
Allenson House Medical Centre
Ally Pally Allotment Society
Al-Rasheed Dauda Architect
AMEC for National Grid
Bahai Community
Bangladesh Muslim Organisation
Bangladeshi Cultural Society
Bangladeshi Women's Association
Baptist Church
Barnet, Enfield and Haringey Health Authority
Barratt East London
Bashkal & Associates
Bounds Green Owner/Occupier Ass. & Neighbourhood Watch
Bowes Park Community Association
Bowes Park Community Association
Bracknell Close/Winkfield Road Residents Association
Brendan Woods Architects
Bridge House Health Care Centre
Briffa Phillips Architects
Britannia Hindu Temple Trust
Brunswick Park Health Centre

Andrew Kellock Architects
Bedford Road Tenants Association
Belcher Hall Associates
Bell Residents Association
Belmont Infant & Junior School
Bethel United Church of Jesus Christ
Bhagwati Sai Culture & Social Centre
Bibles Christian's Assembly
Bicknell Associates Chartered Architects
Blitzgold Ltd
Born Again Evangelistic
Haringey Police
Bostall Architecture Services
Bounds Green & District Residents Assocation
Bounds Green Group Practice
Bounds Green Health Centre
Bounds Green Infant & Junior School
British Telecom Plc
London TravelWatch
Broadwater Farm Community Centre
Broadwater Farm Community Health Centre
Broadwater Farm Residents Association
Broadwater Residents Association
Brown & Co (Surveyors) Ltd
Bruce Castle Village Residents Association
Buckingham Lodge Residents Association
Building Design Consultants

C Roberts
G Ormel
C Ogilvie-Browne
J Oerton
C Norton
J Nicholas
O Natelson
J Naeem
E Murphy
D Morris
S Moridi
Haringey Deaf Group
F Morgan
M Mitchell
S Miller
C McNamara
L McNamara
Yabsley Stevens Architects
P Caddu
F Joubert
N Jenkins
T Hopkins
M Hone
E & B Holgado
S Holden
M Herbert
F Heigham

L Reith
B Rawlings
K Pyper
A Poli
P McNamara
R Max
K Mason
C Marr
J MacKay
S Lubell
J Long
Pollard Thomas & Edwards Architects
A Lister
B and L Lewis
R Lellis Ferreira
E Lazell
C Kronick
H Kinnersley
Urban Homes Ltd
A Kikkides
G Kagan
L and M Graham
M Godinho
S Fuller
J Friedman
H French
E Graham

CABE
Calvary Church of God in Christ
Campbell Court Residents Association
Campsbourne Baptist Church
Campsbourne Centre
Campsbourne Infant School
Campsbourne Residents Association
Campsbourne Tenants Association
Capital Architecture Ltd
Caribbean Senior Citizens Association
Carolyn Squire
Carr Gomm Society
Chestnut Northside Residents Association
Chestnuts Community Centre
Chinese Community Centre
Chomley & Causton Residents Association
Chris Thomas Ltd
Christ Apostolic Church Kingswell
Christ Church
Christchurch West Green
Christopher Wickham Associates
Church Commissioners
Church Crescent Residents Association
Circle 33 Home Ownership Ltd
Circle 33 Housing Group
Clark Designs Ltd
Clarke Desai Ltd
Claudio Novello Architects
Client Design Services Ltd
Cllr Adamou Gina

CA (UK) Ltd
CAAC Highgate
Carter Surveying Associates
Casch
Caryatid Architects
Casa de la Salud Hispano Americana
CASAHA
CASCH
CASCH
CASE
Causeway Irish
CB Architects
Cemex (UK) Operation Ltd
Central & Cecil
Centre for Accessible Environments
Charisma Baptist Church
Charlton House Medical Centre
Cherry Tree House Residents
Chestnut Area Residents Association (CARA)
Wood Green Area Youth Project
Clyde Area Residents Association
Coldfall Community Centre
Coldfall Primary School
Coleraine Park Primary School
Collage Arts
Commerce Road Tenants Association
Community Action Sport
Community Church of God
Community Gay & Lesbian Association
Community Response Unit
Community Safety Unit

C Hawkins
L Hansen-Bay
S Brice
P Hancock
D Burrowes MP
P Bumstead
P Brown
J Bowden
T Blake
A Blackburn
M Bauss
F Basham
M Attenborough
J Athanassiou
R Antoniades
P Amadi
L Alliston
Wood Green Regeneration
A Adamides
L Sifri
C Chadwick
B James
B Maltz
F Poli
R Payne
H Redler Hawes
J Murray
C King
J Brooks
C Warburton

S Fewlass
C Ferrarello
P Fearon
J Dixon
C Evans
S Ettinger
C Elser
K Edwards
A Davies
F Da Rocha
R Cowan
S Cook
K Connelly
A Christofis
E Kaczynska-Nay
C Jenkins
R Franks
S & D Egerton
TWG FoE/FoE London
T Cornish
L Brusati
T Brierley
A Leigh
B Hyams
V R Berry
B Temple-Pediani
L Forrest-Hay
S Lane
E Gray
N Venning

Cllr Alexander Karen
Cllr Allison Rachel
Cllr Amin Kaushika
Cllr Basu Dhiren
Cllr Beacham David
Cllr Bevan John
Cllr Bloch Jonathan
Cllr Brabazon Zena
Cllr Browne David
Cllr Bull Gideon
Cllr Strang Paul
Cllr Strickland Alan
Cllr Vanier Bernice
Cllr Weber Lyn
Cornerstone Trading
Corporation of London
Council for British Archaeology
Crammond Browne Architects
Crawford Partnership
CRH Tenants Association
Cromwell Avenue Residents Association
Crouch End Dental Practice
Crouch End open Space (CREOS)
D R M Associates
DASH
David Langan Architects
Dental Health Centre

Dental Practice
Dental Surgery
Department for Culture Media and Sport

Department for Education
Department for Transport

Department for Work and Pensions

Confederation of British Industry
Co-op Homes
Haringey Fire Service
Cllr Butcher Edmund
Cllr Canver Nilgun
Cllr Christophides Joanna
Cllr Cooke Matt
Cllr Davies Matt
Cllr Demirci Ali
Cllr Diakides Isidoros
Cllr Dogus Dilek
Cllr Egan Patrick
Cllr Ejiofor Joseph
Cllr Engert Gail
Cllr Waters Ann
Cllr Watson Richard
Cllr Wilson Richard
Metropolitan Development Service
Coppetts Residents Association
Crouch End Health Centre

Crouch End Traders Association
Crouch End URC Church
Crowland Primary School
Cube Building Consultancy
CUE
Crouch Hall Road Surgery
CUFOS Community Centre

Cypriot Centre
Cypriot Women's League
Cyprus Turkey Democratic Association

Downhills Infant & Junior School
DPA (London) Ltd

DPDS Consulting Group

D Lichtenstein
Cllr Erskine Sophie
Cllr Gibson Pauline
Cllr Gmmh Rahman Khan
Cllr Goldberg Joe
Cllr Gorrie Robert
Cllr Griffith Eddie
Cllr Hare Bob
Cllr Jenks Jim
Cllr Kober Claire
Cllr Mallett Antonia
Cllr McNamara Stuart
Cllr Meehan George
Cllr Whyte Monica
Cllr Williams Neil
Lynne Featherstone
Xeva Design Concepts
N Oparvar
R Ortiz
U Riniker

D Baker
C Mayled
J Munday
N Embling
M Eastmond
A Tiffney
3 Valleys
African Caribbean Leadership Council
Alexandra Palace & Park CAAC

Alexandra Palace Charitable Trust
Al-Hijra Somali Community Association
Alliance Planning
The North London Gay & Lesbian Association

P Nicolaides
P Rose
Cllr Newton Martin
Cllr Peacock Sheila
Cllr Reece Katherine
Cllr Reid Errol
Cllr Reith Lorna
Cllr Rice Reg
Cllr Schmitz David
Cllr Scott Nigel
Cllr Solomon Juliet
Cllr Stanton Alan
Cllr Stennett Anne
Cllr Stewart James;
Cllr Winskill David
David Lammy

Urban Futures London Ltd
E Barnett
A Rossi Carter

T Baker
G Forbes
B Nottage
F Limbaya
F Calboli
H Nieuwstadt
S Penny

British Waterways
Bruce Grove Primary School
Burghley Road Residents Association

Buying Solutions
CARA Irish Housing Association

CB RE

Devonshire Hill Primary School
Direct Planning Ltd
Discount Plans Ltd
Dron & Wright
English Heritage - London Region
Environment Agency
FA Drawing Service
Faith Baptist Church
Faith Mosque
Faith Restoration Ministry
Family Health Service Authority
Family/Landmark Housing Association
Federation of African Peoples Organisation
Ferry Lane Estate Residents Association
Finsbury Park Track & Gym
FirstPlan
Flower Michelin Ltd
Forestry Commission England
Forthright Design Ltd
Fortismere Residents Association
Fortismere School
Friends of Priory Park
Friends of Stationer's Park
Women & Medical Practice
Duckett Dental Surgery
Earlsmead Primary School
Eastbourne Ward Residents Association
Ebenezer Foundation Advisory Association
Ecodomus
Haringey Group London Wildlife Trust
Whitehall Community Centre
White Young Green Planning
Edgqcott Grove Residents Association
Eldon Road Baptist Church
EMJCC Community Side
ENKI Architectural Design
Eritrean Community in Haringey
Ermine House Residents Association
Ermine Road Residents Association
Evering Pentecostal Church
Extra Windows
Friends of Bruce Castle
FQW
Frederick Knight Sports Ground
Freight Transport Association
Friends of Albert Road Recreation Ground
Angolan Community Association
Arriva London
Asian Action Group
Asian Women's Association
Avenue Gardens Residents Association
Haringey Arts Council
The Georgian Group
The Gainsborough Clinic
Avenue Gardens Residents Association
Barnard Hill Association
Barton Willmore
Bellway Homes
Beresford Road Residents Association
Black & Ethnic Minority Carers Support Service
BME Community Services - Selby Centre
BPTW
Friends of Brunswick Road Open Space
Friends of the Earth Tottenham & Wood Green
Friends of Cherry Tree Wood
Friends of Chestnut Park
Friends of Crouch End Open Space
Friends of Downhills Park
Muswell Hill and Hornsey Friends of the Earth
Twentieth Century Society
CGMS Consulting
Chestnuts Northsid Residents Assn
Chettle Court Ranger Youth (FC)
Cheverim Youth Organisation
Chitts Hill Residents Association
Groundwork London
Turkish Cypriot Women's Project
Turkish Cypriot Peace Movement in Britain
Alderton Associates
Christian Action (Enfield) Housing Association
City Planning Group
Civil Engineers Ltd
Cluttons LLP
College of Haringey, Enfield and North East London
Colney Hatch Management Company Ltd.
Connexions
Council of Asian People (Haringey)
Department of Environment Food and Rural Affairs
Crossover Group
Cypriot Elderly & Disabled Group
Department for Business, Innovation and Skills
Department for Business, Innovation and Skills

Friends of the Earth (London Region)
Friends of Tottenham Cemetery
Friends of Wood Green Common

G T Project Management

G V Building Services Ltd

Gage Limited

Garden Drive Neighbourhood Watch
Garden Residents Association
Haringey Cycling Campaign
Haringey Fire Service

Haringey NHS
Haringey Peace Alliance
Haringey Play Association
Haringey Racial Equality Council
Haringey Somali Community & Cultural Association
Haringey Teaching Primary Care Trust
Haringey Womens Forum

Hornsey Lane & Colwick Close RA
Hornsey Lane Association
Hornsey Lane/Colwick Close Residents Association
Hornsey Moravian Church
Hornsey Mosque
Hornsey Police Station

Hornsey School for Girls

Hornsey YMCA
Housing 21
HPN Ltd

Friends of Bowes Park Garden
Friends of Hornsey Church Tower
Friends of Ivatt Way

Friends of Lordship Rec
Friends of Markfield Recreation Ground

Friends of Muswell Hill Playing Fields
Friends of Muswell Hill Playing Fields & Coldfall Wood
Friends of Noel Park
Friends of Paignton Road
Friends of Queen's Wood

Friends of Railway Fields
HAVCO
Her Majesty's Court Service
Wood Green Black Tenants Group
HFRA (Haringey Federation of Residents Association)

Home Builders Federation - London
Home Office

Home-Start Haringey
Wood Green Dental Practice

Hornsey CAAC
Hornsey Dental Practice
Hornsey Housing Trust
Hornsey Lane & Colwick Close RA

Hornsey Lane Association
Hornsey Lane/Colwick Close Residents Association
Hornsey Moravian Church
Hornsey Mosque

Friends, Families and Travellers and Traveller Law Reform Project
Fusion Online Limited
Genesis Housing Group
Glasslyn, Montenotte Tivoil Road Residents Assoc.

GLC-RAG
Grace Organisations - Elderly Care Centre

Greek Cypriot Women's Organisation
GreenN8 Community Group
Gt. Lakes Initiative & Support Project
Haringey Chinese Centre
Jala - Johnanthan A Law and Associates
Jamait-Al-Nissa
The Archdeacon of Hampstead
Joint CAAC

Jones Lang LaSalle Planning

King Sturge Llp
Knight Frank
Woodlands Park Infant & Junior School
Guyana People's Congress

The Mulberry Primary School
The Planning Inspectorate
The Ramblers
The Theatres Trust

bryn.lockwood@sustrans.org.uk

Tiverton Primary School
Tottenham CAAC
Tottenham Civic Society +

Alexandra Park School
Derek Horne & Associates
Dialogue Communicating Planning

DP9 Planning Consultants

Drivers Jonas Deloitte

The Old Surgery

Ethiopian Community Centre
Euroart Studios
Family Mosaic
Fields in Trust

First Plus Planning
Gf Planning Limited
Gladesmore Community School
Tynemouth Medical Practice
Gladesmore Girl's & Young Women's Club

Gladesmore Youth Club
Globe Projects Ltd

Goan Community Centre
Unit One Architects

Grace Baptist Chapel
Kush Housing Association
L & P Consultants
Ladybur Housing Co-operativr
Lancaster Road Residents Association

LB Barking & Dagenham
LB Brent
LB Croydon

HTBG Residents Association
IBI Design Associates
Industrial Dwellings Society
Inland Waterways Association

Innisfree Housing Association
Irish Community Centre
Irish in Britain Representation Group
Islamic Community Centre
Islamic Community Centre Women's Group

JA Architecture
Jack Cruickshank Architects
Jacksons Lane Community Centre
Jackson's Lane Residents Association
James Place/Church Road Residents Association

James Ross Architects
Jason Read Pugh
Jesus for the Word Community Project

Jewish Orthodox Association

John Grooms Housing Association

John L Sims Surveyor
John Perrin & Co

JS Surveying And Design
Julian Cowie Architects
Kings Avenue Dental Practice
Kingsley Place Residents Association
Kurdish Advice Centre

Hornsey Police Station
Hornsey School for Girls
Hornsey YMCA
Housing 21

HPN Ltd
HTBG Residents Association
St. Peter in Chains RC Infant School
IBI Design Associates

Industrial Dwellings Society

Innisfree Housing Association
Irish Community Centre
Irish in Britain Representation Group

Islamic Community Centre
Islamic Community Centre Women's Group

JA Architecture
Jack Cruickshank Architects

Jacksons Lane Community Centre
Jackson's Lane Residents Association
James Place/Church Road Residents Association

James Ross Architects
Jason Read Pugh
Jesus for the Word Community Project
Jewish Orthodox Association
John Grooms Housing Association

John L Sims Surveyor
John Perrin & Co

Tottenham CAAC
Transport For London
Tree Trust for Haringey
Triangle Community Centre
Turley Associates
Campaign to Protect Rural England (CPRE)
Young Lesbian Group
Turnaround Publisher Services
Turnaround Publisher Services

Unite Group PLC
Veolia Environmental Services (UK) Plc
Wards Corner Community Coalition
Warner Estate Residents Association

Haringey Citizen's Advice Bureau

West Green Residents' Association
Woodlands Park Residents Association
Haringey Trades Council
Woodstock Road Residents Association

Workspace Group

YMCA

Cabinda Community Association
Veolia Water Partnership

London Parks and Gardens Trust
Pinkham Way Alliance
Thames Water
Freehold Community Association

Natural England

LB Ealing
LB Hammersmith & Fulham
LB Harrow
LB Havering

LB Kensington & Chelsea
LB Lambeth
Highways Agency
LB Merton

LB Newham

LB Richmond Upon Thames
LB Sutton
LB Tower Hamlets

LB Wandsworth

Lea Valley Primary School

League of Jewish Women
LETEC

Levvel Ltd

Liberty Church

Lidl UK
Tamil Community Housing Association Ltd
London & Quadrant

London & Quadrant
London & Quadrant
London and Quadrant
British Waterways Board (London Office)
Friends of Parkland Walk

Ladder Community Safety Partnership
Ladder Community Safety Partnership
Lambert Smith Hampton
LB Bexley

LB Redbridge

LB Waltham Forest Spatial Planning
Lee Valley Estates
Lee valley Park Authoritty

Lipton Plant Architects

Living World Temple
Livingstone Youth & Parent Support Centre
Lomond Close & Brunswick Road RA
Lomond Close Residents Association
London Ambulance Service
London Ambulance Service
London Basement Company Ltd
London Bat Group

London Borough of Barnet
London Borough of Camden
London Borough of Hackney

London Borough of Islington
London City Airport
London Continential Railway
London First
London Forum of Amenity & Civic Societies
London Historic Parks & Gardens Trust
London Housing Federation

JS Surveying And Design

Julian Cowie Architects
Sunlight Lofts Ltd
Hornsey Historical Society

Wise thoughts - gaywise
Hornsey Vale Community Association
Methodist Church
Ministry of Justice

Greater London Authority

Morrish Residents Association

Mount Anvil plc
Haringey Allotments Forum
Montagu Evans
Newlon Housing Trust
Newlon Housing Trust
CG Architects
Tottenham Police Station
Wood Green Central Area Tenants & Community Assoc.
Methodist Homes
Network Housing

West Green Primary School
West Green Regeneration Group
Westbury Dental Practice
Westbury Medical Centre

Arhag HA

Mulalley and Company Ltd
Haringey Irish Cultural & Community Consultation Service

Office of the Green MEPs,

Habinteg Housing Association
The John Loughborough School
Haines Philip Architects

Hale Estate Residents Association

Hamilton Bishop Ltd.
Youth One Stop Shop
Hancock Architects

Haringey African Organisation
Member of Parliament for Chipping Barnet

Planner
One Housing Group
One Housing Group
Hyde Housing
Viridian Housing
Wood Green Youth Club
Notting Hill Housing Association

Nottinghill Housing Group
The Alexandra Surgery
The Bowes Road Dental Practice
The Chine & Cascade Residents Association
The Christchurch Hall Surgery
Origin Housing
Haringey Area Youth Project

Haringey Asian Women Aid

Origin Housing
Origin Housing Group

Friends of Woodside Park

The Highgate Society
LB Southwark
Greek Community Care
Turnpike Lane Citizens Advice Bureau

Greek Orthodox Church
Greek Parents Association
Green City Landscapes Ltd
Departments for Communities and Local Government

Greig City Academy

Gridline Architecture
Lee Valley Regional Park Authority
Martineau
Milmead Industrial Management Ltd.
Mobile Operators Association
Muswell Hill CAAC
Planning Potential

Uganda Welfare Association
Shire Consulting
Moselle Close Residents Association

Transco
Trinity at Bowes Methodist Church
Turkish Cypriot Counselling Group
Turkish Cypriot Elderly Group

Mountview Arts Centre
Grosvenor Road Residents Association
Gus Alexander Architects

Centre
London Islamic Cultural Society
London Port Health Authority
London Walking Forum
London Waste Ltd
London Wildlife Trust
London Windows Direct Ltd
Lord Morrison Community Centre
Lordship Lane Infant School
Lordship Lane Junior School
Loren Design Ltd
Love Lane Residents Association
Lovell Partnerships Ltd
M C Dentistry
Manor House Dental Practice
Marianne Davys Architects Ltd
Mario Pilla Architects
Markfield Project
MD Designs
Metropolitan Development Consultancy
Metropolitan Home Ownership
Metropolitan Housing Trust
Metropolitan Police
Metropolitan Police Authority
Metropolitan Police Service
Middle Lane Methodist Church
Middlesex Area Probation Service
Millennium Neighbourhood Watch &
Lee Valley Estates
Lee Valley Estates
Innisfree HA
Karin Housing Association
Highgate CAAC
Highgate CAAC
Apna Ghar Housing Association
Carr-Gomm
Circle 33 Housing Trust
Community HT (One HG)
Grainger PLC
Guinness Trust
Habinteg Housing Association Ltd
Hornsey Housing Trust
Housing 21
Islington and Shoreditch HA
Lien Viet Housing Association
Logic Homes Ltd
North London Business
North London Sub-Region
Space Design Consultants Ltd
LB Bromley
St. Martin of Porres RC Primary School
Haringey Leaseholders Association
Haringey Mencap
Turkish Cypriot Community Association
Iceni Projects Limited
Pocket
Pocket Living
Sahil Housing
Sanctuary Group
Sanctuary Housing
Shian Housing Association
Southgate Churches & Wood Green
St Mungo
Teachers Housing Association
The Abbeyfield Society
Pinkham Way Alliance
Muswell Hill Sustainability Group
S. Mary's Vicarage
Networked Neighbourhoods
Cranley Gardens Residents' Association
The Hawthorns RA and Neighbourhood Watch
Haringey Forum for Older People
Woodside High School
LB Lewisham
Barker Parry Town Planning Ltd
Lancasterian Primary School
Haringey Autism
Haringey Breastfeeding Centre
Exposure Organisation
Open Door
Noel Park Over 55's Club
North Grove Residents Association
Mt. Olivet Baptist Church
Murray Graham Architecture Ltd
Murray Mackeson Associates
Muswell Colney Residents Association
Muswell Hill & Highgate Handicapped Pensioners Club
Muswell Hill & Highgate Pensioners Action Group
Muswell Hill & Highgate Pensioners Action Group
Muswell Hill FoE
Muswell Hill Police Station
Muswell Hill Synagogue
Muswell Hill Youth Project
N London Cultural Diversity Group
N.A.G.
National Romany Rights Association
Neelkamal Asian Cultural Centre
Neil Wilson Architects
Nelson Mandela Residents Association
Neo Architects
New Deal for Communities
New Image Design
New River Action Group
New River Sports Centre
New Space
Peacock & Smith for WM Morrison Supermarkets plc
Peacock and Smith
New Stroud Green Health Centre
Newton Architecture

Residents Association
Millicent Fawcett Tenants Association
Millyard 7th day Baptist Church
Ministry of Praise
Missionaries of Africa
MJW
Moravian Church
More Space
Morris House Dental Surgery
Morris House Surgery
Nathaniel Lichfields and Partners
National Federation of Gypsy Liaison Groups
National Market Traders' Federation
Natural England
New Testament Church of God
NHS London
NHS London Healthy Urban Development Unit
Noel Park CAAC
Noel Park North Area Residents Assoication/Noel Park Conservation Area Advisory Committee/Friends of Noel Park
North London Business
North London Chamber of Commerce
North London Partnership Consortium
North London Waste Authority
Mind In Haringey
Pellings Llp
Oliver Burston Architects
Highgate URC Church
Earlham Primary School
John Rowe-Parr Architects
The Garden History Society
Westminster City Council
Wood Lane Residents Association
Gardens Residents Association (GRA)
Royal Borough of Kingston upon Thames
St. John the Baptist Greek Church
Haringey Pakistan Cultural Society
Haringey Phoenix Group
Haringey Refugee Consortium
Weston Park Primary School
Haringey Solidarity Group
Wood Green Community Link
Haringey Sports Council
Haringey United Church
Haringey Young Carers Project
North Middlesex Hospital
North Harringay Infant & Junior School
North London West Indian Association
Northumberland Park Community School
Northumberland Park Tenants & Community Association
Northumberland Park Women's & Childrens Centre
npower
Oakdale Resident Association / South Tottenham RA
Okpanam Women's Association
Oromo Community in Haringey
Osel Architecture
Haringey Carers Centre
Haringey Community Volunteer
Haringey Faith Forum
The Clock Tower Practice
Haringey Ghanaian Community
Woodberry Down Baptist Church
Harmony Close Residents Association
HART Architecture
Health and Safety Executive
High Cross Church
High Cross United Reformed Church
Highgate Group Practice
NHS London
Nightingale Primary School
Noel Park Infant & Junior School
Noel Park North Area Residents Association
Millennium Dental Practice
St. Paul's Catholic Primary School
Rokesly Junior School
Tynemouth Area Residents' Association
Papa Architects Ltd
Friern Village Residents' Association
Enfield, Haringey and Barnet Samaritans
Dixon Searle LLP
PEEC Family Centre
Planning Perspectives
PTEA
Turkish Cypriot Forum
Rapleys
Umfreville Road Neighbourhood Watch
Redrow Homes (Eastern) Ltd
Restoration Community Project
RPS Planning
Sandlings Residents Association

Office of Government Commerce
People's Christian Fellowship
Perfect Fit Kitchen & Interiors Ltd
Peter Brades Architects
Phoenix Group
Plevna Crescent Residents Association
Police & Community Working Group
Port of London Authority
Post Office
Post Office Counters Ltd
Powergen plc
Pride of Ferry Lane
Propel Projects
Protect Bruce Castle Area (PBCA)
Pyramid Counselling Services
Quorum Associates
Randall Shaw Billingham
Redemption Church of God
Refugee Helpline
Remington Road Residents Association
Rennie & Partners
Resident Association
Rhodes Avenue Primary School
Richard S McCarthy Architect
Rie Nijo Architecture
Risley Avenue Infant & Junior School
Caldotec Ltd
Campsbourne School
Parkside & Malvern Residents Association
LB Greenwich
Grovelands, Lemsford & Leabank Residents Assoc.
Muswell Hill Primary School
Family Mediation Service
Sovereign Group Ltd
St. Francis de Sales
Leads Design Partnership
St. Aidan's VC Primary School
Keeping it Simple Training (KIS) Ltd
Home Group
The Parish of Wood Green
Ferry Lane Primary School
St. John Vianney School
Action for Kids Charitable Trust
Muswell Hill Centre
Coleridge Primary School
Stroud Green Primary School
Barnet, Enfield and Haringey Mental Health Trust
Our Lady of Muswell Hill Primary School
Torrington Park Residents Asscociation
The Willow Primary School
Sophia House Residents Association
South Harringay Infant School
Highgate Library Action Group
Woodside Residents Association
Outline Building Limited
P R P Architects
P. E. Ottery
P.D. Associates
Palace Gardens Association
Palace Gates Residents Association
Palace View Residents Association
Park Lane Close Residents Association
Park Road Dental Practice
Park Road Pool
Park View Academy
My Dental Care
Park Vue Dental Practice
Parsons Brinckerhoff Ltd
Partridge Way Residents Association
St. Mary Community Centre
St. Mary's CE Infant School
St. Mary's CE Junior School
St. Mary's Greek Orthodox Cathedral
St. Mary's RC Infant & Junior School
St. Michael's CE Primary School
St. Paul the Apostle
St. Paul's
St. Paul's and All Hallows CE Infant School
Savills
Savills Planning
Highway Youth Club
Universal Church of the Kingdom of God
Mario Pilla Architects Ltd
LB Merton
Pathmeads
Patrick Hickey Design
Paul Archer Design
Paul Buxton Associates
Peabody Design Group
Peabody Trust
The Bounds Green and District Residents Association
Rapleys LLP
Savills
Mario Pilla Architects Ltd
Planning Bureau - McCarthy and Stone
Dowset Road Residents Association.
Bridge Renewal Trust
Winbourne Martin French (chartered surveyors).
Muswell Hill & Fortis Green CAAC
Transition Crouch End
Hornsey Historical Society member.
MHFGA
CgMs Consulting
London borough of Enfield

Robert Burns Residents Association
Robert Harrison Property
Rolfe Judd Planning Ltd
Royal Mail Property Holdings
Royal Society for the Protection of Birds
RSPB
Rutland House Surgery
Saheli Asian Girls & Young Womens Group
Sakumoh Dance Group
Sanctuary Housing Association
Sanctuary Youth Club
Save Britain's Heritage
Save the Environment of Park & Palace (STEPP)
Savills (L & P) Ltd for Tottenham Hotspur Football Club
Savills Plc

Scenario Architecture
Schamroth + Harriss Architects
Selby Trust

Servite Houses
Seven Sisters Infant & Junior School
Seventh Day Adventist Church
Seymour Road Residents Association
SGI Sokagakkia

Shian Housing Association Ltd
Sierra Leone Community Empowerment Project
Sierra Leone Family Welfare

South Harringay Junior School
South Hornsey Residents Association
Southwood Lane Residents Association
Spenser Associates

Sport England London Region
Sporting & Education Solution
Springfield Avenue Residents Association
St, Paul's and All Hallows CE Junior School
St. Andrews Vicarage
St. Ann's Primary School
St. Anns Church
St. Benet Fink

St. Cuthbert's Church
St. Francis de Sales RC Infant & Junior School
St. Gildas' RC Junior School

St. Ignatuis RC Primary School
St. James CE Primary School
St. James Dental Surgery

St. John the Baptist Greek Church
St. John Vianney Church
Hollickwood Park Campaign

St. John's
St. Marks Methodist Church

Van Rooyen Design

Veryan Court Residents Association
Victim Support Haringey

St. Paul's Church

St. Peter Le Poer

St. Philip's
St. Philips Church

St. Philips Youth Club
St. Thomas More School
St. Vincent Social & Economic Association

Stagecoach - SELKENT
Stamford Hill Primary School
Stationers Community Centre
Staunton Group Practice
Stephen Donald Architects

Stokley Court Residents Association

Stroud Green Baptist Church
Stroud Green Housing Co-operative

Stroud Green Residents Association
STS Structural Engineering
Stuart Crescent Health Centre

Highgate Newton Community Centre
Stuart Henley & Partners
Studio 11 Design Ltd

Studio 136 Architects
Suffolk Road Residents' Association
Summersby Road Residents Association

Highgate Primary School
Sunshine Garden Centre

Collins & Coward

Hornsey Historical Society member
A2 Dominion Group

The Highgate Society
Greater London Authority
Urban Vision Partnership Limited
Regulatory Services

Spur Road Surgery
The Surgery
St John's Road Surgery
Myddleton Road Surgery
The Tree Council

The Tree Trust for Haringey

The United Reformed Church
The Victorian Society
The Weymarks Residents Association
Three Valleys Water
Tibbalds TM2
Tiverton Tewkesbury Residents Association
Tomlinson Tree Surgeons
Hill Homes
Tottenham & Wood Green Pensioners Group
Tottenham Baptist Church

Tottenham Community Sports Centre

Tottenham Green Sports Centre
Tottenham Green Taskforce

Association

Sigma Design Build UK
Simon Bocking Building Services
Simon Levy Associates
Society for the Protection of Ancient Buildings (SPAB)
Solon Housing Co-operative Housing Services
Somali Community Group
Somali Welfare Association
Somerset Gardens Family Health Care
St. James Church
St. Mary's Church
Stapleton Hall Ltd
Stewart Ross Association/Dev Plan
Stock Woolstencroft
Stonewall
Sustrans
Tan Dental Practice
The Queens Mansions Residents Association
Tottenham CAAC
Union Railways (North) Limited
Whittington Hospital Trust
Zairian & Congolese Community Association
Zatkhon Construction Co. Ltd.
Willoughby Road Methodist Church
Turkish Parents Association
Holly Park Clinic
Visit London
Vivendi Architects LLP
Voluntary Action Haringey
W. A. Shersby
Warham Road Neighbourhood Watch
Charalambous Architectural Consultant
Welbourne Community Centre
Welbourne Primary School
West Green Baptist Church
West Green Neighbourhood Watch
Holmes Design Ltd
Holmesdale Road & Orchard Road Neighbourhood Watch
Holy Innocents
Holy Trinity Church
Home Craft Consultant
Homebase Ltd
Homebound Social & Luncheon Group
Homes & Community Agency
Wilson & Bell
Haringey Women's Aid
Winkfield Road Community Centre
Wood Green Police Station
LB Enfield
Sure Youth Foundation Project
Symon Smith & Partners
T.B.F.H.A
Tasou Associates
Temple of Refuge
Templeton Associates
Tenants Association
Tetherdown Primary School
Thames Gateway London Partnership
Highgate United Synagogue
Highgate Wood School
Highpoint Dental Surgery
Tetlow King Planning
Thames Water Utilities Ltd
Thames Water Wastewater Services
The Alexandra Residents Association
Haringey Council
The Gypsy Council
Hartleys Projects Ltd
8 Stuart Crescent Health Centre,
Woodridings Court Residents Association
Youth Theatre Project
The Green CE Primary School
Network Rail
Hillcrest Tenants & Residents Association
Tottenham Irish Women's Group
Tottenham Peoples Initiative
Tottenham Police Station
Tottenham Traders Association
Tottenham Trust
Tottenham Women's Aid
Tower Gardens CAAC
Tower Gardens Residents Network
Town & Country Planning Limited
Trafalgar Christian Centre
Hillside Road Residents Group
Hilltop House Residents Association
HM Prison Service
Kings Avenue Dental Practice
Kingsley Place Residents Association
Kurdish Advice Centre
Kurdish Community Centre
Kurdish Housing Association
Turkish Youth Association
Rookfield Estate Residents Association
Turner Avenue Residents Association
United Apostolic Faith Church

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Appendix 2.0 - General comments on the Local Plan: Strategic Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
408	DM1	Mario Petrou	Objection to national government interference in local policy making	Imposition of national and regional policy and targets ignore local considerations of every local policy aim. Reference made to planning application approval at St Ann's Hospital which ignored the council's duty to preserve and enhance heritage assets.	The Local Plan must be consistent with the National Planning Policy Framework and in general conformity with the London Plan. The Local Plan will be tested at independent examination and found unsound if it does not meet these requirements. The Council has set out locally specific approaches to planning for and managing development within the national and regional policy framework.
408	DM2	Mario Petrou	Consultation period	Given the number of documents consulted on, communities would have been better served if the consultation began in January. Some of the documents have were clearly finished in Autumn 2014	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
408	DM3	Mario Petrou	General support for the aims of the Development Management DPD	Generally support the aims of the DPD	The Council welcomes support for the aims of the Local Plan.
258	DM4	Ladder Community Safety Partnership	Council policies	Responses based on two straight forward principles drawn from Haringey's own long establish policies. Future development will not worsen the quality of life for those living and working in Haringey (Saved UDP, UD3) and non of existing policies which are designed to protect residential amenity should be in any way weakened or compromised and where possible strengthened.	The DM Policies Local Plan will set out further detailed policies to assist in delivering the adopted Strategic Policies. The Local Plan will update the Council's suite of planning policies to ensure they are consistent with the national and regional planning policy framework, and through this process replace the remaining saved Unitary Development Plan policies set out in Annex 1 of the Strategic Policies. The Council considers that the proposed policies will ensure that residential amenity is appropriately protected.
258	DM5	Ladder Community Safety Partnership	Density	While need for housing is self evident this should not be achieved by over-development and cramming in of small, high density units. Overcrowded and dense development do not foster community cohesion and wellbeing and tends to lead to anti social behaviour and crime and at the very least the serious loss of amenity for both new and existing residents	In order to meet Haringey's housing target it is essential that the development capacity of sites is optimised. The Council will apply the London Plan policies on residential density and its density matrix, which sets out a benchmark of appropriate densities based on transport accessibility and broad locational settings. Further consideration will be given to site circumstances and local context, so that densities achieved on sites will assist in delivery of the spatial strategy.
258	DM6	Ladder Community Safety Partnership	Housing targets	Policies are being driven by attempts to meet unrealistic targets, I.e. Site allocations sets out revised London Plan targets. However in housing section of DM policies the target has become a requirement driving all before it.	The Local Plan must be consistent with the National Planning Policy Framework and in general conformity with the London Plan. The Local Plan will be tested at independent examination and found unsound if it does not meet these requirements. The Council has set out locally specific approaches to planning for and managing development within the national and regional policy framework. The Local Plan aims to meet Haringey's strategic targets, such as for housing and employment.
258	DM7	Ladder Community	Shisha lounges	As mentioned LCSP welcomes policies to promote community well-being. Concerned no reference to Shisha lounges and the need to ensure planning	The Council welcomes support for Local Plan policies. Shisha Lounges are considered a Sui Generis use for

		Safety Partnership		requirements have been met, especially when a shelter for users is at issue. Urge the inclusion of a policy statement making clear unauthorised development in Shisha businesses will not be tolerated.	which planning permission is needed. Unauthorised uses of sites, including for Shisha Lounges, are dealt with by planning enforcement which is outside the scope of the Local Plan. The Council considers that its suite of Local Plan policies, as well as relevant Building Regulations, will ensure this particular use is appropriately controlled.
259	DM8	Archdeacon of Hampstead Fr Luke Miller	Community facilities	The sections on community infrastructure are welcome but there is little evidence of strategic planning for the communities' many and varied needs. Church halls and sometimes the churches are available to the public and thereby provide a significant proportion of facilities available for the community. Your aims of "creating 10,000 additional homes, 5000 jobs and … community infrastructure," "specifically new schools and healthcare" understate the planning that is needed for successful communities.	The Council recognises the importance of social and community infrastructure in supporting sustainable communities. The Council has prepared and will regularly update an Infrastructure Delivery Plan (IDP), which identifies the service areas where investment will be needed to meet additional demand from growth and development. Community infrastructure is included in the IDP. The Council will work with key stakeholders to assist in delivery of essential infrastructure. In addition, the DM Policies Local Plan sets out policies which seek to protect and enhance provision for community facilities, with places of worship included in the definition of community infrastructure.
634	DM9	Alan Stanton, local resident	Housing mix	The housing proposed in the plans is largely high rise tower blocks 'with the emphasis being on the more affordable end of the spectrum'. (para 5.34). It goes on to say ' the delivery of 1 and 2 bed units will be prioritised in keeping with Tottenham Hale's urban character'. Yet the great need here in Tottenham Hale, as in the rest of Tottenham is for genuinely affordable public housing for families. Introducing a managed, institutionalised private rented sector will do nothing for these families who will be squeezed out as property prices and rents rise. Tottenham Hale has a high proportion of families living in private rented and temporary accommodation. There is no mention of tenants and their needs in Haringey's "Local Plan Preferred Option Development Management Policies Consultation Document February 2015. The AAP for Tottenham Hale similarly does not mention tenants once, whilst making 46 references to owners. Yet the impact on them of these council proposed policies and plans is extremely serious, especially regarding the singular lack of commitment to genuinely affordable or social housing in these developments.	The aim of the DM policies and the Tottenham AAP is to ensure mixed and balanced communities across all housing tenures in the borough and Tottenham. A better mix of social housing is a mix which provides the opportunity to improve the quality of life of neighbourhoods and improve housing conditions, and one which increases the housing choice and capacity for a range of household sizes, including re-housing families into suitably sized accommodation. Affordable rented accommodation is by definition (NPPF and London Plan), a social housing product, albeit, charged at rents up to 80% of market rents. In accordance with national policy and the London plan, all new affordable housing will be charged at affordable rents rather than social rents, to be determined on a site by site basis. The priority of intermediate housing is aimed at achieving a better mix of tenures across Tottenham.
422	DM10	Environment Agency	Water Resources	Haringey is located in the Thames Water supply zone and in an area of serious water stress, which does not appear to have been identified in the plan. With such a significant increase in the number of houses, we would expect the AAP and DM DPD to include a policy reflecting the requirements of London Plan policy 5.15 water use and supplies, for residential development to be designed so that water consumption would be at 105 litres or less per head per day. This is supported by the AAP Sustainability Appraisal paragraph 17.15.7. It is Thames Water's responsibility to manage the demand for water. Every five years, Thames Water publishes a Water Resources Management Plan in which they assess future water demand over the next 25 year period. We review and discuss any proposals to meet additional water requirements. The plan put forward by Thames Water has a strong emphasis on demand management and water efficiency to help meet future water supply	The Council recognises the importance of water conservation in delivering sustainable development. Information regarding Thames Water responsibility to manage demand for water is noted. The Council will continue to work with key stakeholders to ensure that growth is appropriately supported by essential infrastructure. Haringey's adopted Strategic Policies Local Plan Policy SP5 (Water Management and Flooding) requires all development in Haringey to be water efficient and paragraph 4.2.3 states that the Council will require the incorporation of water saving measures and equipment in all new development in order to meet London Plan water consumption standard of 105 litres or less per head per day. Further guidance

				requirements. The Environment Agency does support this approach but it will require others to contribute for these aims to be achieved.	on water conservation is also included in the Council's Sustainable Design and Construction Guidance SPD.
426	DM11	Thames Water	Water Efficiency	Water conservation and climate change is a vitally important issue to the water industry. Not only is it expected to have an impact on the availability of raw water for treatment but also the demand from customers for potable (drinking) water. Therefore, Thames Water supports water conservation and the efficient use of water and this issue should be specifically covered in the DPD/Local Plan. *All new dwellings should meet the water usage targets set out in code for sustainable homes code 3 rating as a minimum.* Thames Water have a water efficiency website: www.thameswater.co.uk/waterwisely By exploring the interactive town, Waterwisely, you can discover how you can start saving water, help protect the environment, reduce your energy bill and even cut your water bill if you have a meter. You can calculate your water use, see how you compare against other Thames Water customers and the Government's target, and get lots of hints and tips on how to save water. Thames Water customers, can also order a range of **free devices** to help save water. The Policy /supporting text could make reference to this guidance.	The Council recognises the importance of water conservation in delivering sustainable development. Haringey's adopted Strategic Policies Local Plan Policy SP5 (Water Management and Flooding) requires all development in Haringey to be water efficient and paragraph 4.2.3 states that the Council will require the incorporation of water saving measures and equipment in all new development in order to meet London Plan water consumption standard of 105 litres or less per head per day. Further guidance on water conservation is also included in the Council's Sustainable Design and Construction Guidance SPD. The Council will consider further opportunities to inform the public about water conservation information and resources, such as Thames Water's water efficiency website.
426	DM12	Thames Water	Water Efficiency	However, managing demand alone will not be sufficient meet increasing demand and Thames Water adopt the Government's twin-track approach of managing demand for water and, where necessary, developing new sources, as reflected in the latest Thames Water Water Resource Management Plan. Therefore, it is important that the DPD/Local Plan facilitates any necessary new water supply infrastructure (refer to comments on the infrastructure issue).	The Council has prepared and will regularly update an Infrastructure Delivery Plan (IDP), which identifies the service areas where investment will be needed to meet additional demand from growth and development, including for water supply and sewerage. The Council will continue to work with key stakeholders, such as Thames Water, in updating the IDP so as to ensure that growth is appropriately supported by essential infrastructure.
372	DM13	Elspeth Clements, Chairman Highgate Society Planning Committee OBO Highgate Society	Document formatting	Maps produced to support some of the policies are of extremely poor quality rendering them virtually unreadable and, possibly, open to challenge by developers etc. so assumptions have been made which may not be correct.	The Council acknowledges that improvements could be made to the map and image resolutions within the consultation Local Plans. The Council will aim to ensure that documents are written and presented in a way that are clear to understand and consistent in the future.
373	DM14	Highgate CAAC	Policy implementation	It is essential that policies are enforced consistently as the future of heritage assets in Haringey is dependent on this.	Noted. Planning enforcement is outside the scope of the Local Plan.
373	DM15	Susan Rose, Chair of Highgate Conservation Area Advisory Committee (CAAC) OBO Highgate CAAC	Document formatting	Reproduction of maps is so poor that the legends are illegible and the colouring seems very erratic and inaccurate as to its location	The Council acknowledges that improvements could be made to the map and image resolutions within the consultation Local Plans. The Council will aim to ensure that documents are written and presented in a way that are clear to understand and consistent in the future.

421	DM16	Historic England	Clarity	The following comments have been provided in the context of our previous response letter (dated 10th May 2013) on the Issues and Options for the Development Management DPD. The key headline comments on the current version are set out below: The DPD should be accompanied by clear maps that can help understand the application of key policies. For example policy *DM5 Siting and design of tall buildings* includes map (2.2) which seeks to illustrate the area considered by the Council as appropriate for tall buildings. The quality of the map provided in the web version of the DPD consultation document is poor and raises concerns that consultation on this issue is incomplete. Greater clarity on policy DM6 locally important views and vistas, in terms of the types of views identified by the Council in its evidence and their management. Further amendments need to be made to policy DM12 Management of the historic environment, so that it complies with the NPPF. Specific areas include issues relating to the potential harm, demolition and justifications for such actions based when balanced against public benefits of a scheme.	The Council acknowledges that improvements could be made to the map and image resolutions within the consultation Local Plans. The Council will aim to ensure that documents are written and presented in a way that are clear to understand and consistent in the future. Policy on Views and vistas has been amended to provide clarity and further guidance. DM12 has been amended to ensure compliance with national policy.
610	DM17	Turley on behalf of St. William	Support policy	We are generally supportive of the principles and comments set out in the Development Management Policies that are not highlighted below. Policy DM 2 'Design Standards and Quality of Life', DM 16 'Housing Supply' and DM 18 'Housing Design and Quality' are especially relevant and provide a good framework that is supportive of residential led developments, such as Clarendon Square	The Council welcomes support for the Local Plan policies.

Comments on the Sustainability Appraisal

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
567	DM18	Page Green Resident's Association	Restricted Conversion Areas/ HMOs	We are opposed to Option 1: 'Restricted conversion area'. **We strongly support Option 2: 'No restricted conversion** areas'. Our residents association has already had a meeting with Emma Williamson, Head of Development Management and Planning Enforcement, regarding this important matter. She suggested to us that we put our concerns in this consultation document. In our opinion Option 1 became the preferred option of Planning without Planning knowing, or seeking to know, the long Tottenham history of difficulties with Homes of Multiple Occupation that occurs when conversion into flats is seen as less profitable than retaining a large family house and renting out every room at exorbitant prices, often with: whole families living in one room with children sharing bathrooms with unrelated adults who are repeatedly inebriated or worse; over flowing rubbish bins; hot-bedding; prostitution; and drugs. HMOs in our area, at our urging, now have to be licensed. But as Planning Enforcement currently has nobody working in the department and has been understaffed for the past 20 years, enforcement forces the community to put up a superhuman effort to get Planning Enforcement to take action. HMOs are running our neighbourhoods down in every way.	Objection to Option 1 of Sustainability Appraisal reasonable alternatives noted. In order to help support and deliver mixed and balanced communities, the Council has considered a range of housing options across the borough. The DM Policies Local Plan proposes an approach to restrict the conversion of family homes in certain areas and this has been tested against a 'no restriction' approach as part of the sustainability appraisal process in considering reasonable policy alternatives. The appraisal has concluded that there are likely positive effects associated with the proposed policy. The Council considers this policy will help to address local housing need whilst maintaining and improving local character and amenity, without inhibiting its ability to meet its strategic housing target. The concerns regarding HMOs are noted. The Council recognises that HMOs play a part in meeting particular local housing needs. In response to many of the problems associated with poor quality HMOs, an Article 4 Direction was introduced in November 2013 which

				On the other hand, residents living in flats, which were converted from houses, are much-appreciated members of our community. We have found flat owners are far more responsible than the transient population and are eager to contribute to the well being of our neighbourhood. In addition, the houses in our neighbourhood are now selling for over half a million. Most people in our area cannot afford these prices. By allowing conversions into flats, Haringey will be increasing the number of affordable housing. **We, therefore, support Option 2: 'No restricted conversion area'.** (HMO licensing should remain. Measures to discourage developers buying houses to let could be introduced – if only Planning would take that initiative!) We state from long and hard experience that HMOs should be discouraged while home ownership should be encouraged if we want our neighbourhoods improved. **Option 2, allowing no restrictions to houses being converted into flats**, seems the only way to realistically do this. Discouraging landlords buying houses (and they can offer more money than individual families in our area) and turning them into HMOs.	removed permitted development rights for conversions to small HMOs within the east of the borough. The proposed Local Plan policy DM23 sets out requirements for HMOs, and this will apply to proposals for HMOs or 6 or more people and smaller proposals within the Article 4 Direction area. The policy will ensure that HMOs are developed to the appropriate standard and positively contribute to their communities. Where developments are in breach of these requirements, this will be dealt with via planning enforcement which is outside the scope of the Local Plan.
567	DM19	Page Green Residents' Association	Policy too flexible	**We oppose 23.14 Open space** because there are too many let out clauses such as, '…that development is not to lead to adverse effects on designated sites and will be protected unless the benefits of new development outweigh nature conservation or scientific interest'; …' ensure that development proposals do not lead to the whole or partial loss of open spaces without an assessment of the current level of provision', etc. Who is to decide 'the benefits'? No, there is too much wiggle room here and we believe it will be taken advantage of. There is too little Open Space already and with so many new homes without gardens, Open Spaces needs to be absolutely ring-fenced. In the SA of the Site Allocations DPD report, section 'Open Space' it states 'Haringey's 2014 Open Space and Biodiversity Study identified that Northumberland Park Ward, Tottenham Hale Ward, part of Bruce Grove Ward, Tottenham Green Ward and east of Seven Sisters Ward have the greatest deficiency in access to open and green spaces. The recommendations include improving provision of small local parks and amenity green spaces as well as access to them and securing new open space in new developments'. Section 23.14 is in contraction to this statement by allowing development on Open spaces in 'some cases'.	Disagree. The Council seeks to protect and enhance open space across the borough, as well as improve access to it. The Council considers that adopted Strategic Policy SP13 and proposed policy DM26 together provide robust policy protection for open space, and further reflect recommendations of the Open Space and Biodiversity Study. The DM policy clearly sets out that the Council will not grant planning permission for proposals that would result in a loss of open space unless it can be demonstrated that the open space is surplus to function. Further, the policy also provides that in areas of open space deficiency, as identified by the Council's latest evidence, all development proposals will be required to make provision for open space. The SA has referred the Open Space and Biodiversity Study in setting the SA framework for assessing the Local Plan, and Open Space is a criterion against which the Local Plan policies are appraised for likely effects.

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Appendix 2.1- Comments on the Development section (DM1-DM13) of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

General Comments on the Development section of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
421	DM20	Historic England	Design	In the last sentence we would suggest the following amendment to reflect NPPF paragraph 58; *….and avoid harmful impacts, especially to amenity of neighbouring buildings, and local character and heritage assets.*	Agreed. **Action: Amend text in introduction paragraphs with suggested wording.**

Comments on DM1 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
608	DM21.	Home Builders Federation	Building standards	We should flag-up at this juncture that the Council should have regard to the Government's *Housing Standards Review* and the recently published accompanying Written Ministerial Statement (published 25 March 2015). If the Council is proposing to introduce standards that exceed the new national Building Regulations it will need to ensure that it has met the requirements set out in the *Housing Standards Review: Technical Consultation*, DCLG September 2014. Any other construction standards will not be permitted. The Council will be aware that the Mayor is also required to take the provisions of the Government's Housing Standards Review into account and he is preparing additional alterations to the London Plan to take this into account (see paragraph 0.16H of the London Plan). The Council should monitor these developments. It may need to re-test the applicability of these London Plan policies (i.e. the tests relating to the justification/viability/affordability for the optional water and space standards) in the context of Haringey and what effect the application of these London Plan policies may have for the delivery of housing.	The Council is not proposing to introduce local standards that exceed the national Building Regulations. The Council will continue to monitor alterations to the London Plan to take account of any changes and ensure conformity with it.
592	DM22.	John Crompton, Chair, Muswell Hill CAAC	Conservation	Does there need to be something to say that in the case of a building which makes a negative contribution to a CA (possibly because it is of a markedly different type of building) that the opportunity should be taken to rectify this?	DM12 covers management of the historic environment and seeks to ensure that new development conserves and enhances the significance of heritage assets and their setting. The policy will be amended as suggested. **Action: Amend DM policies to clarify Council's support for redevelopment of buildings or sites where these detract from the character of conservation areas.**
592	DM23.	John Crompton, Chair, Muswell Hill CAAC	Consultation on applications	Engagement should be commensurate –for an ordinary householder application it would be with neighbours rather than the community.	Noted. The Council's approach to consultation on planning applications is set out in Haringey's adopted Statement of Community Involvement.
421	DM24.	Historic England	Design	Amend the sub point a) to reflect NPPF paragraph 58 and supported by the Councils Urban Characterisation Study (UCS);	The term local character includes consideration for historic character. Further details in this regard are set out in Policy DM12,

				Make a positive contribution to a place, improving the local and historic character, and quality of an area	which covers management of the historic environment.
409	DM25.	Metropolitan Police – Designing Out Crime Officer	Design & Layout	Ensure measures to "design out crime" are included in any major new projects across Haringey Borough and that the standards of the Secured by Design Scheme are also applied.	Compliance with Secured by Design principles is already set out in Policy DM2 and applies to all development.
409	DM26.	Metropolitan Police – Designing Out Crime Officer	Design & Layout	Early consultation with the Designing Out Crime Officers of the Metropolitan Police is beneficial to ensure that such measures are incorporated and our advice is free and impartial.	Noted.
264	DM27.	Gardens Residents' Association	Design principles	Clarity from the council on how these proposals are made and by whom. Is this carried out in-house or have design professionals been consulted? Many aspects of the 'Design Principles' are not suited to their proposed locations and do not take account of site specific issues.	Haringey's Development Charter consists of the principles set out in Policy DM1. The Council has invited representations on the Charter through the Regulation 18 consultation.
268	DM28.	Colin Kerr and Simon Fedida	Development charter	The policy mentions a 'Haringey Development Charter', against which all applications will be assessed. On the basis of this description, the Charter is clearly an important document and pivotal to the operation of the DMP-DPD policies and development in the Borough. The Charter appears not to exist at the time of this consultation. Where is this charter and when will it be consulted on? It is unfortunate that the Council has not seen fit to bring this important document forward for consultation at the same time as the DMP-DPD, to which it clearly relates. Arguably, the DMP-DPD cannot be properly assessed without this Charter to hand.	Haringey's Development Charter consists of the principles set out in Policy DM1. The Council has invited representations on the Charter through the Regulation 18 consultation.
268	DM29.	Colin Kerr and Simon Fedida	Development charter	Recommendation: The 'Haringey Development Charter' be produced and set out for consultation as soon as possible.	Haringey's Development Charter consists of the principles set out in Policy DM1. The Council has invited representations to the Charter through the Regulation 18 consultation.
410	DM30.	North London Waste Authority	High Quality Design	Broadly NLWA considers that this policy is sound. However, NLWA considers that the policy should recognise that design quality expectations should be proportionate, reasonable and appropriate for the setting and context of each development. For instance, industrial employment facilities set within designated employment and industrial areas, greater emphasis should be placed on supporting their potential to generate employment and ensuring that they do not give rise to adverse local environmental impacts. Good functional design will be appropriate in such locations and the policy should be applied flexibly and should not be used to impose onerous and costly requirements on such development.	The Council considers that all new development should positively respond to the principles of Haringey's Development Charter, irrespective of the proposed land use and location. The policy is sufficiently flexible to allow consideration of functional design requirements.
610	DM31.	Turley on behalf of St. William	Increased flexibility	We generally support and agree with the principles set out in draft Policy DM 1 on Delivering High Quality Design. However, we consider that Part C of the Policy which states '*confidently address feedback from local consultation*' be revised to include the phrase 'where feasible'. Although we acknowledge the importance of feedback from the local community, it may be unviable to incorporate suggested amendments into future proposals. The rewording of this policy will provide applicants with sufficient flexibility in their approach to future development proposals that may come forward at the site.	The Council considers the policy allows sufficient flexibility for development proposals to take account of consultation feedback. The policy seeks to ensure that applicants positively engage with the local community in delivering viable schemes that are policy compliant.

730	DM32.	Parkside Malvern – Marcus Ballard	Open Space	Much higher priority must be given to the creation of high quality open space around buildings.	Provision of open space is addressed in draft Policy DM26. However the Council considers there is scope for further policy in regard of privately owned public space, including open space, to complement the draft policies.
659	DM33.	Haringey Federation of Residents Associations (HFRA)	Our Tottenham Charter	PROMOTE QUALITY DESIGN AND RESPECT FOR HERITAGE: All planning policies must: safeguard and value heritage buildings, including those outside Conservation Areas; ensure that heritage-led regeneration benefits Tottenham residents in the short, medium and long term, and doesn't lead to the kind of gentrification which forces people out of Tottenham. We also need to identify and improve quality of design, amenity and sustainability standards for all new development.	Noted. DM12 covers management of the historic environment and seeks to ensure that new development conserves and enhances the significance of heritage assets and their setting.
372	DM34.	Highgate Society	Policy implementation	There have been failures to implement findings of the Design Panel, concerns raised in local consultation have not always been addressed and there has been inadequate respect for the historic environment, in particular conservation areas and important open spaces, despite the existence of strong Conservation Area Appraisals. It is hoped that policy will be fully implemented and enforced.	Noted. A new Quality Review Panel has been established to help ensure high quality design is delivered in the borough. Haringey's Development Charter will require proposals to confidently address feedback from public consultation and DM1, once adopted, will be a material consideration in planning decisions. The Council will monitor the implementation of the Local Plan through the Authority Monitoring Report process.
410	DM35.	North London Waste Authority	Safeguarding of industrial land	Given the increasing need for local employment in Haringey, in particular as the population of the area increases and given the pressures on employment land for other uses, the NLWA supports the Council's proposals to safeguard land for employment / business use but considers that the policies need to be strengthened and thereby increase the protection for employment land. In particular, the Authority considers that the policy should be clarified to ensure that DEA sites may, subject to local assessment of potential environmental and community impacts, be used for a full range of employment use, including industrial activities (B1c / B2 and equivalent sui generis uses).	The Council welcomes NLWA's support to safeguard land for employment. London Plan policy 2.17 and paragraph 2.79 specifies the broad industrial type activities suitable within SIL designations, whilst Strategic Policy SP8 clarifies the range of employment and other uses suitable for both Locally Significant Employment Sites and Local Employment Areas. The Council does not consider it necessary to reiterate or expand on these further in the Development Management policies.
372	DM36.	Highgate Society	Support	Policy supported.	The Council welcomes support for this policy.
410	DM37.	North London Waste Authority	Uses of employment land	The Authority wishes to emphasise the importance of clarifying the policy so that sui generis uses which are equivalent to B class uses are explicitly supported within employment areas.	London Plan policy 2.17 and paragraph 2.79 specifies the broad industrial type activities suitable within SIL designations, whilst Strategic Policy SP8 clarifies the range of employment and other uses suitable for both Locally Significant Employment Sites and Local Employment Areas. The Council does not consider it necessary to reiterate or expand on these further in the Development Management policies.

Comments on DM2 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
372	DM38.	Highgate Society	Amenity	"Appropriate levels of daylight and sunlight" should be expanded and explained	Agreed. **Action: Amend supporting text to provide further guidance on requirements sunlight and daylight.**
569	DM39.	Enid Hunt,	Backland development	There do not appear to be specific guidelines for backlands sites, to replace the excellent SPG 3c which was drafted but not adopted.	Noted. The NPPF and London Plan provide appropriate policies which enable boroughs to resist inappropriate development on

		local resident		In particular the guidelines in para 5 (Design Issues) do not appear to be convered.	residential gardens, where justified in light of local circumstances. **Action: New policy on infill, backland and garden land development.**
268	DM40.	Colin Kerr and Simon Fedida	Character of development	Character should be guided by HUCS. As discussed HUCS is inaccurate in at least one area (Station Road/Barratt Ave N22). Recommendations as per Alt56 comments. Review and amend HUCS.	Noted. This is UCS is a borough wide study. The data is generated via LIDAR which takes into account building height rather than the number of stories. It therefore may not necessarily account for certain building typologies such as Victorian terraces which may be taller than more modern three story buildings. When the council does allocate a site for development the heights are checked on site to ensure any proposed development is based on accurate data.
268	DM41.	Colin Kerr and Simon Fedida	Daylight	The policy states that 'proposals should ensure appropriate levels of daylight and sunlight…'. It would be helpful if the policy pointed at the daylight standards or policies that it has in mind as 'appropriate', for example, The London Plan Housing SPG, British Standards, or even, Haringey's own standards. Recommendation: The policy DM2-E should indicate which daylight and sunlight standards or planning policies will be relevant in the evaluation of the 'appropriate levels of daylight and sunlight' in the assessment of proposals.	Agreed. **Action: Amend supporting text to provide further guidance on requirements for sunlight and daylight.**
268	DM42.	Colin Kerr and Simon Fedida	Daylight	The policy states that 'For example, a kitchen does not need to (be) naturally daylit or naturally sunlit'. This is flatly contradicted by the London Mayor's Housing SPG, Good Practice Standard 5.5.2, page 72, and para 2.3.39, page 72, which states that: 'The Code for Sustainable Homes requires a minimum average daylight factor of 2% in kitchens and 1.5% in living rooms, dining rooms and bedrooms in order to achieve credits. These measures define a minimum acceptable level to make an interior feel day-lit, but they do not guarantee a comfortable level of light for a range of daily activities. Good practice standards 5.5.1 and 5.5.2 seek to achieve that higher level of comfort.' Recommendation: As the DM2 text para 2.17 currently stands it is against the London Plan and its SPGs. The text should be amended to bring it into concordance with the higher level plan.	Noted. **Action: Amend supporting text to ensure it is consistent with the Mayor's Housing SPG and Good Practice Guide.**
421	DM43.	Historic England	Design	Amend the sub point A. to include the following additional requirement to reflect NPPF paragraph 58 and supported by the Councils UCS; *contextual features and patterns of heritage interest*	DM12 covers management of the historic environment and seeks to ensure that new development conserves and enhances the significance of heritage assets and their setting. This policy will be considered in conjunction with DM2.
268	DM44.	Colin Kerr and Simon Fedida	Development charter	The policy mentions a 'Haringey Development Charter', against which all applications will be assessed. The Charter appears not to exist at the time of this consultation. Arguably, the DMP-DPD cannot be properly assessed without this Charter to hand. Recommendation: The 'Haringey Development Charter' be produced and set out for consultation as soon as possible	Haringey's Development Charter consists of the principles set out in Policy DM1. The Council has invited representations to the Charter through the Regulation 18 consultation.
258	DM45.	Ladder Community Safety Partnership	Development design	Proposed policies (p5-28) generally offer helpful detail and clarification of Saved UDP3, 7, 10, 11 regarding design, privacy, tall buildings etc. However, our confidence in these policies is undermined by statements like the following: '*whilst not having a "level site" may seem to make it more difficult to build, changes in levels can be exploited to squeeze in more accommodation with less impact on neighbours ….*' (2.10, p8). This sounds more like a sales pitch by an ambitious developer rather than the considered	The Council will seek to optimise the use of land to deliver the spatial strategy and meet identified needs, including for housing. Council agrees this objective was not appropriately represented in the supporting text. **Action: Delete paragraph 2.10.**

				policy of a local authority. We do not believe that squeezing in accommodation should be a criterion put forward by a responsible Council as part of its planning policy and we are concerned that this frame of mind will undermine the need for a robust and objective examination of developers' proposals in the future.	
372	DM46.	Highgate Society	Document formatting	Map is of poor quality and it is difficult to read	Council recognises improvements could be made to map and image resolutions, and we will aim to ensure that documents are written and presented in a way that are clear to understand and consistent in the future. **Action: Amend map to improve image quality**
740	DM47.	Hornsey Historical Society – David Frith	Height	It should be made clear that a building of 10 storeys high would not necessarily be acceptable anywhere in the Borough, as in many parts of Haringey 10 storeys would be well above the general height of surrounding area and such a building would conflict with policy in DM 2 A(a) which requires development proposals to be appropriate to their locality having regard to, inter alia, building heights.	The Council's definition of tall buildings is set out in the Strategic Policies Local Plan. It is recognised that tall buildings may only be appropriate in certain locations within the borough. Relevant proposals will be assessed against the policy on tall and taller buildings, which the Council considers does not conflict with DM2.
624	DM48.	Tottenham & Wood Green Friends of the Earth	Landscaping	Development proposals should demonstrate how the landscaping and planting of the development site responds to: a. Landform; b. levels, slopes and the fall of the ground; c. Trees on and close to the site; d. Landscaped boundary and treatments; and e. Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.	The policy for protecting and making provision for new and enhanced biodiversity is set out in the adopted Policy SP13, which will need to be considered in conjunction with DM2.
372	DM49.	Highgate Society	Local character, character typologies	Map 2.1 - this indicates that much of Highgate is urban in character. Whilst it is accepted that small areas are urban in character, most of the Highgate area is most decidedly not and the Society strongly objects to designation of much of its area as urban. Large parts of Highgate, designated as urban, were built in the Edwardian and early 20th Century period, with wide frontage semi detached or linked semi detached houses and large gardens; the village itself retains a distinct and very definable country village character, and most of the remainder of the area is demonstrably suburban or even semi-rural. This definition should be altered to suburban to avoid applications for inappropriately high densities which would profoundly change the character of the area and cause demonstrable harm under the NPPF.	The methodology used in the Urban Characterisation Study was applied consistently across the whole borough and as such the study determined much of Highgate to be urban in character. The study did recognise the parts of Highgate which characteristically are suburban. Character setting is only one consideration when determining an appropriate density for a development. Development densities in Highgate will also need to consider policies in the Development Management development plan document for example managing the historic environment, design standards and quality of life and delivering high quality design.
372	DM50.	Highgate Society	Secure by design standards	The rigid application of Secure by Design can lead to bland and forbidding schemes. Secure by Design should be used sensitively and should not override national and local conservation and design policies.	Noted. The requirements for Secure by Design should not be considered in isolation. All development will be required to positively contribute to local character. The Council considers the policy is consistent with the NPPF and in general conformity with the London Plan.

Comments on DM3 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
375	DM51.	Hillcrest Residents	Amenity	How would this policy influence privacy and overlooking requirements in an estate environment, where there is often no	The policy is intended to protect amenity, ensuring adequate separation distances between neighbouring properties to prevent

		Association		defined 'front' and 'back'? it could be argued that overlooking windows on an estate face each other across a public space, however, this is not the same as facing across a street and the privacy requirements should still be applied.	overlooking. The policy sets requirements to ensure that new development is designed in a way that protects amenity, irrespective of the development typology.
375	DM52.	Hillcrest Residents Association	Amenity	Suggest rewriting the policy to clarify the definition of 'public space' and include a commitment to protecting rights of light and privacy on housing estates.	Rights to Light are covered by separate legislation and outside the scope of the Local Plan. However, the DM Policies set out the Council's approach to protect amenity.
375	DM53.	Hillcrest Residents Association	Amenity	In the case of infill development 'new' overlooking is of a different quality to planned overlooking in new build developments.	The policy is intended to protect amenity, ensuring adequate separation distances between neighbouring properties to prevent overlooking. The policy sets requirements to ensure that new development is designed in a way that protects amenity, irrespective of the development typology.
375	DM54.	Hillcrest Residents Association	Amenity	Suggest additional policy offering consideration of overlooking in case of infill development.	The policy is intended to protect amenity, ensuring adequate separation distances between neighbouring properties to prevent overlooking. The policy sets requirements to ensure that new development is designed in a way that protects amenity, irrespective of the development typology.
616	DM55.	CgMs on behalf of Parkstock Ltd	Facing habitable room separation	Although we acknowledge the requirement to provide a 20m separation distance between facing 1st floor habitable room windows, we strongly question the requirements within supporting para. 2.20. Para. 2.20 requires an additional distance of 10m for each additional floor i.e. a minimum of 30m between facing 2nd floor habitable room windows etc. We are of the opinion that such additional requirements are both onerous and unnecessary to protect privacy and overlooking. Such distances will render a number of development sites within an urban context undeliverable and will also adversely impact on the delivery of appropriate high density schemes. A general rule of 18m – 20m between facing habitable rooms is appropriate to protect existing residents and overlooking and any other requirements are considered to be onerous and excessive.	The policy is intended to protect amenity, ensuring adequate separation distances between neighbouring properties to prevent overlooking. However it is recognised that policy objectives can be achieved with a less prescriptive approach. **Action: Amend policy to allow greater flexibility for design considerations on a case by case basis, having regard to good practice guidance.**
610	DM56.	Turley on behalf of St. William	Increased flexibility	Whilst we agree with the principles set out in Policy DM 3 regarding privacy and protection from overlooking, we consider that this policy should be revised to provide a sufficient amount of flexibility. We find the detailing of the policy to be too prescriptive that will limit development opportunities on constrained sites which are often found in urban areas. Developments should be assessed on a site by site basis. One of the broader policies that this document seeks to address is '*ensuring that new developments have high-quality building design*'. This is reiterated in Policy DM 1 Part A which states that: '*the Council expects proposals to be design-led, and will support proposals for new development that: make a positive contribution to a place, improving the character and quality of an area'.* We consider the approach detailed in the supporting text for Policy DM 3 to be contrary to this and has the potential to compromise design quality and standards. Proposals should be considered on their own merits on a case by case basis. This will allow developers to demonstrate through design led solutions, that privacy and protection from overlooking are maximised on site.	The policy is intended to protect amenity, ensuring adequate separation distances between neighbouring properties to prevent overlooking. However it is recognised that policy objectives can be achieved with a less prescriptive approach. **Action: Amend policy to allow greater flexibility for design considerations on a case by case basis, having regard to good practice guidance.**

592	DM57.	John Crompton, Chair, Muswell Hill CAAC	Noise/ odour	Suggest adding something about noise and smells.	This matter is addressed with the DM Policy on Environmental Protection.
694	DM58.	Iceniprojects on behalf of Berkeley Homes	NPPF consistency	Policy DM3 is unsound as it is not justified or consistent with national policy. While it is agreed that dwellings should provide a reasonable amount of privacy to the residents and neighbouring properties, this needs to be considered in context and on a site by site basis Haringey is a London borough which has developed organically overtime. This has created a rich fabric of urban grain, plot widths and development pattern, where distance between facing habitable rooms can be a lot less than 20m. For example the width of a typical Victorian street (with front bedrooms facing each other) is typically 13m. An arbitrary rule of 20m is ineffective and is not justified by the evidence base. It does not take account of site characteristics, such as topography, orientation of buildings and design features, and would lead developers to building taller, where this might not be the most appropriate design-led solution for the site. Furthermore, the borough has an ambitious strategic housing target, which it rightly aims to meet and exceed. Applying rigid policies such as this, will inevitably hinder the Council's delivery of housing including affordable housing A proper application of Policy DM1 and DM2 would make this policy redundant. It should be deleted.	The policy is intended to protect amenity, ensuring adequate separation distances between neighbouring properties to prevent overlooking. However it is recognised that policy objectives can be achieved with a less prescriptive approach. **Action: Amend policy to allow greater flexibility for design considerations on a case by case basis, having regard to good practice guidance.**
260	DM59.	Catalyst Housing (CgMs Consulting)	Privacy	Although we acknowledge the requirement to provide a 20m separation distance between facing 1st floor habitable room windows, we strongly question the requirements within supporting para. 2.20. Para. 2.20 requires an additional distance of 10m for each additional floor i.e. a minimum of 30m between facing 2nd floor habitable room windows etc. We are of the opinion that such additional requirements are both onerous and unnecessary to protect privacy and overlooking. Such distances will render a number of development sites within an urban context undeliverable and will also adversely impact on the delivery of appropriate high density schemes. A general rule of 18m – 20m between facing habitable rooms is appropriate to protect existing residents and overlooking and any other requirements are considered to be onerous and excessive.	The policy is intended to protect amenity, ensuring adequate separation distances between neighbouring properties to prevent overlooking. However it is recognised that policy objectives can be achieved with a less prescriptive approach. **Action: Amend policy to allow greater flexibility for design considerations on a case by case basis, having regard to good practice guidance.**
265	DM60.	NHS Property Services (Savills)	Privacy	NPPF para 56, FALP 3.5 seek good quality design. Mayors housing design guide states that adhering rigidly to these measures can limit variety and sometimes unnecessarily restrict density. Whilst general support is given for draft Policy DM18 and the aspiration to deliver high quality residential accommodation that offers privacy for residents and neighbouring properties, these representations object to the setting of a minimum separation	The policy is intended to protect amenity, ensuring adequate separation distances between neighbouring properties to prevent overlooking. However it is recognised that policy objectives can be achieved with a less prescriptive approach. **Action: Amend policy to allow greater flexibility for design considerations on a case by case basis, having regard to good**

				distance of 20m. In line with the guidance within the Mayor's Housing Design Guide the setting of minimum separation distances can unduly restrict developed. In urban locations, such as London, there are a host of design measures that can be incorporated into schemes to ensure good quality residential amenity at separation distances of significantly lower than 20m, including opaque glazing and angled window openings.	**practice guidance.**
265	DM61.	NHS Property Services (Savills)	Proposed wording change	All dwellings should provide a reasonable amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development~~, including a distance of no less than 20m between facing 1st floor habitable room windows of neighbouring homes.~~	The policy is intended to protect amenity, ensuring adequate separation distances between neighbouring properties to prevent overlooking. However it is recognised that policy objectives can be achieved with a less prescriptive approach. **Action: Amend policy to allow greater flexibility for design considerations on a case by case basis, having regard to good practice guidance.**
628	DM62.	DP9 on behalf of Tottenham Hotspur Football Club	Separation distances	20m between facing 1st floor habitable room windows is too onerus in high density locations. 16-20m recommended.	The policy is intended to protect amenity, ensuring adequate separation distances between neighbouring properties to prevent overlooking. However it is recognised that policy objectives can be achieved with a less prescriptive approach. **Action: Amend policy to allow greater flexibility for design considerations on a case by case basis, having regard to good practice guidance.**
629	DM63.	DP9 on behalf of undisclosed	Separation distances	20m between facing 1st floor habitable room windows is too onerus in high density locations. 16-20m recommended.	The policy is intended to protect amenity, ensuring adequate separation distances between neighbouring properties to prevent overlooking. However it is recognised that policy objectives can be achieved with a less prescriptive approach. **Action: Amend policy to allow greater flexibility for design considerations on a case by case basis, having regard to good practice guidance.**
698	DM64.	Savills on behalf of the London Diocesan Fund	Separation distances	20m separation between facing windows too restrictive	The policy is intended to protect amenity, ensuring adequate separation distances between neighbouring properties to prevent overlooking. However it is recognised that policy objectives can be achieved with a less prescriptive approach. **Action: Amend policy to allow greater flexibility for design considerations on a case by case basis, having regard to good practice guidance.**
610	DM65.	Turley on behalf of St. William	Seperation distance	Specifically, paragraphs 2.20 to 2.24 require minimum distances of 20 metres between habitable rooms facing each other where they are at the first floor level and 30 metres at the second floor level (with an additional 10 metres distance for each additional floor). We consider that this approach will fail to optimise the development potential of sites in Haringey and is too restrictive and prescriptive. Residential development of 5-8 storeys is common in Haringey and we do not consider that such developments would need to be 50-80 metres apart from existing residential buildings, where 20-30 metres are more than adequate, even for tall buildings, where they are carefully designed. Therefore, we consider that the policy should be amended to allow sufficient flexibility for applicants.	The policy is intended to protect amenity, ensuring adequate separation distances between neighbouring properties to prevent overlooking. However it is recognised that policy objectives can be achieved with a less prescriptive approach. **Action: Amend policy to allow greater flexibility for design considerations on a case by case basis, having regard to good practice guidance.**
372	DM66.	Highgate Society	Support	Policy is welcomed.	Support for policy is welcomed.

584	DM67.	Rapleys on behalf of Lasalle Investment Management , long leaseholders	Unnecessary	We consider that it is unnecessary to prescribe a privacy distance and design to make the policy effective as currently worded in Policy DM3 and supporting paragraphs 2.20-2.23. As there is detailed design guidance on housing contained within the Mayor's Housing SPD, and the DMP Policy DM18 (A) seeks to protect the privacy and amenity of neighbouring uses, we consider that Policy DM3 is unnecessary.	The policy is intended to protect amenity, ensuring adequate separation distances between neighbouring properties to prevent overlooking. However it is recognised that policy objectives can be achieved with a less prescriptive approach. **Action: Amend policy to allow greater flexibility for design considerations on a case by case basis, having regard to good practice guidance.**

Comments on DM4 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
584	DM68.	Rapleys on behalf of Lasalle Investment Management , long leaseholders	Not NPPG compliant	We object to the policy requiring major development proposals to consider how the scheme can contribute to public art. The online national planning practice guidance advises that public art is not necessary to make a development acceptable in planning terms. Whilst opportunities for public art may be considered as part of the public realm, where appropriate and viable, it should not be expressed as a policy requirement for major development proposals to consider "*how they contribute to public art"*. We therefore request that this policy is deleted.	The policy does not require major development proposals to contribute to public art in order to make a development acceptable in planning terms. The policy is seeking to ensure applicants consider how proposals can contribute to provision of public art to enhance local distinctiveness and legibility of the development.
608	DM69.	Home Builders Federation	Object	To reflect the advice in the PPG the Council should not seek contributions to public art (ID: 23b-004).	The policy does not require major development proposals to contribute to public art in order to make a development acceptable in planning terms. The policy is seeking to ensure applicants consider how proposals can contribute to provision of public art to enhance local distinctiveness and legibility of the development.

Comments on DM5 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
610	DM70.	Turley on behalf of St. William	Additional tall buildings	In addition, we consider that a further point is incorporated into the Policy to include that the Council will consider proposals for tall buildings that are not within the identified areas shown on Map 2.2 where they can demonstrate that it will not have a harmful impact on their surroundings and that the highest architectural quality is upheld. We find Map 2.2 to be too restrictive and limits the potential for tall buildings in the borough. Furthermore, it does not provide the council or developers with sufficient flexibility in their approach to the siting of tall buildings.	The Council considers that tall buildings will only be appropriate in certain locations, consistent with the London Plan approach. The Local Plan identifies locations where tall buildings may be suitable, as informed by baseline evidence including the Urban Characterisation Study. To allow for a more flexible approach on individual proposals, specific height requirements will be removed from the policy. **Action: Remove height requirements and amend policy to set additional design criteria on tall and taller buildings.**
632	DM71.	The Friends of Down Lane Park	Against tall buildings	The proposed tower blocks on the Ashley Road sites (TH2 and TH3) would similarly have a detrimental impact on the park and its positioning in the park. The same is true of the site along Hale Road the current petrol station (TH1), while a ten storey tower block on the Welbourne site next to a park is a mistaken judgement that stands out as starkly as such a building would. The fantasy of twenty storey towers on Watermead Way is an alarming prospect	The policy is informed by an analysis of urban form as set out in baseline evidence, including the Urban Characterisation Study. The approach is considered appropriate to deliver the spatial strategy. All proposals for tall and taller buildings will need to be of a scale consistent with the site's surroundings and have regard to local character. The policy will be revised to set out further design requirements having regard to the clustering of tall buildings.

				for those who would have to look at them, and a likely nightmare existence for any residents. You don't have to make a lengthy case against tower blocks that are surrounded by other tower blocks, the railway line with tower blocks the other side, and a busy road with tower blocks the other side to begin to recognise what an appalling development that would be. Living in Tottenham Hale, in zone 3 of the transport network, and the Lea Valley in close proximity then residents would expect to see the sky above. Yet, the planned forest of tower blocks will substantially ruin the skyline. The area has the advantage of being open and with a rural landscape context. Yet, the plans to create a Manhattan-esque new entity threatens that and represents an architectural abuse of the area. Seeing the sky is important to human life. There are psychological benefits to feeling the warmth of the sun, as sunshine improves the mind and gives us health benefits. Living and working in the shade of the proposed tower blocks is not healthy or desirable.	**Action: Amend policy to include additional criteria on clustering of buildings.**
633	DM72.	Anne Gray, Local Resident	Against taller buildings	Such high targets and their concentration in specific areas indicate a dependence on very high-rise building which is quite out of tune with the existing way of life of Londoners. Whilst tower blocks have always been unpopular with families in most parts of England and many of those built in the 1960s-80s have recently been demolished, what is the sense in reverting to this type of development ?	The policy is informed by an analysis of urban form as set out in baseline evidence, including the Urban Characterisation Study. The approach is considered appropriate to deliver the spatial strategy. All proposals for tall and taller buildings will need to be of a scale consistent with the site's surroundings and have regard to local character. The policy will be revised to set out further design requirements having regard to the clustering of tall buildings. **Action: Amend policy to include additional criteria on clustering of buildings.**
628	DM73.	DP9 on behalf of Tottenham Hotspur Football Club	Boundary amendment	Generally supports the thrust of the policy, but Map 2.2 should be amended to be less prescriptive along the lines of the currently consented schemes, and allow new development to be taller than that currently permitted.	Council welcomes support for the policy. To allow for a more flexible approach on individual proposals, specific height requirements will be removed from the policy. **Action: Remove height requirements and amend policy to set additional design criteria on tall and taller buildings.**
367	DM74.	Patricia Prichard	Building height	Object to proposals to build high rise developments anywhere in Haringey and especially in Highgate, where I feel they damage setting and environment.	The Council considers that tall buildings will only be appropriate in certain locations, consistent with the London Plan approach. The Local Plan identifies locations where tall buildings may be suitable, as informed by baseline evidence including the Urban Characterisation. The approach is considered appropriate to deliver the spatial strategy.
367	DM75.	Patricia Prichard	Building height	Lessons can be learned from past disasters in the 1960s based on the illusion that high rises are a solution = they almost never are and they always cause too much wind pollution wherever they exist.	The approach is considered appropriate to deliver the spatial strategy. Microclimate is identified in the policy as a requirement for consideration.
592	DM76.	John Crompton, Chair, Muswell Hill CAAC	Conservation	Tall buildings –must not have adverse impact on CAs. Para 2.27. There needs to be some clarification that buildings which fall outside of the definition of tall here but are taller than those in the vicinity will not be acceptable through default.	The definition of tall buildings is set out in the Strategic Policies Local Plan. The policy requires consideration of local character. All proposals will also be considered against the DM Policies on the historic environment.
372	DM77.	Highgate Society	Document formatting	Map 2.2 is difficult to read.	Council recognises improvements could be made to our map and image resolutions, and we will aim to ensure that documents are written and presented in a way that are clear to understand and

					consistent in the future. **Amend map 2.2 to improve image quality.**
610	DM78.	Turley on behalf of St. William	Greater flexibility	Whilst it is important to protect the existing built environment from harmful and inappropriate developments, we consider that the Council should retain some flexibility to negotiate the delivery of tall buildings in the borough. Part A of the Policy states that '*tall buildings will only be acceptable in areas identified on Map 2.2 as being suitable for tall buildings*'. We recommend the rewording of this policy to replace 'will only be acceptable' to *'are accepted and encouraged'* and that tall buildings outside of these areas should be acceptable if the applicant can provide sufficient justification.	The Council considers that tall buildings will only be appropriate in certain locations, consistent with the London Plan approach. The Local Plan identifies locations where tall buildings may be suitable, as informed by baseline evidence including the Urban Characterisation Study. To allow for a more flexible approach on individual proposals, specific height requirements will be removed from the policy. **Action: Remove height requirements and amend policy to set additional design criteria on tall and taller buildings.**
584	DM79.	Rapleys on behalf of Lasalle Investment Management , long leaseholders	Height	We object to Criterion A which states that tall buildings will only be acceptable in areas identified on Map 2.2. As stated in our representations on the Site Allocations SA23 and SA26, we are concerned that in Haringey Heartland, tall buildings are only acceptable along the railway line (where there is limited development opportunity) and Cobourg Road.	The Council considers that tall buildings will only be appropriate in certain locations, consistent with the London Plan approach. The Local Plan identifies locations where tall buildings may be suitable, as informed by baseline evidence including the Urban Characterisation Study. The Council considers the approach is appropriate to deliver the spatial strategy.
740	DM80.	Hornsey Historical Society – David Frith	Height	Consider that the definition of a high building as: "substantially taller than their neighbours, have a significant impact of the skyline and are of 11 storeys and over" needs further consideration. it could be read as permitting buildings of 10 storeys regardless of their surroundings. It should be made clear that a building of 10 storeys high would not necessarily be acceptable anywhere in the Borough. Such a building would conflict with policy in DM 2 A(a) which requires development proposals to be appropriate to their locality having regard to, inter alia, building heights.	The definition of tall buildings is set out in the Strategic Policies Local Plan.
616	DM81.	CgMs on behalf of Parkstock Ltd	Height (support)	We are supportive of the building height ranges proposed for Finsbury Park Bowling Alley and note that the above ranges are reflective of the heights proposed within the Site Allocations Development Plan Document Preferred Options Consultation Document. However, para. 2.29 notes that that only places suitable for tall buildings in the Borough are Haringey Heartlands / Wood Green and Tottenham Hale. This statement is therefore at odds with Map 2.2 (and the Site Allocations Development Plan Document Preferred Options Consultation Document) and should be amended to accurately reflect Map 2.2.	Support is noted. The Council considers that tall buildings will only be appropriate in certain locations, consistent with the London Plan approach. The Local Plan identifies locations where tall buildings may be suitable, as informed by baseline evidence including the Urban Characterisation Study. To allow for a more flexible approach on individual proposals, specific height requirements will be removed from the policy. **Action: Remove height requirements and amend policy to set additional design criteria on tall and taller buildings, informed by additional new evidence on tall buildings.**
634	DM82.	Alan Stanton, local resident	Height/ character of the area	The entire thrust of these plans is to create a forest of tower blocks which will impact on our local physical environment; our park; and on local families who need proper affordable homes. Little account is taken of these matters in these proposals which give a green light to developers to build over 15 stories and with high densities. I oppose this approach since it will change the character of the area, pays no regard to the quality of life of existing residents and has	The policy is informed by an analysis of urban form as set out in baseline evidence, including the Urban Characterisation Study. The approach is considered appropriate to deliver the spatial strategy. All proposals for tall and taller buildings will need to be of a scale consistent with the site's surroundings and have regard to local character. The policy will be revised to set out further design requirements having regard to the clustering of tall buildings.

				very scant provision for social housing.	**Action: Amend policy to include additional criteria on clustering of buildings.**
632	DM83.	The Friends of Down Lane Park	Impact of tall building s on the PArk	The park is threatened with being encircled by high tower blocks and new buildings installed as part of the Harris Federation school. If realised the proposals would result in building blocks on the north edge of the park along the recycle centre and council depot. Then there will tall buildings on the Ashley Road sites that will tower over the tennis courts to children's playground area. In addition, the south edge of the park will face on to tower blocks on Hale Road and the Welbourne site. This enclosure of tower blocks will be over-bearing on a community park, as well as the terraced housing on Park View Road. It is a park for people, not a patch of green between tall buildings. A community park should not become a grassed area between tower blocks. Parks are there to replicate being in the countryside and provide an outlet for the human desire to be detach at times from the bustle of the urban world. They are great places because they are not surrounded by a screen of concrete and glass slabs. A bank of tall towers will cast long shadows over the park. It is important to remember that physchologically parks play a vital function in our lives. They provide tranquility and enable us to get away from stressful living because they are secluded or have secluded sections.	The policy is informed by an analysis of urban form as set out in baseline evidence, including the Urban Characterisation Study. The approach is considered appropriate to deliver the spatial strategy. All proposals for tall and taller buildings will need to be of a scale consistent with the site's surroundings and have regard to local character. Any future planning application for tall and taller buildings will need to demonstrate compliance with this policy, along with other DM Policies, including DM1 and DM2 and policies regarding open space.
372	DM84.	Highgate Society	Locations suitable for tall buildings	Map 2.2 appears to show two orange smudges in Highgate. The heights which these refer are illegible but these look to be referring to the area to the west of North Road and the Alymer Road shopping area. As these adjoin listed buildings, are in conservation areas, or overlook historic parks, the Society believes this proposed designation to be inappropriate and potentially damaging, and that these two areas should be omitted from the map.	Noted. There are two areas of mid-high rise height recommendations in the UCS. It is not considered that these are tall buildings as defined by the Local Plan. The policy is informed by an analysis of urban form as set out in baseline evidence, including the Urban Characterisation Study. The approach is considered appropriate to deliver the spatial strategy. All proposals for tall and taller buildings will need to be of a scale consistent with the site's surroundings and have regard to local character. All proposals will also be considered against the DM Policies on the historic environment.
629	DM85.	DP9 on behalf of undisclosed	Map 2.2	Map 2.2 should be made more vague to provide flexibility to enable the exact location of taller buildings to be defined through site analysis and careful design.	The Council considers that tall buildings will only be appropriate in certain locations, consistent with the London Plan approach. The Local Plan identifies locations where tall buildings may be suitable, as informed by baseline evidence including the Urban Characterisation Study y. To allow for a more flexible approach on individual proposals, specific height requirements will be removed from the policy. **Action: Remove height requirements and amend policy to set additional design criteria on tall and taller buildings.**
616	DM86.	CgMs on behalf of Parkstock Ltd	Mapping quality	As a general point, we would suggest that Map 2.2 is provided at a better quality to ensure the key and precise location of tall buildings is clear and accurate. In relation to Finsbury Park Bowling Alley (site SA 40 in the Site Allocations Development Plan Document Preferred Options Consultation Document), we note that this is shown partially red (approximately 11 plus storeys) and partially orange (approximately	Council recognises improvements could be made to our map and image resolutions, and we will aim to ensure that documents are written and presented in a way that are clear to understand and consistent in the future. **Action: Amend map 2.2 to improve image quality**

				6 to 11 storeys). Although this is quite blurry on Map 2.2 we have confirmed this with the policy officers.	
694	DM87.	Iceniprojects on behalf of Berkeley Homes	NPPF consistency	The Policy is unsound as it is not consistent with national or regional policy. This Policy should not put a ceiling on the appropriate height of buildings in the borough nor should it be setting out a 'blanket approach' towards heights. The Council's evidence base is noted and is a helpful baseline consideration for understanding the nature of building heights across the borough. However, proposals for tall buildings should be considered on their individual merits and emerging context and the Council should not rely on an arbitrary figure. The policy should be amended so that building heights are not applied rigidly to each site within each area. Again, the borough has an ambitious strategic housing target, which it rightly aims to meet and exceed. Applying onerous policies such as this, will inevitably hinder the Council's delivery of housing.	The Council considers that tall buildings will only be appropriate in certain locations, consistent with the London Plan approach. The Local Plan identifies locations where tall buildings may be suitable, as informed by baseline evidence including the Urban Characterisation Study. To allow for a more flexible approach on individual proposals, specific height requirements will be removed from the policy. **Action: Remove height requirements and amend policy to set additional design criteria on tall and taller buildings.**
373	DM88.	Highgate CAAC	Object to location suitable for tall buildings	The Wellington site is not suitable for anything over three storeys taking into account the context, the views up the wooded slope of Highgate Hill and across to Highgate Woods.	The policy is informed by an analysis of urban form as set out in baseline evidence, including the Urban Characterisation Study. The approach is considered appropriate to deliver the spatial strategy. All proposals for tall and taller buildings will need to be of a scale consistent with the site's surroundings and have regard to local character. Any future planning application for tall and taller buildings will need to demonstrate compliance with this policy, along with other DM Policies, including DM1 and DM2 and policies regarding open space and identified locally significant views.
373	DM89.	Highgate CAAC	Object to location suitable for tall buildings	The North Hill site is unclear; is Highpoint intended. If this is so this is a grade 1 listed building and no alterations can be contemplated.	The policy is informed by an analysis of urban form as set out in baseline evidence, including the Urban Characterisation Study. The approach is considered appropriate to deliver the spatial strategy. All proposals for tall and taller buildings will need to be of a scale consistent with the site's surroundings and have regard to local character. Any future planning application for tall and taller buildings will need to demonstrate compliance with this policy, along with other DM Policies, including DM1 and DM2 and policies regarding the historic environment.
373	DM90.	Highgate CAAC	Object to locations suitable for tall buildings	It seems that 2 locations in Highgate are deemed suitable for tall buildings. These seem to be a location at the Wellington roundabout and another on North Hill. It is our considered opinion that NO site in Highgate is suitable for tall buildings.	The policy is informed by an analysis of urban form as set out in baseline evidence, including the Urban Characterisation Study. The approach is considered appropriate to deliver the spatial strategy. All proposals for tall and taller buildings will need to be of a scale consistent with the site's surroundings and have regard to local character.
630	DM91.	Lilian Kaluma, local resident	Object to tall buildings	The general understanding from local residents is that we strongly object to the draft Local Plan and the Tottenham Area Action plan proposals for the development of tower blocks in our local community, and especially around and adjacent to Down Lane Park. This is a vital local amenity and surrounding it with extremely tall buildings will destroy this. The proposals for tower blocks will cause massive stress to all concerned, displacement and disruption for years, and undermine all the successful efforts over decades to build a strong and stable local community and to improve local	The DM Policies do not propose tower blocks but set requirements to manage the development of tall and taller buildings. The Council considers that tall buildings will only be appropriate in certain locations, consistent with the London Plan approach. The Local Plan identifies locations where tall buildings may be suitable, as informed by baseline evidence including the Urban Characterisation Study. The approach is considered appropriate to deliver the spatial strategy.

				facilities.	
631	DM92.	Martin Ball, local resident	Object to tall buildings	I object strongly to the draft Haringey Local Plan and the Tottenham Area Action plan proposals for the development of tower block in the Tottenham Hale community, and especially around and adjacent to Down Lane Park. This is a vital local amenity and surrounding it with extremely tall buildings will destroy this.	The DM Policies do not propose tower blocks, but set requirements to manage the development of tall and taller buildings. The Council considers that tall buildings will only be appropriate in certain locations, consistent with the London Plan approach. The Local Plan identifies locations where tall buildings may be suitable, as informed by baseline evidence including the Urban Characterisation Study. The approach is considered appropriate to deliver the spatial strategy.
626	DM93.	Helen Steel, local resident	Objection	I object to the proposals for tall buildings (up to 25 storeys high) in Wood Green, Turnpike Lane area and Tottenham. All the proposals will have a dramatic impact on neighbouring streets, blocking direct sunlight and views of the skyline and contributing to an increased sense of enclosure which is detrimental to mental well-being. High density housing leads to a more stressed environment for everyone, especially families where children are frequently under the feet of their parents. There is an increased risk of social problems and the Council does not appear to be learning lessons of past high density development. The Council should be planning to develop social housing with gardens to house people who are on the waiting list, rather than encouraging developers to build huge blocks which will be unaffordable to the majority of local people in need but which will blight our neighbourhoods. Tall buildings create a wind tunnel effect around them and this could lead to serious dangers to cyclists, especially at busy road junctions such as Turnpike Lane, if they or vehicles around them are buffeted by high winds and blown into the path of cars. On several occasions while cycling past Kenley tower block on Broadwater Farm Estate I have been blown off course or forced to a stop by the strength of the wind there. Fortunately Adams Road is fairly quiet, however Turnpike Lane is a very busy junction so risks will be much greater. (See for example this report regarding a Leeds tower block http://www.bbc.co.uk/news/uk-england-leeds-16986600) I regularly visit the Turnpike Lane / Wood Green area and in relation to the proposals there, the pavements on Wood Green High Road are already frequently extremely busy, the impact of such a huge increase in residential units in the area will lead to more overcrowding and increased stress levels for people trying to get home or to the shops. The proposals for buildings up to 25 storeys high should be withdrawn from the DPD.	The policy is informed by an analysis of urban form as set out in baseline evidence, including the Urban Characterisation Study. The approach is considered appropriate to deliver the spatial strategy. All proposals for tall and taller buildings will need to be of a scale consistent with the site's surroundings and have regard to local character. The policy includes considerations for site microclimate.
566	DM94.	Capita on behalf of Capital & Regional plc, partial landowner	Policy conflict	The policy does identify an inconsistency with the approach adopted in respect of Policy SA16 in the emerging Site Allocations document, which prescribes specific locations and maximum building heights. If DM5 is to be effective, the suitability of a tall building must be considered against the criteria set out in part B of DM5. The location and height of a proposed building would then be	The Council considers that tall buildings will only be appropriate in certain locations, consistent with the London Plan approach. The Local Plan identifies locations where tall buildings may be suitable, as informed by baseline evidence including the Urban Characterisation Study. To allow for a more flexible approach on individual proposals, specific height requirements will be removed

				arrived at by way of detailed design considerations. The current approach set out in Policy SA16 appears to have been arrived at in isolation and effectively presupposes the outcome of criteria based assessment. There is an internal conflict between DM5 and the Site Specific Allocations document.	from the policy. **Action: Remove height requirements and amend policy to set additional design criteria on tall and taller buildings.**
566	DM95.	Capita on behalf of Capital & Regional plc, partial landowner	Quality of Map	Map 2.2, which accompanies the policy, identifies the broad locations where taller buildings may be acceptable, subject to the criteria set out in part B of the policy. However, the scale and quality of the map render it almost impossible to read.	Council recognises improvements could be made to our map and image resolutions, and we will aim to ensure that documents are written and presented in a way that are clear to understand and consistent in the future. **Action: Amend map 2.2 to improve image quality**
631	DM96.	Martin Ball, local resident	Social impact of tall buildings	The proposals for tower blocks will cause massive stress to all concerned, displacement and disruption for years, and undermine all the successful efforts over decades to build a strong and stable local community and to improve local facilities. It breaches a whole range of planning policies which should protect our community	The DM Policies do not propose tower blocks, but set requirements to manage the development of tall and taller buildings. The Council considers that tall buildings will only be appropriate in certain locations, consistent with the London Plan approach. The Local Plan identifies locations where tall buildings may be suitable, as informed by baseline evidence including the Urban Characterisation Study. The approach is considered appropriate to deliver the spatial strategy.
572	DM97.	Beatrice Murray, resident	Suitable location	There is always a danger that very tall residential buildings (10–15+ storeys) can result in social problems and feelings of detachment from local society. They are only really appropriate in a central city setting of a type where they are the norm, not in predominantly residential areas (including ones with shopping centres).	Concern is noted. The Council considers that tall buildings will only be appropriate in certain locations, consistent with the London Plan approach. The Local Plan identifies locations where tall buildings may be suitable, as informed by baseline evidence including the Urban Characterisation Study. The Local Plan policies broadly seek to ensure that new development positively contributes to the local area including by promoting accessible and inclusive environments.
572	DM98.	Beatrice Murray, resident	Supports tall buildings	If there are to be such buildings, believes the three sites along Wood Green High Rd are the most suitable for taller buildings.	The Council welcomes support of this policy.
373	DM99.	Highgate CAAC	Tall buildings	The idea of landmark buildings is not acceptable.	Noted. The Council considers that landmark buildings can positively contribute to placemaking, provided they meet the requirements set out in the Local Plan.
414	DM100.	GLA	Tall Buildings	It suggested that part B of Policy DM5 includes a more comprehensive list of criteria for assessing tall building proposal that accords with London Plan Policy 7.7 C.	Noted. **Action: Amend policy to set more detailed requirements for assessing tall buildings, consistent with the London Plan.**
415	DM101.	Transport for London	Tall Buildings	The identified locations for tall buildings around future Crossrail 2 stations is welcomed.	Council welcomes support for this policy.
421	DM102.	Historic England	Tall Buildings	It is noted that the definition for tall buildings in the Borough is identified as anything above 11 storeys in height. We are assuming that the UCS has been used to inform the suggested height threshold for the definition. However we would suggest that the height should be expressed in metres AOD (e.g. 39 metres as detailed in the UCS). In addition it is not clear why this figure was decided to be the benchmark for tall buildings as the definition in the London Plan states that 'tall buildings are those that are substantially taller than their surroundings'. As detailed in the UCS the vast majority of buildings are up to 6 storeys (21 metres) with buildings above this height beginning to have a visual impact. Which suggests the threshold proposed is possibly too great. It	Noted. The UCS has used storeys, and Map 2.2 differentiates between "mid-high" rise buildings (8-11 storeys), and 11+ storey potential locations. The UCS itself offers more detail on where 1-3 and 3-6 storey developments are recommended to go. The definition of a tall building is set out in the Strategic Policies Local Plan, which is in conformity with the London Plan definition. To allow for a more flexible approach on individual proposals, having regard to local character, specific height requirements will be removed from the policy. **Action: Remove height requirements and amend policy to set**

				would therefore be useful is to get further clarification on the figure decided as a trigger for this policy. If the threshold is proposed to be reduced then Map 2.2 that informs policy DM5 would need to be reviewed.	**additional design criteria on tall and taller buildings.**
421	DM103.	Historic England	Tall Buildings	Part A of the policy refers to Map 2.2 in which to identify appropriate locations for tall buildings. However the quality of the Map in the DPD and available on the Council's web is of very poor quality to the extent it is not possible to neither identify the extent of the designation nor read the key. This lack of clarity is contrary to NPPF paragraph 154. Further consultation on this issue should be undertaken supported by clear readable maps. Amend part B point b) to the following to reflect NPPF paragraph 154 and to aid in the operation of paragraph 128: *Responds to the local and historic environment including significance of heritage assets*	Council recognises improvements could be made to our map and image resolutions, and we will aim to ensure that documents are written and presented in a way that are clear to understand and consistent in the future. The policy provides that building heights will need to be of a scale consistent with the site's surroundings. The policy will need to be considered in conjunction with DM policies on the historic environment and. **Action: Amend map 2.2 to improve image quality. Include addition criterion for buildings to have regard to historic environment.**
421	DM104.	Historic England	Tall Buildings	We would also raise concerns with the use of 'landmark' as a possible justification for tall buildings – point d. We would suggest, reflecting NPPF paragraph 152 and its reference to avoiding adverse impacts to the dimensions of sustainable development, that the policy highlights the need to seek alternative options which can eliminate adverse impacts.	Noted. The Council considers that landmark buildings can positively contribute to placemaking, provided they meet the requirements set out in the Local Plan.
584	DM105.	Rapleys on behalf of Lasalle Investment Management , long leaseholders	UCS	It is noted that Haringey's Urban Character Study (2015) ('UCS') identifies that there is an opportunity to substantially increase the general building height in Haringey Heartland, as part of intensification and regeneration plans. However, it recommends that heights should be greatest along the railway line (mid to high rise) stepping down to mid-rise towards the existing 2-3 storey building and terraces that line Hornsey Park Road and Mayes Road. We are concerned with this approach, as there are no development sites available or allocated along the eastern area of the railway line when compared with the Building Height Recommendation Plan on page 156 of the UCS, and the proposed site allocations for Haringey Heartland. The USC's recommendation, which is reflected in Map 2.2, will significantly constrain the redevelopment opportunity of the area, particularly the strategic objective to intensify and to increase the development capacity for growth.	The Council considers that tall buildings will only be appropriate in certain locations, consistent with the London Plan approach. The Local Plan identifies locations where tall buildings may be suitable, as informed by baseline evidence including the Urban Characterisation Study. To allow for a more flexible approach on individual proposals, specific height requirements will be removed from the policy. **Action: Remove height requirements and amend policy to set additional design criteria on tall and taller buildings, informed by additional evidence on tall buildings.**
610	DM106.	Turley on behalf of St. William	Wood Green	Wood Green is identified as the largest and busiest town centre in the Borough and is designated as one of the twelve Metropolitan Centres across London. The area has been identified in Haringey's Site Allocations Development Plan Document (DPD) and the supporting text of the Policy as being a suitable location for taller buildings. Furthermore, Haringey's Urban Character Study (2015) notes that Wood Green is an area that currently comprises mid to high rise buildings and can further accommodate tall buildings. This however, is not fully reflected in Map 2.2 as a suitable location for tall buildings. On this basis, we consider that Map 2.2 should be updated to identify the northern and western parts of Clarendon Square as being suitable for tall buildings. The housing target for Haringey, in particular the Haringey Heartlands/Wood Green intensification area has increased within the Local Plan and The London Plan and currently has an indicative figure to provide 3,000 new homes (as stated in the Site	The Council considers that tall buildings will only be appropriate in certain locations, consistent with the London Plan approach. The Local Plan identifies locations where tall buildings may be suitable, as informed by baseline evidence including the Urban Characterisation Study. To allow for a more flexible approach on individual proposals, specific height requirements will be removed from the policy. **Action: Remove height requirements and amend policy to set additional design criteria on tall and taller buildings, informed by additional evidence on tall buildings.**

				Allocations DPD). With a finite source of land in Haringey and a rising housing target, we consider that a more flexible approach should be adopted in the Council's approach to tall buildings as this can significantly support the delivery of housing and aid in the regeneration and economic goals for both Haringey and London in accordance with the targets set out within the London Plan.	

Comments on DM6 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
372	DM107.	Highgate Society	Document formatting	Map 2.3 is of poor quality and therefore not comprehensible.	Council recognises improvements could be made to our map and image resolutions, and we will aim to ensure that documents are written and presented in a way that are clear to understand and consistent in the future. **Action: Amend map 2.2 to improve image quality.**
372	DM108.	Highgate Society	Views and vistas	On Map 2.3, there appear to be few views indicated to or from Highgate, even though it is the highest point of the Borough. A number of important views have been identified in the Highgate Conservation Area Appraisal and these should be indicated in the map 2.3. In summary these include: the view from the top of Southwood Avenue looking east; the view from Townsend Yard looking east over the Bowl area; the view from Highgate High Street looking towards the city; the view from Southwood Lane looking over Kingsley Place south and the view from Archway Road into the city; The view from Cromwell Avenue towards Alexandra Palace.	Noted.
372	DM109.	Highgate Society	View and vistas	There are a number of historic views into Highgate which need to be taken into consideration, including views from Hampstead Heath towards St Michael's Church and towards St Joseph's Church and general views from Alexandra Palace towards Highgate. In addition, there is an important, if narrow, view from near the top of North Hill towards the Barnet/Totteridge Ridge.	Noted.
373	DM110.	Highgate CAAC	Views and vistas, local evidence	Views are included in the Conservation Area management Plan, which should be consulted.	Noted. Views in CAMP will be signposted in the supporting text. **Action: Signpost CAMP views in supporting text.**
373	DM111.	Highgate CAAC	Views and vistas	Since Highgate is the highest point in the borough it is clearly an important 'viewpoint'.	Noted.
373	DM112.	Highgate CAAC	Views and vistas	Suggest that the view of the Highgate Ridge from Alexandra palace, the view down the High Street to the City, the view from Kingsley Place over east London are noteworthy.	Noted.
373	DM113.	Highgate CAAC	Views and vistas	The map is inadequate but appears there are no views out from or into Highgate included on it.	Council recognises improvements could be made to our map and image resolutions, and we will aim to ensure that documents are written and presented in a way that are clear to understand and consistent in the future. **Action: Amend map 2.2 to improve image quality.**
414	DM114.	GLA	Correction	The reference to the 'Further Alterations adopted November 2014' in paragraph 2.31 should be corrected to London Plan 2015	Noted. The London Plan will be appropriately referenced in the next published version of the Plan. **Amend para 2.31 as suggested**

421	DM115.	Historic England	Views	We welcome the inclusion of a policy that considers the management of key views within and across the Borough. However the wording of the policy does not sit comfortably with the details provided in the UCS. For example the UCS refers to three types of views which we can only assume are being collectively called 'Locally important views'. However when considering the supporting text to the policy reference is made to the Mayor's strategic views as well as the UCS views. We would therefore suggest that the policy decides which views it seeks to manage. The policy wording especially the 2nd sentence should be strengthened and clarified. For example what is meant by 'disturbance to the locally significance views should be minimised…'? How will the views be managed, what evidence has been captured that provides a benchmark in which to measure the qualities of the view and how they will be managed against proposals for change? We are happy to work with the Council on developing this policy further.	The Council welcomes support for this policy. For each identified view, the UCS sets a view typology (panoramic, linear, or townscape) which is then classified either as strategic or locally significant view. The policy only refers and seeks to manage locally significant views. The supporting text includes information on London Plan strategic views to provide context. The Council acknowledges that the supporting text could be amended to provide clarity. **Action: Amend policy to set clearer criteria / supporting text for considering impacts on views.**
592	DM116.	John Crompton, Chair, Muswell Hill CAAC	New local view proposed	Local views – welcome – see App A Page 99 – Add: Dukes Avenue ----→ Alexandra Palace.	Council welcomes support for this policy.
615	DM117.	Colin Marr on behalf of the Alexandra Park And Palace Conservation Area Advisory Committee	Additional local views	In addition to the ten linear views of AP that are listed in the draft, the CAAC proposes the following additions: • Ferme Park Road ---→ AP • Dukes Avenue ---→ AP • The Avenue (N10) ---→ AP • Muswell Hill Road -→ AP	Noted.
615	DM118.	Colin Marr on behalf of the Alexandra Park And Palace Conservation Area Advisory Committee	Additional wording	The APPCAAC would like to see this important strand of agreed Strategic Policy included in DM6. We recommend that Paragraph 6.2.19 (below) be included in full. This should become a new paragraph to be inserted after 2.33 on page 13. ***The Council will seek to protect locally important views that contribute to the interest and character of the borough. These may include:*** • ***Views of and from large parks and open spaces, such as Alexandra Palace and Finsbury Park and other public parks on the Local Register of Historic Parks and Gardens;*** • ***Views into, within and from Conservation Areas; and*** • ***Views of listed and landmark buildings and monuments.***	Noted.

Comments on DM7 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
592	DM119.	John Crompton, Chair, Muswell Hill CAAC	Conservation	Suggest deleting the reference to Listed Buildings –shopfronts in CAs can have important characteristic which make a positive contribution to the CA. Suggest also having something about taking the opportunity to carry out more general repairs to the front of the property –particularly to ensure its safety to passers- by.	Agreed. The council has removed reference to listed buildings. The supporting text will be amended to reflect that development should have regard to significance of a heritage asset and its setting, in line with DM Policies on historic environment. **Action: Amend paragraph 2.37 to delete reference to listed buildings and revise supporting text to align with DM Policies on historic environment.**
431	DM120.	Chris Thomas Ltd on behalf of British Sign and Graphics Association	Corporate signage	Finally in this paragraph, why should the council ask for 'corporate' signage to be changed, unless this is required in the interests of amenity? If this is what the council consider necessary, the text should make it clear. But, in all, we consider paragraph 2.44 is so excessive and unenforceable that it should be entirely deleted.	Agree. **Action: Revise supporting text to be less prescriptive, ensuring sufficient flexibility for consideration on a case by case basis.**
431	DM121.	Chris Thomas Ltd on behalf of British Sign and Graphics Association	Deletion	This paragraph is meaningless and only repeats 2.42. It should be deleted.	Disagree. This is text which provides further information to the policy objectives.
268	DM122.	Colin Kerr and Simon Fedida	Design	The policy states that 'the imitation of historical styles is never appropriate and should not be attempted'. This sounds like a fatwa. The opposite proposition concerning the success of crude 'contemporary' design has many counter examples, unfortunately. Designs should be assessed on their merits. The proposed stricture is unnecessary. Recommendation: The ban on the imitation of historical styles should be struck out. The first sentence of para 2.38 should be deleted.	Agreed. **Action: Delete text as suggested.**
431	DM123.	Chris Thomas Ltd on behalf of British Sign and Graphics Association	Illuminated fascias	Third bullet point. There is no justification for the proposed ban on internally illuminated "box" fascia signs. Modern "box" fascia signs are now commonly slimline (little more than 100m deep); they may be recessed into the fascia; and they are often designed so that only the lettering illuminates on an otherwise unlit backing panel. Similarly, "halo" illumination (which still requires a "box" sign of sorts) is often commonly acceptable even in the most sensitive areas. We would suggest that this bullet point ought to be amenity based and suggest "Bulky, fully internally illuminated box fascia signs are unlikely to be acceptable"	Agree. **Action: Revise supporting text to be less prescriptive, ensuring sufficient flexibility for consideration on a case by case basis.**
431	DM124.	Chris Thomas Ltd on behalf of British Sign and Graphics Association	National policy	Paragraph 4 of the PPG 'Advertisements' makes clear that should local policies be considered necessary for the control of advertisements they should be evidence based.	The Council considers that the policy is sound and supported by technical evidence.
431	DM125.	Chris Thomas Ltd on behalf of British Sign and Graphics Association	Opposition to supporting text	DM7 F is totally appropriate and adequate for the control of advertisement display on shopfronts. We support this policy. However, the supporting text goes far beyond the considerations in the policy and are excessively and disproportionately prescriptive. It is most certainly not 'evidence based'. It is full of prejudices and assumptions.	Council welcomes support for this policy. **Action: Revise supporting text to be less prescriptive, ensuring sufficient flexibility for consideration on a case by case basis.**
431	DM126.	Chris Thomas Ltd on behalf of	Previous consultation	Commented on first draft and disappointed comments have not been heeded and the draft DPD still exceeds by far the criteria permitted in the TCP (Control of Advertisements)(England) Regulations 2007 and	Disagree. The Council considers that the policy is within the scope of powers that may be exercised by the local planning authority in the interests of amenity and public safety.

		British Sign and Graphics Association		the advice in National Planning Policy and Practice Guidance.	
562	DM127.	Cllr John Bevan	Shop shutters	Solid shutters used both external and internal on shop fronts and indeed any other buildings should not be permitted. All shutters should be internal and of a trellised like design for internal use . A preference should be stated for internal use and if practical external shutters of any kind should not be permitted	Noted. The policy provides that solid external security shutters should be avoided. Where it can exercise control, the planning authority will seek to manage the design and use of shutters in line with the policy requirements.
421	DM128.	Historic England	Shopfronts	In general we are supportive of this policy. However we would suggest that when advising on the heritage interest of shopfronts, that the significance of the interest is considered in line with the NPPF paragraph 128.	Council welcomes the support. The policy will be considered alongside DM Policies on the historic environment and reflect consideration for the significance of heritage assets and setting. Further information will be set out in supporting text. **Action: Amend supporting text to signpost consideration for the significance of heritage assets and their setting.**
431	DM129.	Chris Thomas Ltd on behalf of British Sign and Graphics Association	Sign design	Second bullet point. Sign written lettering is now so rare and expensive that it is not practical choice. There are not enough signwriters left in the UK to fulfil this policy in Haringey alone, yet alone all the rest of the UK. The sentence “individual cut letters, stating the name and trade of the premises and the shop number” is wholly beyond the powers of the Council. Why should letters be individually cut? There are all sorts of designs for lettering which will be acceptable. Any attempt to dictate the content of a sign is beyond the Council’s legal power – see regulation 3(4) of the 2007 regulations. We would suggest this bullet point be reduced to simply “Lettering/logos should be in proportion to the size of the fascia and the shopfront as a whole”.	Agree. **Action: Revise supporting text to be less prescriptive, ensuring sufficient flexibility for consideration on a case by case basis.**
431	DM130.	Chris Thomas Ltd on behalf of British Sign and Graphics Association	Sign design	First two sentences. This is ridiculous. In general, the determining factor as to what form of fascia sign is appropriate will be the design of the shopfront and the building as a whole. For example, a timber panel would look wholly out of place above a modern, fully glazed, aluminium-framed shopfront. We suggest that these two sentences be deleted and replaced with “greater care is required where the premises are a Listed building or in a Conservation Area”.	Agree. **Action: Revise supporting text to be less prescriptive, ensuring sufficient flexibility for consideration on a case by case basis. Revise supporting text to align with DM Policies on historic environment.**
431	DM131.	Chris Thomas Ltd on behalf of British Sign and Graphics Association	Sign design	Why should materials and colours be “of a limited range”? And what does this mean? Do you really expect a busy, thriving shopping area to be limited in the range of colours and materials? Acrylic-type materials (mosaic is so rare as to not be worth mentioning) are commonly used in shopfront signage throughout the UK. They are hard-wearing, requiring little maintenance and versatile. Why should they be unacceptable in Haringey? Can the Council point to a single example of “unfinished” metal? For its own protection, metal is invariably “finished”, either by painting, powder-coating or some other method. Why should “bright” colours be avoided? It would be a dull shopping centre indeed without bright colours. As to window stickers and posters within shop windows, these forms of advertisement are excepted from the Council’s control or have deemed consent under Class 1 in Schedule1 or Class 12 in Schedule 3 to the regulations. They are effectively beyond the council’s control.	Agree. **Action: Revise supporting text to be less prescriptive, ensuring sufficient flexibility for consideration on a case by case basis.**
431	DM132.	Chris Thomas Ltd on behalf of British Sign and Graphics Association	Sign requirements	Fourth bullet point. [See third bullet point comments for content of the sign]. The words “describing the name or trade of the shop” should be deleted. We would also suggest that the exceptions could also include single very large (Department-type) stores in a single building where the length of the frontage could accommodate more than one projecting sign without harm to amenity.	Agree. **Action: Revise supporting text to be less prescriptive, ensuring sufficient flexibility for consideration on a case by case basis.**

592	DM133.	John Crompton, Chair, Muswell Hill CAAC	Suggested additions	Two things need to be added: fascias cannot be used to advertise products sold in the store and the use of gimmicky graphics e.g. of an apple is to be avoided/not allowed?	The policy will ensure signage is of the highest possible standards and contributes to a safe and attractive environment. This policy is intended to be applied on a case by case basis.
592	DM134.	John Crompton, Chair, Muswell Hill CAAC	Support with clarification	Is it "of" rather than "or" in B. E –the CAAC strongly supports the statement about solid shutters not being acceptable.	Council welcomes the support for E and has amended B accordingly. **Action: Amend policy text as suggested.**

Comments on DM8 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
415	DM135.	Transport for London	Advertisements	Welcome the reference in paragraph 2.55 – although the text should be corrected to "Transport for London Road Network". TfL has a set criteria of requirements that it imposes on advertisement boards on the Transport for London Road Network (TLRN), particularly illuminated/electronic signs. This requires a number of conditions to be imposed in order to mitigate any impact on safety/driver distraction, details of these can be provided if required.	Council welcomes the support and has amended the policy accordingly. **Amend supporting text to state: Any proposals for advertisements in or adjacent to the Transport for London Road Network will require a view from Transport for London with reference to the impact of the advert on the safe operation of the highway network.**
431	DM136.	Chris Thomas Ltd on behalf of British Sign and Graphics Association	Correction	How many times must we tell you that the correct title is the Town and Country Planning (Control of Advertisements)(England) Regulations 2007?	Noted. Paragraph 2.54 will be updated accordingly. **Action: Amend supporting text to refer: The Town and Country Planning (Control of Advertisements) (England) Regulations 2007**
431	DM137.	Chris Thomas Ltd on behalf of British Sign and Graphics Association	Council policy	We consider that the Council's overall approach to advertisement control is entirely negative. Advertisements are an integral part of the urban environment, just as much as buildings, trees and traffic. The only policy which is really required is that well-designed and sited advertisements enhance the urban environment and are to be welcomed.	The Council acknowledges that advertisements form part of the public realm and has therefore included policies to ensure that they positively contribute to local areas. The suggested policy wording is not considered to provide a sufficient basis to appropriately manage this type of development, particularly in having regard to local circumstances.
562	DM138.	Cllr John Bevan	Telephone kiosks	Advertisements on any telephone kiosks should not be permitted, as is already applied at Westminster Council	The draft policy is considered to provide a sufficient basis to ensure advertisements do not adversely impact on local character.

Comments on DM9 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
420	DM139.	Mobile Operators Association	Telecommunications	We would consider it appropriate to introduce the policy and we would suggest the following: "Mobile communications are now considered an integral part of the success of most business operations and individual lifestyles. With the growth of services such as mobile internet access, demand for new telecommunications infrastructure is continuing to grow. The authority is keen to	The Council considers that the suggested principles for siting and design of mobile communications are reflected in the proposed policy. However it is agreed that the Local Plan could set a more positive framework for supporting telecommunications and policy wording has been revised to this effect.

				facilitate this expansion whilst at the same time minimising any environmental impacts. It is our policy to reduce the proliferation of new masts by encouraging mast sharing and siting equipment on existing tall structures and buildings."	**Action: Amend policy to reflect role of mobile communications in supporting business and the economy.**
420	DM140.	Mobile Operators Association	Telecommunications	While we support the inclusion of Policy DM 9 Telecommunications within the emerging Development Management Policies (DPD), we have the following concerns about the wording of the policy: Criterion A(c) of Policy DM9 states that telecommunications equipment will be permitted where it can be demonstrated that; *'The size of the any equipment visible from the street should be should be minimised (including satellite dishes, other domestic equipments and any supporting structures);'* We consider the wording of Criterion A(c) to be ambiguous and potentially overly restrictive in relation to telecommunication development. The operators are committed to ensuring that the amount and dimensions of all newly proposed apparatus be limited to a minimum operational requirement so as to minimise potential impact. We would therefore suggest that this wording is removed from Policy DM9.	Agreed. In order to set clearer expectations for development proposals, the policy will be amended to require that equipment is limited to the minimum operational requirement. **Action: Amend policy to state that new proposed apparatus must be limited to minimum operational requirement.**
420	DM141.	Mobile Operators Association	Telecommunications	Criterion A(e) of Policy DM9 states that telecommunications equipment will be permitted where it can be demonstrated that; *'They are appropriately designed, coloured and landscaped to take account of their setting. For dishes, this may include installing a mesh or transparent structure;'* We consider the wording of Criterion A(e) to be overly restrictive. The operators are committed to employing means of disguising their apparatus when seeking to address coverage requirements in sensitive locations however due to the siting and design of some telecommunications structures such as a streetworks style pole, it is not always possible to provide landscaping or camouflaging for the installation. We suggest that Criterion A(e) is amended to the following: *'the siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area'*	The Council considers that policy requirement is consistent with NPPF paragraph 43.
420	DM142.	Mobile Operators Association	Telecommunications	Criterion A(f) of Policy DM9 states that telecommunications equipment will be permitted where it can be demonstrated that; *'There is no significant adverse impact on the visual amenities of neighbouring occupiers.'* While it is recognised that operators should exercise great care if locating equipment within areas of high visibility or overlooked by housing, paragraph 44 of NPPF states that; *"Local Planning Authorities should not impose a ban on new telecommunications development in certain areas, impose blanket Article 4 directions over a wide area or a wide range of telecommunications development or insist on minimum distances between new telecommunications development and existing development."* In accordance with NPPF, the Mobile Network Operators aim to keep the environmental impact of all communications infrastructure to a minimum. We would therefore suggest that Criterion A(f) is removed from Policy DM9. If it would be considered useful in creating a concise and flexible telecommunications policy, we would suggest the following wording:	The Council considers that the policy is consistent with the NPPF and provides sufficient flexibility to support telecommunications equipment across the borough.

				"Proposals for telecommunications development will be permitted provided that the following criteria are met: - *(i) the siting and appearance of the proposed apparatus and associated structures should seek to minimise impact on the visual amenity, character or appearance of the surrounding area;* *(ii) if on a building, apparatus and associated structures should be sited and designed in order to seek to minimise impact to the external appearance of the host building;* *(iii) if proposing a new mast, it should be demonstrated that the applicant has explored the possibility of erecting apparatus on existing buildings, masts or other structures. Such evidence should accompany any application made to the (local) planning authority.* *(iv) If proposing development in a sensitive area, the development should not have an unacceptable effect on areas of ecological interest, areas of landscape importance, archaeological sites, conservation areas or buildings of architectural or historic interest.* *When considering applications for telecommunications development, the (local) planning authority will have regard to the operational requirements of telecommunications networks and the technical limitations of the technology."*	
592	DM143.	John Crompton, Chair, Muswell Hill CAAC	Suggested additions	Add a new criteria which stipulates that the applicant undertakes to remove equipment when it is no longer in use, including cabinets	Under permitted development rights telecommunications apparatus should be removed from the land as soon as reasonably practicable after it is no longer required for telecommunications purposes. Therefore Council believes it is appropriate that this could be included as a condition for planning permission. The policy has been amended accordingly. **Action: Amend policy to require that all telecommunications equipment should be removed from the land, building or structure on which it is situated as soon as reasonably practicable after it is no longer required for electronic communications purposes.**

Comments on DM10 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
372	DM144.	Highgate Society	Refuse storage, amenity	Suggest additional requirements for refuse storage in conversions. Too often there is not enough space in the front amenity areas to accommodate the bins now specified by Haringey. When these are provided it is often at the loss of the front garden area or the outlook from ground floor and basement units. In these cases conversion should not be permitted.	The policy requires that all proposals for new development demonstrate adequate arrangements for waste management facilities. The Council does not consider it is necessary to provide further criteria for conversions.
410	DM145.	North London Waste Authority	Waste Management	NLWA supports this policy, particularly because too often designs for development fail to accommodate sufficient space to allow residents to easily separate their water into recyclable and non-recyclable fractions to maximum effect. However, the key challenge is to ensure that the planning policy on waste management provision is implemented. The London Waste and Recycling Board (LWARB) ad London Environment	Support for the policy is welcomed. The Council has reviewed the model policy and considers that its key principles are covered by the proposed policy DM10. A separate policy for flatted development is considered unnecessary but the limited criteria relevant only to flatted development could be contained in a part B to Policy DM10. Additions to this effect have therefore been added.

				Director's Network (LEDNET) have commissioned waste management planning advice for flatted schemes that includes model policy, template waste management strategy for developers for pre-application, and case studies. NLWA recommends that LB Haringey considers incorporating the findings of the advice into its own development management policies as appropriate.	**Action: Include additional part B to policy with requirements for flatted development.**
410	DM146.	North London Waste Authority	Waste Management	The priority for NLWA as the waste disposal authority is to achieve the goal of recycling 50% of waste from households (and similar wastes). However, the achievement of targets may require flexibility in waste collection arrangements over time. We would therefore recommend that the final version of DM10 needs to recognise the need for sufficient flexibility to enable the waste collection authority to amend collection arrangements over time.	The Council does not consider that the proposed policy would restrict the NLWA from amending its collection arrangements.
417	DM147.	Haringey Waste Management Service	Waste Management	The waste management service / Neighbourhood Action Team support this policy. In our experience of commenting on applications it is too common for designs for development to fail to accommodate sufficient and appropriately accessible space to allow residents to easily separate their waste into recyclable and non-recyclable fractions to maximum effect. The implementation of waste legislation to ensure that local authorities collect recyclable materials separately unless it can be shown that this is not Technically Economically and Environmentally Practicable (TEEP) is assisted by robust policies for ensuring the separation of recyclable material or the collection of mixed recyclable materials separately from residual wastes in developments. However, the key challenge is to ensure that the planning policy on waste management provision is implemented.	The Council welcomes support for this policy.
417	DM148.	Haringey Waste Management Service	Waste Management	In this regard we would want to understand how greater consideration and weight can be given to the sufficiency of waste management and recycling arrangements e.g. such that applications for housing may not be submitted without answering yes to the standard application questions at section 7 (requesting consideration of waste requirements) and providing associated detail. This will improve the quality of designs and avoid problems that can occur once a dwelling is occupied, which can cause ongoing nuisance to residents and operational difficulties, at a cost to the council and/or residents (e.g. through additional management charges for containers to be brought to an appropriate collection point on day of collection). The failure to maximise the separation of recyclables will also increase the costs to the council/council tax payers in terms of disposal costs.	All development proposals must demonstrate how they will meet the relevant policy requirements. Policy DM1 sets out the Council's expectations for delivering high quality design and that proposals engage with the key principles of Haringey's Development Charter.
417	DM149.	Haringey Waste Management Service	Waste Management	The London Waste and Recycling Board (LWARB) and the London Environment Directors' Network (LEDNET) have recently commissioned a consultancy partnership formed by BPP Consulting LLP and SOENECS Ltd (SOENECS & BPP) to develop waste management planning advice for flatted properties. The overall requirement was to prepare a template policy or policies on planning for waste and recycling storage and collection in new build flatted properties, with the ultimate aim of encouraging the design of waste management systems that will help London achieve its recycling targets. The conclusions of this work are available in the project report and include: 1.A template waste management strategy for developers to complete at pre-application stage – with the aim that they have considered how	Support for the policy is welcomed. The Council has reviewed the model policy and considers that its key principles are covered by the proposed policy DM10. A separate policy for flatted development is considered unnecessary but the limited criteria relevant only to flatted development could be contained in a part B to Policy DM10. Additions to this effect have therefore been added. **Action: Include additional part B to policy with requirements for flatted development.**

				waste and recycling is managed from within the resident's home to disposal. This will assist developers/applicants ensure appropriate and sufficient arrangements easier. 2. A template waste management policy – to be adopted by all London boroughs. This would provide clarity and consistency across the capital. 3.Case studies UK and International examples of waste management in high rise buildings These documents were launched at workshops on 3 and 18/03/15 and are freely downloadable from the following link: http://www.lwarb.gov.uk/page/?identity=research-fund The service recommends that Planning refers to the LWARB/LEDNET documents within its own Development Management Policies.	
417	DM150.	Haringey Waste Management Service	Waste Management	Achieving the goal of recycling 50% of waste from households (and similar wastes) as set out in the European Waste Framework Directive and other documents may require changes to Haringey's current waste collection arrangements, which should be borne in mind. Choices about the frequency of collections will have an impact on the storage requirements in homes and business premises. It will therefore be helpful to link the policy to Haringey's waste collection arrangements as prevailing or planned at the time of any future development, rather than locking the DMP into current arrangements.	The Council does not consider that the policy would restrict the waste authority from amending its collection arrangements.

Comments on DM11 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
410	DM151.	North London Waste Authority	Waste Management	NLWA supports the inclusion of this new policy within the DMDPD and welcomes the recognition that the DM policies will not repeat policies that will be contained within the upcoming North London Waste Plan, which will identify sites and areas suitable for waste management facilities as well as include policies on the design and impact of new facilities.	The Council welcomes support for this policy.

Comments on DM12 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
740	DM152.	Hornsey Historical Society – David Frith	Garden walls; conservation	Mention should be made of the desirability of preserving garden walls as far as possible with particular reference to Conservation Areas. This issue should also be dealt with in DM 12.	Noted. The policy is intended to cover the significance of all heritage assets and their setting. The policy will establish key principles for managing the historic environment and it is therefore not necessary to list all types of heritage assets.
268	DM153.	Colin Kerr and Simon Fedida	Heritage	DM12Ba envisages the destruction of heritage assets in pursuit of public benefits, when such benefit is considered to exceed the disbenefit of the loss. This policy is extremely far reaching in its effects. Potentially all the heritage assets of the Borough are under threat without limit. It is not clear how the heritage value of a park, building or listed filter bed is to be compared with a unit of housing. The policy is	Noted. The policy will be amended to ensure it is consistent with the key tests set out in the NPPF. **Action: Amend policy to ensure consistency with NPPF, including key tests for development affecting the significance of heritage assets and their setting.**

				unwise. Some ground rules for objectively and systematically evaluating the benefits and losses are urgently needed if much that is of value is not to be irretrievably lost. The danger is that those hot issues at the top of the political agenda override the more subtle benefits offered by heritage assets. Precisely this has happened many times in the history of planning.	
268	DM154.	Colin Kerr and Simon Fedida	Heritage	Recommendation: This policy should only be adopted if accompanied by a framework that enables disparate benefits and losses to be adequately and objectively compared. Without such a framework a wholesale destruction of the heritage fabric of the Borough may result.	Noted. The policy will be amended to ensure it is consistent with the key tests set out in the NPPF. **Action: Amend policy to ensure consistency with NPPF, including key tests for development affecting the significance of heritage assets and their setting.**
421	DM155.	Historic England	Heritage	Part A of the policy should be re-worded so that it is more aligned with the NPPF paragraph 131, and the need for local authorities to take account of the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation. The current wording touches on some of these elements but not fully.	Noted. The policy will be amended to ensure it is consistent with the NPPF. **Action: Amend policy to ensure consistency with the NPPF.**
421	DM156.	Historic England	Heritage	Part B of the policy also need to be carefully reviewed so that it does not undermine the policy framework provided by NPPF paragraph 132. Principally the principle that great weight should be given to the assets conservation, and the more important the assets the greater the weight. This point is not reflected in the current wording. In addition reference needs to be made to the setting of assets in the context of harm to or loss of significance through alterations of demolition. The current wording does not make this connection. Finally the reasons for justification for harm to or loss of significance to be supported should be further realigned with the NPPF. For example the different tests used in relation to the grade of heritage assets are not expressed sufficiently in the policy, to the extent that it could undermine operation of this aspect of national policy.	Noted. The policy will be amended to ensure it is consistent the NPPF. **Action: Amend policy to ensure consistency with NPPF, including key tests for development affecting the significance of heritage assets and their setting.**
421	DM157.	Historic England	Heritage	In addition the potential public benefits that may support the justification for substantial harm or loss, as expressed by the NPPF are not fully captured in the policy wording. It is accepted that reference is made to the relevant NPPF paragraphs in the supporting text of the policy, but there are concerns that the wording it the policy deviate from the tests in the NPPF.	Noted. The policy will be amended to ensure it is consistent the NPPF. **Action: Amend policy to ensure consistency with NPPF, including key tests for development affecting the significance of heritage assets and their setting.**
421	DM158.	Historic England	Heritage	Part D – we would suggest that the modern contemporary designs are sympathetic to the significance of heritage assets, not just the appearance.	Noted.
421	DM159.	Historic England	Heritage	Part E – we would suggest that at the start of this section reference to the significance of heritage assets should be included.	Agreed. The policy will be amended to ensure it is consistent the NPPF. **Action: Amend policy to ensure consistency with NPPF, including reference to the significance of heritage assets and their setting.**
373	DM160.	Highgate CAAC	Historic environment	Support much of the rest of DM12 and the explanations given in 2.74-2.94.	Support for policy is welcomed.
373	DM161.	Highgate CAAC	Historic environment – adaptive re-use	The idea that the issue of options for adaptive reuse being unachievable can be a matter of merely producing documents during the validation process is far too vague and ill-defined. It is an invitation to would-be demolishers of heritage assets to produce such evidence with no element of consultation or control.	Noted. The policy will be amended to ensure it is consistent with the NPPF in terms of proposals for enabling development. **Action: Amend policy to ensure consistency with NPPF on the matter of enabling development.**

373	DM162.	Highgate CAAC	Historic environment – subdivision, infill and backland development	It is hard to see how the 'subdivisdion of plots, infill and backland development' can ever preserve or enhance the significance etc. of a heritage asset. The curtilage of a listed building is as protected as the building itself and the preservation of the setting of heritage assets has been a major concern in recent decisions in the courts.	Agreed. The policy will be amended to ensure it is better highlights the significance of heritage assets and their setting. **Action: Amend policy to ensure consistency with NPPF, including reference to the significance of heritage assets and their setting. Update supporting text to provide further detail on this matter.**
372	DM163.	Highgate Society	Historic environment, NPPF consistency	Society is concerned by the statement that heritage assets can be developed if "The loss is essential to deliver significant heritage benefit ...or public benefit such as affordable housing opportunities, which outweigh the significant loss". Whilst the Society welcomes the provision of affordable housing, This contains wording which we feel is in contravention of the relevant clauses of the NPPF and which will lead to harm to heritage assets. It is not within the NPPF to suggest that affordable housing opportunities are of such significant public benefit that they can outweigh the loss of a heritage asset. Indeed, the policy, as worded, clearly suggests that any and all heritage assets may be demolished if the objective is to provide affordable housing. Certainly it could be interpreted thus by a developer.	Noted. The policy will be amended to ensure it is consistent with the key tests set out in the NPPF. **Action: Amend policy to ensure consistency with NPPF, including key tests for development affecting the significance of heritage assets and their setting.**
372	DM164.	Highgate Society	Historic environment, NPPF consistency	The policy, as worded, is both damaging and contrary to national policy for the protection of the heritage. This cannot be its intention. This clause must therefore be amended, and strengthened, with the word "substantially" inserted before the word "public benefit" and the words "such as affordable housing opportunity" removed	Noted. The policy will be amended to ensure it is consistent with the key tests set out in the NPPF. **Action: Amend policy to ensure consistency with NPPF, including key tests for development affecting the significance of heritage assets and their setting.**
372	DM165.	Highgate Society	Historic environment, NPPF consistency	Glad that Haringey is extending this test to 'heritage assets' in the broader sense (which may include locally listed buildings or those which positively contribute to CAs) but the strong presumption against harm/loss of designated assets, eg. listed buildings and conservation areas, needs emphasis here. The plan would benefit here from quoting para 132 of the NPPF.	Noted. The policy will be amended to ensure it is consistent with the NPPF. **Action: Amend policy to ensure consistency with the NPPF.**
372	DM166.	Highgate Society	Historic environment, NPPF consistency	The development on backlands section should be strengthened. Suggests following wording be inserted. "*In addition to above, applications for new development or alteration works affecting a heritage asset or its setting, including subdivision of plots, infill and backland development, would only be granted where they preserve or enhance the character, appearance and setting of the asset if it is within a Conservation Area."*	Noted. The policy is intended to cover the significance of all heritage assets and their setting. The policy will be clarified to make this clear, along with revised supporting text. A new policy on backland, infill and garden land development will also be prepared to provide further considerations in this respect. **Action: Amend policy and supporting text to make clear the policy covers heritage assets and their setting. Addition of new policy on backland, infill and garden land development.**
373	DM167.	Highgate CAAC	Historic environment, NPPF consistency	Paragraph B(a) page 22 contains wording which is in contravention of the relevant clauses of the NPPF and which will lead to harm to heritage assets. It is not within the NPPF to suggest that affordable housing opportunities are of such significant public benefit that they can outweigh loss of a heritage asset.	Noted. The policy will be amended to ensure it is consistent with the key tests set out in the NPPF. **Action: Amend policy to ensure consistency with NPPF, including key tests for development affecting the significance of heritage assets and their setting.**
659	DM168.	Haringey Federation of Residents Associations (HFRA)	Our Tottenham Charter	PROMOTE QUALITY DESIGN AND RESPECT FOR HERITAGE: - Protect Tottenham's listed buildings, conservation areas and general positive architectural characteristics, and ensure any new development is of good quality - All planning policies must: safeguard and value heritage buildings, including those outside Conservation Areas; ensure that heritage-led regeneration benefits Tottenham residents in the short, medium and long term, and doesn't lead to the kind of gentrification	Noted.

				which forces people out of Tottenham. We also need to identify and improve quality of design, amenity and sustainability standards for all new development.	
628	DM169.	DP9 on behalf of Tottenham Hotspur Football Club	Proliferation of benefits	Requested that the policy be amended to highlight that affordable housing is only one public benefit that may be taken into account, with other uses also able to be weighed up.	Noted. The policy will be updated so that potential public benefits are not listed, with reference to the relevant key tests set out in the NPPF. **Action: Amend policy to ensure consistency with NPPF, including key tests for development affecting the significance of heritage assets and their setting.**
592	DM170.	John Crompton, Chair, Muswell Hill CAAC	Rewording	@ Para 2.94: Delete at risk Yes, end that sentence at Conservation Area @ Point E Add “regardless of whether these features can be viewed from the public domain” ? after windows add “both the material used for the frames and the glazing bar pattern”	Noted. The policy will be amended to ensure it is better highlights the significance of heritage assets and their setting. **Action: Amend policy to ensure consistency with NPPF, including reference to the significance of heritage assets and their setting.**
607	DM171.	Muswell Hill & Fortis Green Association	Text change	The Association is concerned to ensure that the cumulative loss of architectural features is limited and preferably stopped altogether in all areas in the Borough. It is, however, recognised that this is particularly important in Conservation Areas and consequently wish to see the all the words after " Conservation Area" to be deleted	Noted. The Council shares the concern with loss, individually or cumulatively, of heritage assets. The policy seeks to preserve and enhance the significance of heritage assets and their setting, in line with the NPPF and Strategic Policy SP12. The policy will be revised to set out further requirements for Conservation Areas. **Action: Action: Amend policy to ensure consistency with NPPF, including reference to the significance of heritage assets and their setting. Further details on conservation areas.**
607	DM172.	Muswell Hill & Fortis Green Association	Visibility from public domain	RE Point E. d: The Association is aware of applications for consent where the proposal materially detracts from the character of a building and / or neighbourhood but is not visible from the public domain. We would therefore add the following to the end of the paragraph: ".....regardless of whether these features can be viewed from the public domain."	Noted. The policy will be amended to ensure it is better highlights the significance of heritage assets and their setting. **Action: Amend policy to ensure consistency with NPPF, including reference to the significance of heritage assets and their setting.**

Comments on DM13 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
592	DM173.	John Crompton, Chair, Muswell Hill CAAC	Rewording	Suggest changing “initiatives” (final word) to “context” or “environment”.	Noted.
628	DM174.	DP9 on behalf of Tottenham Hotspur Football Club	Supports	Supports potential for heritage assets to be used as a catalyst for wider regeneration.	Council welcomes support for this policy.

Comments on DM14 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
421	DM175.	Historic England	Facade	It is important to ensure which circumstances this policy will be applied. For example we would seek to ensure that the policy wording and supporting text highlights the need to understand the significance of heritage assets before considering facadism. This could include the use of a building or its layout which may contribute to the significance of, say a conservation area.	The policy will be amended to clarify the circumstances in which it applies. **Action: Amend policy to reflect that it applies to buildings that contribute to the significance of heritage assets and their setting.**
694	DM176.	Iceniprojects on behalf of Berkeley Homes	NPPF consistency	This policy is unsound as it is not justified and is not consistent with national policy. This policy appears to relate to all buildings, regardless of whether they are heritage assets (and designated or non-designated). It is surprising that this is the Council's intention, it is assumed that this policy was meant to be applied to listed buildings, locally listed buildings and buildings of merit in a conservation area. A balanced judgement on façade retention of a heritage asset should be based on an understanding of the asset's significance. The policy does not convey this. This being the case, the judgement to whether the façade or side facades of a building can be adequately taken in accordance with either Paragraph 133-135 of the NPPF. Draft Policy DM14 should be deleted.	Noted. The proposed policy is intended to refer to listed buildings and other buildings which contribute to the significance of heritage assets and their setting. The policy will be amended to reflect this and ensure consistency with the NPPF. **Action: Amend policy to reflect that it applies to buildings that contribute to the significance of heritage assets and their setting.**

Comments on DM15 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

No comments

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Appendix 2.2 - Comments Chapter 3 (DM14-DM24) of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Comments on Chapter 3 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Policy Ref	Council Response
818	DM176	Our Tottenham	Affordable housing	Return to 50% affordable housing target. It should be increased to the maximum possible	DM 3.2	The 40% affordable housing target is referred to in the introductory chapter of the DM Policies plan however this policy requirement is set out in the Alterations to the Strategic Policies Local Plan (Policy SP2 - Alteration 49). The borough's latest viability evidence suggests that the existing 50% target is not viable across the majority of site scenarios and that a reduction to 40% is appropriate to ensure that the provision of housing does not harm the delivery of housing.

Comments on DM16 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
262	DM177	Safestore (Bilfinger GVA)	Density	The policy outlines the importance of optimising housing capacity on individual sites. We support this stance and agree that should residential development come forward on the Safestore site in the future, the site should be optimised to ensure the maximum level of residential units can be provided.	Council welcomes support for this policy.
265	DM178	NHS Property Services (Savills)	Windfall	DM16 pledges support for residential development on sites that are allocated within the SA DPD and on windfall sites, where this complies with all other relevant policies within the Local Plan. These representations are therefore in general support of DM16 in acknowledging both the role that allocated sites and windfall sites have in meeting and exceeding minimum housing targets, and therefore no amendments are required to this policy. This is in line with national and regional policy.	Council welcomes support for this policy.
372	DM179	Highgate Society	Loss of housing	Society supports the Council's commitment to resisting the loss of existing housing, but the exemption for equivalent floor space only does not take into account the loss of specific units, and if applied carelessly could lead to net losses of homes.	The Council welcomes support for this policy. The Council considers the approach taken will better address objectively assessed housing needs, by enabling a more flexible approach to housing provision.
525	DM180	Barton Willmore on behalf of Workspace	Support policy	The policy outlines the importance of optimising housing capacity on individual sites. We support this position and consider that should residential development come forward in the future, SA24 should be maximised to ensure an acceptable level of residential units can be provided. Furthermore, the Further Alterations to the London Plan (FLAP) were adopted in March 2015 and plan for a higher number of houses than under the 2011 London Plan. If LBH is to meet the targets outlined, it must optimise well located town centre centres.	The Council has sought to optimise the housing potential of all the sites in the site allocations document and the area action plan, in line with the London Plan. The Council welcomes support for this policy.
584	DM181	Rapleys on behalf of Lasalle Investment Management,	Clarification needed	We support Policy DM16 (A) which supports and directs proposals for new housing to sites allocated for residential development, including mixed use residential development. However, as noted in our representations on the Site Allocations document, this policy would be ineffective unless the Site Allocations document specifically allocates mixed use development sites,	The Council believes by definition that mixed use implies a range of uses which in appropriate circumstances may include residential.

		long leaseholders		namely the Sites SA23 and SA26, to include residential use	
592	DM182	John Crompton, Chair, Muswell Hill CAAC n Crompton	Windfalls	Can what is meant by windfall here be explained?	Council has added a definition of windfall development to the glossary. **Amend glossary to add windfall development definition**
609	DM183	Apcar Smith Planning on behalf of Wedge Investments Ltd	Windfalls	it is considered that Part D should be amended to read: Windfall development will be encouraged where this complies with all relevant policies of this Plan. This is in recognition of The London Plan's reference to not just meeting but exceeding housing targets. It is considered to be more consistent with the reference to "exceed" to specifically **encourage** windfall development where appropriate. Similarly it is considered that Para 3.3 should be amended to refer to the Borough's **minimum** strategic housing target within The London Plan.	Windfall developments have been included in the plan as a statement of support for this source of housing.
610	DM184	Turley on behalf of St. William	Support policy	We are generally supportive of the principles and comments set out in the Development Management Policies that are not highlighted below. Policy DM 2 'Design Standards and Quality of Life', DM 16 'Housing Supply' and DM 18 'Housing Design and Quality' are especially relevant and provide a good framework that is supportive of residential led developments, such as Clarendon Square	Council welcomes the support for this policy.
633	DM185	Anne Gray, Local Resident	Against single story retail	A ban on single storey retail development; all major retail buildings should have flats above and car parking underneath, like the Wood Green Shopping City which was a pioneer development of the 1970s in this regard. Existing single storey retail developments should be targeted for better re-use of their sites, as the Tottenham Regeneration proposals have done for Tottenham Hale retail park.	In line with London Plan policy 3.3, the Council will be seeking to realise the housing capacity through a number of different sources including opportunities for mixed developments in town centres.
644	DM186	Wards Corner Coalition	Loss of affordable housing	The housing policies within the draft Development Management DPD are not adequate and do not provide a sound basis for the Tottenham AAP. For instance, DM16 and paragraph 3.6 makes no mention of lifetime homes and do not distinguish between different kinds of 'floorspace' (DM16 C) – if existing council housing is knocked down and replaced with private housing, the Council's requirement that an equivalent floorspace must be re-provided is meaningless. This policy is highly likely to remove affordable housing and replace it with unaffordable housing at a time of housing crisis.	The Government's housing standards review (March 2015), the Building Regulations review (2015) have revoked lifetime home standards, superseding them with Part M of the new building regulations. The policy is consistent with the London Plan and the Haringey Local Plan: Strategic Policies (adopted March 2013).
694	DM187	Iceniprojects on behalf of Berkeley Homes	Encourage windfalls	Support the Council's recognition that windfall sites will play a role in exceeding housing delivery targets. Windfall fall sites should be seen as a positive opportunity. Berkeley Homes would support a revision to the policy to that the Council will look upon windfall opportunities positively, wherever possible.	Council welcomes supports for this policy. Windfall developments have been included in the plan as a statement of support for this source of housing.
698	DM188	Savills on behalf of the London Diocesan Fund	Windfalls (pro)	Supports the role of windfall developments in meeting housing targets.	Council welcomes support for this policy.

Comments on DM17 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
249	DM189	Hornsey Action Group	Density matrix	Object to the attempts to undermine the clear existing policy commitment of the Strategic Policy for Housing: SP2(1) that new housing in Haringey will meet the density levels set out in the Density Matrix of the London Plan. For example Paragraph 3.9 of DM17 Housing Mix is a clear mis-representation of this policy.	The Council does not believe Paragraph 3.9 is a misrepresentation. SP2 (1) is written as a list of standards to be considered together rather than in isolation. They are not mutually exclusive. The London Plan density matrix has never been an absolute tool for determining an appropriate density for the development site. It is one tool in the policy armoury for assessing the optimum capacity of a development site.
262	DM190	Safestore (Bilfinger GVA)	Unit size	We consider that the proposed policy is flawed and is contrary to the spirit of both the NPPF and London Plan. The policy is inflexible in nature and could result in policy burdens on the site which hamper the delivery of development as it does not consider a number of legitimate scenarios that could hamper the delivery of family housing, such as: • Taking into account areas where 1 or 2 bedroom units would be more suitable than family housing such as town centres or high density neighbourhoods; • Taking into account the viability of the scheme; • Taking into account the redevelopment of existing buildings which could not be readily converted into family housing. To ensure that residential or mixed use development sites are optimised, restrictions on the housing mix may prevent this from occurring As such, we consider that the definition of where developments of 1 and 2 units only would be acceptable should be expanded to include considerations such as viability, the appropriateness of family housing in the area and the optimisation of the development site.	The Council does not consider that the policy is flawed or contrary to the spirit of the NPPF and London Plan. The aim of the policy is to ensure mixed and balanced communities across the whole of Haringey and to meet housing needs and there is enough flexibility in the wording to take account of the considerations suggested. Viability is an implicit consideration across the whole Local Plan without explicitly mentioning it throughout.
265	DM191	NHS Property Services (Savills)	Unit size	These representations give general support within draft Policy DM17 to acknowledging and accounting for individual site circumstances and density ranges in line with the FALP, however restricting the development of blocks containing only 1 or 2 bedroom units is inconsistent with the national and regional policy noted above. In particular locations, local housing demand, scheme viability, site constraints and the character of the surroundings will mean that the residential development proposing only 1 or 2 bedroom units is the most appropriate and optimal use of the site, and should therefore be supported on the merits of the application proposals themselves rather than applying a perspective policy which might inhibit development coming forward. ~~*C. The Council will not support mono-tenure developments or proposals which contain a mix exclusively made up of 1 or 2 bedroom units unless they are part of larger developments or within neighbourhoods where such provision would help to address existing imbalances with regard to housing choice.*~~	Noted. Supporting text has been included to provide further guidance and clarity on this issue.

268	DM192	Colin Kerr and Simon Fedida	HUCS	The policy states that the housing potential of a site 'should have regard to the findings of the Haringey Urban Characterisation Study (HUCS)'. The HUCS is factually incorrect in at least one location, that with which the authors are most familiar.	The Urban Characterisation Study will be reviewed to ensure accuracy of information.
268	DM193	Colin Kerr and Simon Fedida	HUCS	Recommendation: It is suggested that the Council conduct a review of the data in the HUCS Maps of Building Heights,	The Urban Characterisation Study will be reviewed to ensure accuracy of information however the study recommendations will not be revisited. The Council will prepare further technical evidence to support Local Plan policies for tall and large buildings.
268	DM194	Colin Kerr and Simon Fedida	HUCS	Recommendation: The Council should amend the error in the assessed building heights for Barratt Avenue N22 and Station Road (north) N22,	The Urban Characterisation Study will be reviewed to ensure accuracy of information however the study recommendations will not be revisited. The Council will prepare further technical evidence to support Local Plan policies for tall and large buildings.
268	DM195	Colin Kerr and Simon Fedida	HUCS	Recommendation: The Council should amend the 'Building Height General Recommendation' for Barratt Avenue N22 and Station Road	The Urban Characterisation Study will be reviewed to ensure accuracy of information however the study recommendations will not be revisited. The Council will prepare further technical evidence to support Local Plan policies for tall and large buildings.
372	DM196	Highgate Society	Housing mix	As highlighted in our comments on the Housing Strategy (1st February, 2015) we are concerned by the Council's determination that all developments be fully mixed in terms of tenure, size, occupancy profile, etc. This policy ignores the natural choices people make to live in areas of a particular demographic or which provide particular services.	Supporting text has been added to provide guidance and clarity on this issue. It states that proposals should seek to meet local needs and deliver more balance communities. The aim of this policy is to promote mixed and inclusive communities.
372	DM197	Highgate Society	Housing mix, site specific consideration	We welcome the Council's pledge to have regard for "individual site circumstances" but urge that consideration of circumstances be placed at the forefront of planning for a housing mix, and not be merely auxiliary to a programme of establishing preordained groupings.	Supporting text has been added to provide guidance and clarity on this issue.
372	DM198	Highgate Society	Housing mix, affordable housing	Sceptical of the intention to seek "robustly" to provide affordable housing in areas where it is under-represented: the paramount objective should be to provide that housing where it is needed and in demand. Affordable housing is currently managed by RSLs but the time may come when buy-to-let owners and or investors provide it. Otherwise, such ventures are likely to attract absentee landlords for buy-to-let purposes – experience of the Highgate market, in particular, leaves us in no doubt that this would be a major issue here - and therefore defeat the underlying principles.	The policy aims to ensure that proposals seek to meet local needs and deliver more balance communities, in order to promote mixed and inclusive communities.
372	DM199	Highgate Society	Housing mix, SHMA evidence	Society is not clear on why the decision has been taken to ignore the findings of the 2014 SHMA which identified the significant shortfall in Borough housing was of 1- and 2-bedroom dwellings. The Council's apparent resolve not to provide developments of this type of housing in favour of much larger houses is bound to lead to sub-letting / subdividing of existing housing units or a rash of HMOs.	Supporting text has been added to provide guidance and clarity on this issue. It states that proposals should seek to meet local needs and deliver more balance communities. The aim of this policy is to promote mixed and inclusive communities. **Action: Addition of supporting text to provide guidance and clarity**
525	DM200	Barton Willmore on behalf of Workspace	NPPF compliance	Workspace considers that the policy as currently drafted does not meet the flexibility tests within the NPPF. To ensure that residential or mixed use development sites are optimised, there should not be restrictions on the housing mix as this could create deliver problems. The policy should therefore include a caveat related to viability.	The policy is sufficiently worded to allow all development sites to be optimised and does meet the flexibility tests within the NPPF. Consistent with the NPPF, viability is implicit across the whole plan, irrespective of whether it is mentioned in each policy.
566	DM201	Capita on behalf of Capital & Regional plc	Policy conflict	Part C of the policy indicates that the Council will not support mono-tenure developments or proposals that contain a mix exclusively made up of 1 or 2-bed units, unless they are part of larger developments or within neighbourhoods where such provision would help address existing imbalances with regard to housing choice. Part A (a) of the policy states that the suitability of a proposed housing	In line with the London Plan, achieving mixed and balanced communities across all new developments in Haringey is a key priority of the plan. Communities are often not confined to single development sites, so the policy is wording sufficient to allow mono-tenure development sites to come forward but 'individual site circumstances' in this instances means looking beyond the red line

				development would be considered, in part, on the basis of 'individual site circumstances, including location, character of its surrounds, site constraints and scale of development proposed'. There is an internal conflict between this part of the policy and Part C. The latter appears to apply an absolute requirement which fails to acknowledge that there may be individual site circumstances, as set out in Part A (a) that militate against such an approach. For example, family sized units may not always compatible with high density and/or high rise town centre schemes. Part C, should be amended to acknowledge this and to provide some consistency with Part A (a).	boundary of the development site and identifying imbalances in housing mix as part of larger development sites or neighbourhood.
609	DM202	Apcar Smith Planning on behalf of Wedge Investments Ltd	Allocated sites	It is considered that Policy DM17A(d) should be amended to delete the reference to allocated sites. Housing outputs should be optimised on all sites where residential development is proposed, whether or not these are allocated sites, to conform with The London Plan references to optimising housing potential.	Agreed. **Action: Remove the words 'on allocated sites 'in Policy DM17A(d).**
609	DM203	Apcar Smith Planning on behalf of Wedge Investments Ltd	Mono tenure	It is considered that Policy DM17C should be amended since "mono-tenure" developments should be acceptable on small sites and other sites where it is not feasible or practical to have a mix of tenures. This should be acknowledged in the policy.	The aim of the policy is to ensure mixed and balanced communities across the whole of Haringey and to meet housing needs. Whilst it may not be feasible or practical to achieve this policy on small sites, these are not necessarily justification for not meeting the Local Plan policy and the Council still require the applicant to justify the mix based on a wider consideration of housing provision in the neighbourhood.
610	DM204	Turley on behalf of St. William	Mono tenure	We acknowledge the general comments made in Policy DM 17: Housing Mix. We would like to highlight Part C of the policy which states that mono-tenure developments or proposals which contain a mix exclusively made up of 1 or 2 bedroom units is dependent on the size of the development proposal and the local context of the area. Mono-tenure developments should be welcomed in addressing existing housing imbalances in the area. Wood Green is a predominantly residential area comprising of family housing in the form of townhouses and traditional terraced housing. In areas such as this, mono-tenure developments would contribute to the housing mix within the area as a whole and provide a wider range for various residents. As stated in Part A of the Policy, housing mix is subject to 'individual site circumstances, including location, character of its surrounds, site constraints and scale of development proposed'. This should remain at the forefront of the Council's decision making and would provide sufficient flexibility and viability for developers.	The aim of the policy is to ensure mixed and balanced communities across the whole of Haringey and to meet housing needs. The policy's flexibility will allow proposals to be determined on a case by case basis.
628	DM205	DP9 on behalf of Tottenham Hotspur Football Club	Supports smaller units	Supports recognition that residential schemes comprising only of 1 and 2 bedroom units can be acceptable if they are part of a larger development or within neighbourhoods where such provision would help to address existing imbalances with regards housing choice.	The Council welcomes support for this policy.
629	DM206	DP9 on behalf of undisclosed	Density	Supports the principal that housing potential of sites be optimised with density justified through a rigorous design-led approach. It will be essential that developers maximise development potential on sites to maximise wider	The Council welcomes support for this policy.

				social and community benefits.	
659	DM207	Haringey Federation of Residents Associations (HFRA)	Family sized houses	What can be done about the failure to ensure that new build housing contains enough family-sized housing, especially family-sized genuinely affordable and social housing? In Haringey policies recommend adequate 3-bed, and 4-bed units but only a tiny % gets built each year.	Policy DM19 sets out the Council's approach to affordable housing including the requirement to meet the Council's preferred housing size mix in the Haringey Housing Strategy. This will ensure that all new affordable housing will meet housing needs and the preferred mix can be easily amended to reflect changes in identified needs. The Plan is seeking to protect the existing stock of family housing through the introduction of a 'Family Housing Protection Zone' DM22. Although this is not a policy targeting new builds, protecting family housing will ensure increased housing choices for families in Haringey.
694	DM208	Iceniprojects on behalf of Berkeley Homes	Density	As outlined for Policy SP2, this approach to density is unsound, as it is not consistent with national policy. Although it is agreed that development proposals should be design-led, the key consideration for any development should not be density, which is simply a calculation of the number of homes against the size of unit, but of the residential quality of the proposed development and the place it will create, in its context. The proposed policy notes that density will be applied in line with the London Plan Policies; however, Mayoral guidance (Mayor's Housing SPG) clearly states that the density policy and matrix set out in the London Plan should not be utilised in a prescriptive manner and that where appropriate, higher densities should be achieved. The Haringey Urban Characterisation Study 2014 is helpful but should only be used in practice as an indicative baseline guide to development and the policy should be updated to reflect this. An assessment should be made on a case-by-case basis having regard to the quality of the design, the mix of uses and the amount and quality of public realm and open space. Para 3.9 of the supporting text suggests an approach such as this but the wording of the Policy itself should be relaxed, to allow easy application.	The Council believes Para 3.9 is consistent with National Policy and adequately reflects the principle that the London Plan density matrix is one policy tool to be used for assessing the appropriate density of a development site. The policy recognises and supports all the concerns raised in the representation, including recognition that the Urban Characterisation Study is guidance and not policy which is explained in paragraph 2.9 in this document.
698	DM209	Savills on behalf of the London Diocesan Fund	Mono-tenure	It is considered that restricting mono-tenure developments is inconsistent with the national and regional policy. In particular locations, local housing demand, scheme viability, site constraints and the character of the surroundings will mean that the residential development proposing mono-tenure developments (e.g. all 4 bedroom units) is the most appropriate and optimal use of the site to meet market demand, and should therefore be supported on the merits of the application proposals themselves rather than applying a perspective policy which might inhibit development coming forward.	The policy has been amended to remove the term 'Mono tenure. Supporting text has been added to provide further guidance and clarity on this issue. **Action: amend text accordingly**
799	DM210	Bob Lindsay-Smith	Social housing; affordability	What does 'better mix of social housing' in Section 3.15 mean? If it means that the total number of social housing units would be reduced, that is a kick in the teeth for people who have been waiting for a place for years. Intermediate housing is promised, but NO social housing is mentioned in Policy AAP2 Housing, paragraph B subsection b. Maybe it contains a misprint: It says 'the affordable tenure split (DM17 A(c)which in the case of development in the Tottenham AAP area will result in an overall tenure mix of 60% intermediate accommodation and 40% affordable rented accommodation.' Perhaps it should read '... development in the Tottenham AAP area will result in an overall tenure mix of 60% intermediate accommodation and 40% social rented accommodation.' That would make social housing 40% of 50% of the total - ie 20% of all housing.	The aim of the policy and the Tottenham AAP is to ensure mixed and balanced communities across all housing tenures in Tottenham. A better mix of social housing is a mix which provides the opportunity to improve the quality of life of neighbourhoods and improve housing conditions, and one which increases the housing choice and capacity for a range of household sizes, including re-housing families into suitably sized accommodation. Affordable rented accommodation is by definition (NPPF and London Plan), a social housing product, albeit, charged at rents up to 80% of market rents. In accordance with national policy and the London plan, all new affordable housing will be charged at affordable rents rather

					than social rents, to be determined on a site by site basis. The priority of intermediate housing is aimed at achieving a better mix of tenures across Tottenham.
799	DM211	Bob Lindsay-Smith	Social housing	Having less social housing in the East implies a reversal of the current East-West poverty/prosperity trend. No-one has been asked whether that is desirable, or if so, achievable.	This draft document is seeking the views of communities and stakeholders on the policies proposed. The Plan is intended to address the current East-West trend and balance tenures across the whole borough.
818	DM212	Our Tottenham	Social housing	Reword to guarantee NO NET LOSS of social housing units and no displacement of existing tenants as part of any plan for an estate. The word 'affordable' is misleading, as it cannot be equated with 'social'. Social housing units which may be demolished should only be replaced with social housing units, like-for-like, and not by other forms of 'affordable' housing which are not social renting.	In order to improve the condition, quality and choice of social housing on individual housing estates, reprovision on a habitable room basis will ensure the re-provision of social housing better addresses housing needs in particular, the need to re-house families in suitably sized properties.
818	DM213	Our Tottenham	Regeneration principles	The following principles need to be CLEARLY embedded in the sections and policies on housing estate renewal: - No estate regeneration programme should go ahead without a meaningful and fair process of consultation, involvement and empowerment of the existing residents as the drivers of all the decision-making related to their homes. - Such programmes should prioritize improvements to the existing housing estates and their amenities (e.g. finish the Decent Homes Works, concierges, landscaping, community facilities), for the benefit of the current occupants. - There should be no demolition of structurally sound homes, absolutely NO NET LOSS of social housing unit and no displacement of existing tenants as part of any plan for an estate.	Consultations on estate regeneration programmes and prioritising improvement programmes are outside the scope of this Local Plan. However, all planning applications, in accordance with Paragraph 2.7 of this Plan, are required to engage with the local community as an important part of the design proposal.

Comments on DM18 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
268	DM214	Colin Kerr and Simon Fedida	Housing	The policy requires that new housing 'meet or exceed the minimum internal and external space standards of the London Plan'. Concerning external space, Haringey has particular issues concerning a deficiency of Open Space, documented in the Haringey Open Space and Biodiversity Study Final Report. The London Plan and Mayor's Shaping Neighbourhoods: Play and Informal Recreation SPG 2012, offers Boroughs the opportunity to insert locally agreed benchmarks for play space requirements that reflect boroughs' own specific circumstances (Shaping Neighbourhoods: Play and Informal Recreation SPG, paragraph 4.24 page 57 and space calculator page 49).	The Mayor's Shaping Neighbourhoods SPG includes a standard for children's play space which the Council considers is appropriate for Haringey.

268	DM215	Colin Kerr and Simon Fedida	Housing	Recommendation: The Borough should consider developing locally appropriate standards for play space to reflect its local priorities, as recommended by the London Plan Shaping Neighbourhoods SPG paragraph 4.24.	The Mayor's Shaping Neighbourhoods SPG includes a standard for children's play space which the Council considers is appropriate for Haringey.
372	DM216	Highgate Society	Policy implementation	Support the drive for quality of design in all new housing developments. However, definition of "high quality", particularly in terms of exterior design, is highly subjective, requiring detailed knowledge of the character of an area. There should be a commitment to meaningful pre-application discussion with the local community on design issues.	Policy DM1 sets out the principles of the Haringey Development Charter and the Council's expectations for high quality design. The supporting text signposts that early engagement with the local community is an important part of the design process.
372	DM217	Highgate Society	Residential extensions, support	Support proposal to control the design of extensions, especially with regard to historic buildings and heritage environments	The Council welcomes support for this policy.
372	DM218	Highgate Society	Residential extensions, objection	Do not agree with the intention outlined in paragraph 3.11 to support generally the adaptation of homes by enlargement or extension to meet changing needs of the residents.	The Council considers that the approach is in conformity with the London Plan in seeking to ensure that housing developments are able to meeting the changing needs of residents over their lifetimes.
372	DM219	Highgate Society	Residential extensions, objection	Particularly in Highgate, DM18 and 3.11 will lead to the erosion of the supply of smaller family homes, and their replacement by increasingly larger ones, to the point that the standard property stock within a neighbourhood is permanently distorted beyond the requirements of new buyers or tenants. These larger houses will eventually then only be suitable or viable for conversion to HMOs or subdivision, which is contradictory to the Council's stated aims in DM 20.	The policy sets out standards for proposals for residential extensions to ensure design and space standards are met. Any other development or change of use will be subject to all relevant policies. Additional wording to be added to policy to set out standards and guidance for extensions.
372	DM220	Highgate Society	Residential extensions, loss of garden land, NPPF consistency	Policy DM18 and 3.11 will also lead to the disappearance of garden land, contrary to national policy	The NPPF does not include a presumption against garden development however it provides that local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens. A new policy on backland development will be included in the DM policies to ensure appropriate consideration of gardens on development proposals. **Action: Addition of a new policy on backland development.**
408	DM221	Mario Petrou	Wheelchair accessible homes	20% of the total new homes should be accessible, raised from 10%	The 10% target is consistent with London Plan policy.
419	DM222	Haringey Liberal Democrat Group	Housing Mix	Haringey Liberal Democrats believe that more homes need to be built in the borough. However that home need to include a mix of different types of housing, including family homes and affordable homes, built to lifetime standards, not just dense high-rise buildings.	The Local Plan seeks to ensure that London's and Haringey's identified housing needs are met through the provision of a range of housing types and sizes. The proposed DM policies will help give effect to these objectives, for example, through the setting of requirements on housing mix and tenure, protecting family housing and ensuring development densities are appropriate to individual site circumstances.
419	DM223	Haringey Liberal Democrat Group	Housing Quality	The council needs to give more thought not just to the number of homes delivered, but their size and quality, and the impact on their surrounding area.	The Local Plan sets policies to ensure that Haringey can meets its strategic housing delivery targets whilst ensuring the provision of a range of housing types and sizes to meet local need. The DM Policies include policy requirements to ensure new development is of high quality design and positively responds to local character.
426	DM224	Thames Water	Housing Design	Thames Water request that the following informative be incorporated in the Policy or supporting text: ***"There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate***	The policy to be amended to include reference to the requirement of applicants to consult with relevant bodies as part of the proposals.

				development in accordance with Section 185 of the Water Act 1989."	
589	DM225	Anonymous	Space standards	Space standards in new developments are too small. Can lead to mental illness.	The Council proposes to apply the London Plan internal space standards, which have been tested and found sound through the examination process.
592	DM226	John Crompton, Chair, Muswell Hill CAAC	Rewording	Substitute "must" for "should". *(Surely an extension must by definition be smaller than the original building?)*	The suggested wording is not considered to change the key policy principle, that residential extensions will be expected to be subordinate in scale to the original building.
592	DM227	John Crompton, Chair, Muswell Hill CAAC	Restricting extensions	Suggest there needs to be something here about the very limited scope for extending flats especially those created through conversion. Ie. Extensions restricted mainly just to the improvement of living conditions in the ground floor flat (ie not adding additional bedrooms etc)	The policy is considered sufficiently robust and flexible. Suggested changes would lead to an overly restrictive policy. No change.
608	DM228	Home Builders Federation	Housing Standards Review	As stated above the Council will need to monitor developments with regard to the alterations to the London Plan. The Council may have to consider whether the Mayor's internal space standards are applicable in Haringey after considering the necessary tests. It is uncertain whether the Mayor or the Council will be allowed to adopt external space standards. The *Housing Standards Review* does not allow any other standards other than those covered by the Building Regulations and the optional standards for internal space and water.	The Council will continue to monitor changes in national and regional policy. Development standards will be subject to outcomes of the Housing Standards Review and any subsequent changes to national policy and Building Regulations as well as alterations to the London Plan.
610	DM229	Turley on behalf of St. William	Support policy	We are generally supportive of the principles and comments set out in the Development Management Policies that are not highlighted below. Policy DM 2 'Design Standards and Quality of Life', DM 16 'Housing Supply' and DM 18 'Housing Design and Quality' are especially relevant and provide a good framework that is supportive of residential led developments, such as Clarendon Square	The Council welcomes support for this policy.
633	DM230	Anne Gray, Local Resident	Dormers	Easing of the rules on creating bedrooms in roof spaces; where larger and wider dormers are permitted, a two-bedroom flat or house can often be changed to 3 bed and a 3 bed house to 4 bed, making it easier for existing owner occupiers to accommodate student lodgers or additional family members (newly born children, elders, youth who wish to stay with parents, or youth returning to parents who have been priced out of independent living). This makes for stable communities because it helps people who would otherwise have to move to larger accommodation. Financial incentives could be offered to owners willing to create extra bedrooms in this way, perhaps conditional on simultaneous re-insulation of the roof space and installation of solar power, to contribute to carbon reduction objectives, reduction of fuel poverty and future energy security.	Comments noted. The policy sets out the requirements for extensions including roof extensions. Additional wording to be included to set out the specific design and space standards. The aim of the policy is to ensure high quality extensions where appropriate.
698	DM231	Savills on behalf of the London Diocesan Fund	Separation distances	20m separation between facing windows too restrictive	Noted. This standard to be removed from policy to ensure a more flexible and robust policy. **Action: Remove from document**

Comments on DM19 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
372	DM232	Highgate Society	Affordable housing, planning contributions	Concern about phrase "negotiating the level of affordable housing" in paragraph D as it implies the ability of developments to avoid their obligations through manipulating viability assessments and valuations.	The terminology is in line with that used in the London Plan policy on affordable housing contributions. Policy DM19 sets out that the Council will seek the maximum reasonable amount of affordable housing on qualifying development schemes subject to viability considerations. This approach is consistent with the NPPF in ensuring viability and deliverability of development. DM19 sets requirements to ensure a standardised approach to viability assessments is undertaken for all proposals.
564	DM233	Savills on behalf of Archway Apartments	Viability testing	Believes the current wording is not in compliance with NPPF or RICS guidance, specifically that the developer's return model should not be excluded from the policy as a potential approach.	In line with the London Plan approach, the Council considers that existing / alternative use value is the appropriate benchmark approach for determining the level of affordable housing scheme can viably deliver. This approach is well established, accepted through the planning appeal process and is considered to be easily definable based on the current planning land use designation.
584	DM234	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Viability	6.13 Criterion D requires that in negotiating the level of affordable housing provision, viability assessments must be based on a standard residual valuation approach with the benchmark land value taken as the existing/alternative use value. We consider that it is too prescriptive to define the methodology of viability assessments, as it should be considered on a case by case basis, based on RICS Professional Guidance on "Financial Viability in Planning." This criterion should therefore be amended.	In line with the London Plan approach, the Council considers that existing / alternative use value is the appropriate benchmark approach for determining the level of affordable housing a scheme can viably deliver. This approach is well established, accepted through the planning appeal process and is considered to be easily definable based the current planning land use designation. The RICS guidance is not national policy or guidance.
584	DM235	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Viability	Criterion A refers to the borough-wide target of 40% affordable housing provision. We consider that for development proposals within Haringey Heartland, a lower affordable housing target should be set, to ensure the deliverability of redevelopment schemes to facilitate regeneration of the area.	The Council's technical evidence indicates that the 40% target is appropriate to ensure that provision of affordable housing does not harm overall housing delivery.
608	DM236	Home Builders Federation	Small Site affordable housing contributions	We note the amendment. The new national policy actually allows schemes of <u>10 and fewer</u> dwellings to be exempted from affordable housing obligations. The text should be re-worded to read "with the capacity to provide 11 or more…". We also draw attention to the Written Ministerial Statement dated 25 March 2015 exempting schemes of 10 units and fewer from the allowable solutions element of zero carbon homes. The Council may need to reflect this in the relevant policy.	Noted. That the policy status of the Ministerial Statement was successfully challenged but recognises that the Government may amendment the NPPF to bring about this policy change prior to the close of examination.
610	DM237	Turley on behalf of St. William	Support policy	We note the general comments in Policy DM 19 on Affordable Housing provision for residential developments. We agree and support Part C and Part F of the Policy which states that the Council will seek the maximum reasonable amount of affordable housing provision on sites that can achieve 10 or more dwellings having regard to '*the individual circumstances of the site' and 'development viability*'. We acknowledge the importance of	The Council welcomes support for this policy.

				reviewing proposals on a case by case basis and support this approach. Furthermore, this policy is in accordance with The London Plan which recognises that the provision of affordable housing on site is subject to viability. This provides sufficient flexibility to both developers and the Council.	
694	DM238	Iceniprojects on behalf of Berkeley Homes	Flexible approach	Strongly support the Council's approach to seeking the maximum reasonable amount of affordable housing on a site by site basis and support the reduction in affordable housing to 40%. Suggest it is important that there is flexibility on affordable housing requirements to ensure new housing can be delivered, and be of a tenure which will really encourage long term change.	The Council welcomes support for this policy.
694	DM239	Iceniprojects on behalf of Berkeley Homes	EUV	The RICS guidance is clear that in a planning context, the EUV approach is unsuitable for financial viability assessments. The guidance explains that the method is: *'an accounting definition of value for business use and, as such, hypothetical in a market context. Property does not transact on an EUV basis'*. The draft Policy should be revised to allow for other methods of accounting for land value, such as the market value approach.	In line with the London Plan approach, the Council considers that existing / alternative use value is the appropriate benchmark approach for determining the level of affordable housing a scheme can viably deliver. This approach is well established, accepted through the planning appeal process and is considered to be easily definable based the current planning land use designation. The RICS guidance is not national policy or guidance.
694	DM240	Iceniprojects on behalf of Berkeley Homes	NPPF consistency	Object with DM19d). The Policy is unsound and is not consistent with national policy. Viability and deliverability are key to securing national policy's aspiration of sustainable development, as outlined in Paragraph 173 of the National Planning Policy Framework (NPPF). Land or site value is central to the consideration of viability and the most appropriate way to assess this value can vary. The National Planning Policy Framework is clear that in all cases estimated land or site value should: reflect emerging policy requirements and planning obligations and, where applicable, any Community Infrastructure Levy charge; provide a competitive return to willing developers and land owners; and be informed by comparable, market-based evidence wherever possible. The CLG guidance on section 106 and affordable housing requirement states: 'Any purchase price used should be benchmarked against both market values and sales prices of comparable sites in the locality' (Annex A page 7).	In line with the London Plan approach, the Council considers that existing / alternative use value is the appropriate benchmark approach for determining the level of affordable housing a scheme can viably deliver. This approach is well established, accepted through the planning appeal process and is considered to be easily definable based the current planning land use designation.
698	DM241	Savills on behalf of the London Diocesan Fund	Pro flexibility	Supports flexibility for negotiation contained within this policy	The Council welcomes support for this policy.
818	DM242	Our Tottenham	Affordable housing	We strongly oppose the reduction in the affordable housing requirement for development above 10 units from 50% to 40%. It should be increased to the maximum possible.	The Council's technical evidence strongly indicates that the existing 50% borough-wide target is not viable across the majority of site scenarios tested, and that a reduction to 40% is appropriate to ensure that provision of affordable housing does not harm overall housing delivery.
818	DM243	Our Tottenham	Affordable housing	We question the affordable housing tenure split being proposed (60% affordable rent including social rent and 40% intermediate housing). It is not acceptable to meet affordable accommodation targets only with shared ownership or intermediate rent housing, both of which are out of the price	The Council considers that the approach to affordable housing is consistent with national and regional policy by definition. The proposed Local Plan policy reflects the tenure split advocated in the London Plan and is consistent with the Strategic Housing Market

				range of low income families. With Government cuts and caps to benefits affecting thousands of local residents, and almost no private tenancies available at LHA rates or below, the desperate need for genuinely affordable housing and social housing generally is of even greater urgency. An affordable home is one that is affordable to any tenant earning the London Living Wage. This means that the only truly affordable form of housing for many low-income Haringey residents is social rented. Affordable' is not 80% of a market rent, which is unaffordable to the vast majority of Tottenham residents. We therefore demand that a separate and clear percentage for social rented housing be set in the affordable housing provision target; and 70% of that affordable housing target should be social rented housing.	Assessment findings as well as the wider objectives of the Local Plan to deliver more balanced communities. The Council has tested the viability of the affordable housing target.

Comments on DM20 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
372	DM244	Highgate Society	Self-build housing definition	The Council should adopt and enforce a strict definition of "self-build" housing, such that it does not include large scale demolition and rebuilding projects for private ownership. These are highly detrimental to infrastructure, the streetscape integrity and the local amenity of nearby residents, and they bear no relation to the type of schemes originally envisaged by those authorities seeking to offer alternative routes to affordable home ownership.	Self-build housing is defined in the Community Infrastructure Regulations (Amendment) 2014. A definition will be included in the glossary. **Action: Add a definition of self-build housing to the glossary.**
372	DM245	Highgate Society	Self-build housing definition	The term "self-build" and all of its attendant subsidies and support systems should only apply to the construction of entirely new housing stock on agreed sites, and realised by the owner/occupier.	A definition of self-build housing will be included in the glossary. **Action: Add a definition of self-build housing to the glossary.**

Comments on DM21 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
372	DM246	Highgate Society	Identifying specialist housing need	It is unclear from this policy how an "established need" for new special needs housing will be identified, as the term implies the pre-existence of such housing, and therefore allows little manoeuvring room for provision of new projects in new areas	Housing need will be identified in different ways according to the type of need and facility proposed. The Council will require the applicant to demonstrate a need through evidence. It is not considered that the policy will not allow for new projects.
372	DM247	Highgate Society	Secured accommodation, safeguarding neighbourhoods	Regarding secured accommodation, we highlight the fact that stated pledges to safeguard neighbourhoods from consequent adverse impacts on local amenities, etc., can in fact only be ensured through the Social Services, parole organisations, the Judiciary, police, etc., all of which bodies are all well outside the control and management of the planning department.	Agreed. The issues outlined in the comments are outside the remit of this Plan. The Policy does not attempt to address these issues, but rather aims to ensure proposals are in appropriate locations and meet design and space standards.
414	DM248	GLA	Special Needs Housing	It is noted that the council will have regard to the London Plan's monitoring benchmarks for the provision of specialist housing for older people, this is welcomed. However, the 2015 London Plan is clear that boroughs should identify and address the need for specialist older person's accommodation, including through targets and performance indicators. In addition, para 3.50C states that Boroughs should work proactively with providers of specialist accommodation for older people to identify and bring forward appropriate sites. It is suggested that Policy DM21 and supporting text	Agreed. Supporting text amended to include suggested wording.

				should be updated to address this.	
414	DM249	GLA	Student Accommodation	Paragraph 3.25 states, 'whilst the Council supports the need to provide a choice of housing, student accommodation does not currently form part of Haringey housing needs.' This statement is surprising given that Haringey's Strategic Housing Market Assessment (SHMA) 2014 states in para 4.29 that 'the 2011 Census recorded 551 student households within Haringey'. It is noted that Haringey's SHMA contains no further assessment of student housing in the borough. The London SHMA 2013 recognises that 'it is neither appropriate nor feasible to identify the housing requirements of students with the same methodology as employed for the population as a whole'. It therefore uses the projections of the growth in full-time students in London developed by Mayor's Academic Forum to assess student housing requirements. Based on the Mayor's Academic Forum's projections the London Plan 2015 sets a strategic requirement for London of 20,000 – 31,000 student accommodation places over the 10 years to 2025. London Plan Policy 3.8 B(h) requires boroughs to meet strategic and local requirements for student housing, and this should be reflected in the borough's Local Plan policy. Therefore, it is suggested that the council add the following underlined text to Policy DM21 part C: 'Where further student accommodation is required to meet local and strategic need, it will be supported as…'.	Policy amended as suggested. Supporting text to be amended to include reference to London's strategic requirement for student accommodation.
584	DM250	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Support policy	Criterion C supports student accommodation to be delivered as part of new major development schemes in Haringey Growth Areas and Areas of Change, if a requirement for further student accommodation is identified in the future. We support this aspect of the policy, as student accommodation could be delivered on long term redevelopment opportunity sites in Haringey Heartland such as our client's sites.	The Council welcomes support for the policy.
584	DM251	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Link to education institutions	Criterion D sets out criteria based assessment for proposals for student accommodation. We object to criterion e as it is considered onerous to require all student accommodation proposals to be made available for occupation by members of a specified educational institution(s). We therefore request that this criterion is removed.	Disagree. These criteria are in line with London Plan and are considered appropriate for the borough.
586	DM252	Tina Nicos, resident	Elderly people accommodation	Concerned about the provision of elderly accommodation in the borough, that there might not be enough.	Noted. The aim of this policy is to support new housing for older people and other groups with specialist housing needs where a need is identified. It will also ensure good quality housing, which is safe and accessible.
633	DM253	Anne Gray, Local Resident	Elderly housing	A higher proportion of new dwellings should be specialist accommodation for the elderly, made available as attractive leasehold flats to encourage elderly owners of large homes to sell and downsize. special financial, brokerage and advice measures could be put in place to encourage social landlords to offer to purchase large owner-occupied homes from elderly owners whose accommodation is too large for their needs and offer them opportunities to move to smaller leasehold properties, possibly	Issues of ownership and management of housing is beyond the remit of this Plan and the planning process sand will be dealt with by the Housing providers.

				out of London	

Comments on DM22 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
258	DM254	Ladder Community Safety Partnership	Family Housing Protection Zone	LCSP members familiar with overdevelopment problems due to excessive conversion, subdivisions and HMOs in Ladder roads. It would be a pity to replicate these problems in new developments. Welcome proposed Family Housing Protection zone. Hope it will be more effective than current Ladder Restricted Conversion zone (UDP, HSG11c) which has all too often failed to prevent conversion of family houses into smaller units.	The Council welcomes support for this policy.
268	DM255	Colin Kerr and Simon Fedida	Family Housing Protection Zone	The thrust of part B is that conversions in the 'Family Housing Protection Zone' will only be acceptable if one of the resulting units is a 3-bed unit. Outside the FHPZ the conversion will only be acceptable if the 'original floor space' exceeds 120m2. The effect of this policy is to remove the 'original floor space' constraint for candidate conversion buildings in the FHPZ. This potentially allows smaller family homes to be converted inside the FHPZ than outside the FHPZ. This is surely the opposite effect to that intended. An 'original floor space' standard is needed in the FHPZ.	Noted. The policy has been amended to reflect that the floorspace requirement is a consideration within the Family Housing Protection Zone.
268	DM256	Colin Kerr and Simon Fedida	Family Housing Protection Zone	Recommendation: The Borough should consider whether the policy as currently constructed will protect family housing In the FHPZ as intended or not, and amend the text accordingly. It should consider an 'original floor space' standard in the FHPZ.	The proposed policy includes an original floorspace standard as set out in DM22.A.b
372	DM257	Highgate Society	Residential conversions	The Council's resistance to permitting residential conversions is not in keeping with its policies of a} allowing continued extension and enlargement of smaller family homes and b} opposition to the building or development of 1 and 2 bedroom dwellings. These two latter policies will inevitably lead to a diminishing of smaller dwellings with a resultant increase in exactly the type of property that is most likely to be sub-divided and converted	Please note the reference to 'the gross original floorspace' in DM22A(b).
372	DM258	Highgate Society	Garden land, open space	Unclear on how the existing garden of a converted property can be available to all residents, as the Council ideal is to have it completely parcelled out, which ultimately would degrade it as a green or open space.	Noted. Policy 22.C will be amended to provide further clarity on the matter of amenity / garden space in residential conversions.
589	DM259	Anonymous	Supports policy	Please do stop houses being converted into flats, especially very small terraced homes, one because many properties are simply too small and therefore not desirable for those forced to live in them, and also the streets become an eyesore with too many bins overflowing and lining the street.	Policies DM22 and DM23 set out requirements to manage conversions in order to help maintain a supply of family dwellings. The policies include floorspace thresholds to ensure that converted dwellings are of an appropriate size.
592	DM260	John Crompton, Chair, Muswell Hill CAAC	Subdivision of gardens	Not sure that physical sub division of gardens is the best solution; it could be very unsightly and this might mean it made a negative contribution to a CA.	Where residential conversions are proposed the Council will seek to optimise the total amount of private amenity space and access to this space for residents, having regard to site circumstances. DM22 will not be considered in isolation of other policies on the historic environment.
592	DM261	John Crompton, Chair, Muswell	Support Para	Specifically 2.29	The Council welcomes support for this policy.

		Hill CAAC			
597	DM262	Mary White, local resident	Support Policies	Policy DM22 Residential conversions and DM23 Houses in Multiple Occupation as these have had a negative effect on the community in Woodside Ward where I live. Residents have been detrimentally affected by conversions of relatively small houses which have been within permitted development, but then converted into flats or houses in multiple occupation which has led to the overpopulation of neighbourhoods with resulting lack of privacy and amenity to some homes, rubbish dumping, noise and other nuisance as well as parking problems. Many of the houses in multiple occupation are not registered as such, and some have brick buildings in the back gardens which are also used as housing and this adds to the problems and leads to changes in the neighbourhood from single family homes to those housing large numbers of residents	The Council welcomes support for this policy.
730	DM263	Parkside Malvern – Marcus Ballard	housing	The LDF should bring forward policies to ensure existing smaller single family dwellings are not converted, to ensure, overall the area (and the wider area encompassing development sites adjacent to our area) has a substantial number of family dwellings with gardens.	Policies DM22 and DM23 set out requirements to manage conversions in order to help maintain a supply of family dwellings.

Comments on DM23 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
372	DM264	Highgate Society		While the Council recognises the potential of HMOs to lead to a deterioration of amenity and local character, Society suggest it is better *not* to allow the overdevelopment of sites in the way of enlargement and extension, which could easily lead to a growth of large properties, ill-suited to their neighbourhoods, and consequently only fit for subdivision.	Policy DM1 seeks to ensure that development proposals positively respond to local character. The proposed DM policies on residential extensions and conversions set further detailed requirements in this regard.
408	DM265	Mario Petrou	Management of HMOs	Policy should require owners to produce management plans including contacts if the occupants are causing nuisance or anti social behaviour or the building is in disrepair.	This is outside the scope of the Local Plan.
564	DM266	Savills on behalf of Archway Apartments	Unduly restrictive	We consider that the policy should also consider site specific constraints. It should allow for greater consideration of the benefits of regeneration and should balance the benefits of the provision of high quality residential or mixed use redevelopment against the loss of poor quality HMOs. In its present wording, the policy is considered to be unduly restrictive and does not allow for the proper consideration of regeneration benefits within the wider borough that may be brought about through the redevelopment of poor quality HMOs. We therefore consider that the policy should be reworded to acknowledge the benefits that redevelopment of these sites could bring, including the delivery of high quality market and affordable housing.	The policy is intended to protect and encourage good quality HMO accommodation to support a specific and small but important part of the housing market, which is essential for ensuring labour market flexibility and meeting housing need in Haringey. The Council considers that the policy provides sufficient flexibility to enable redevelopment in particular circumstances.
597	DM267	Mary White, local resident	Support Policies	Policy DM22 Residential conversions and DM23 Houses in Multiple Occupation as these have had a negative effect on the community in Woodside Ward where I live. Residents have been detrimentally affected by conversions of relatively small houses which have been within permitted development, but then converted into flats or houses in multiple occupation which has led to the overpopulation of neighbourhoods with resulting lack of privacy and amenity to some homes, rubbish dumping, noise and other nuisance as well as parking problems. Many of the houses in multiple	The Council welcomes support for these policies. Woodside Ward is proposed to be included in the Family Housing Protection Zone associated with DM22 and is within the Article 4 Direction area for Houses in Multiple Occupation. Unauthorised development is a planning enforcement matter and outside the scope of the Local Plan.

				occupation are not registered as such, and some have brick buildings in the back gardens which are also used as housing and this adds to the problems and leads to changes in the neighbourhood from single family homes to those housing large numbers of residents	
659	DM268	Haringey Federation of Residents Associations (HFRA)	Object to HMOs	How do we halt the spread of Houses In Multiple Occupation? Homes are being divided into ever smaller units, causing not only loss of much-needed family accommodation but also unacceptable over-crowding.	In order to better manage the development of Houses in Multiple Occupation, the Council introduced an Article 4 Direction in November 2013 which removed permitted development rights for conversion to small HMOs within the east of the borough. Policy DM23 sets out requirements for HMOs of six or more people across Haringey as well as proposals for smaller HMO within the east of the borough.

Comments on DM24 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
372	DM269	Highgate Society	Support for a basement policy	Welcome proposal for borough wide basement policy.	The Council welcomes support for this policy.
372	DM270	Highgate Society	Consultation	Would like to be involved at all stages of policy development in order to present findings experiences.	The Council invites the public to comment on its Local Plan consultations, which are carried out in line with the Council's adopted Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012.
372	DM271	Highgate Society	Basement development criteria	Question how a basement could safeguard the structural stability of the property, and therefore be permitted, as outlined in paragraph A.a. Furthermore, no basement construction can be carried out *without* flood risk, adverse impact on amenity of neighbours, damage to townscape trees and significant increase in traffic congestion during construction. Therefore, we can only presume that these parameters are fully flexible, and urge the Council to lay down specific and uninfringeable restrictions on basement excavations.	The Council considers that policy will provide sufficient control over basement development whilst not being unnecessarily prescriptive, having regard to local circumstances. The Council agrees that aspects of the policy should be amended to better clarify expectations for relevant proposals. **Amend DM24A(a) to reflect comments** **Amend DM24A(h) as follows:** Will not cause unacceptable harm to pedestrian, cycle, vehicular and road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby.
372	DM272	Highgate Society	Other local authority basement policies	Camden Council is currently in the process of accepting strong basement rules modelled on those now in force in Kensington and Chelsea, and we would strongly urge that Haringey adopt a policy modelled on that	The Council considers that the proposed basement policy is sufficiently robust and appropriate to local circumstances.
421	DM273	Historic England	Basements	We would seek to ensure that the policy makes reference to the significance of heritage assets as part of the test criteria.	Noted. The Council considers that heritage assets are covered by criterion H of the proposed policy, which makes reference to the historic environment. The policy will also be considered in conjunction with Policy DM12 (Management of the Historic Environment).
426	DM274	Thames Water	Basements	Thames Water consider the risk of flooding as a result of basement development should be made clearer and require mitigation to overcome this along the lines of the following: ***"Thames Water requests that all basement development incorporates a positive pumped device or other suitable flood prevention device to avoid***	The policy includes requirements for managing flood risk, which must be considered along with other relevant DM policies. The policy sets out applicants will need to demonstrate that proposals do not increase flood risk to the application property and nearby properties.

				the risk of sewage backflow causing sewer flooding. This is because the wastewater network may surcharge to ground level during storm conditions. Such measures are required in order to comply with paragraph 103 of the NPPF which highlights the need to avoid flooding and also in the interests of good building practise as recognised in Part H of the Building Regulations."	Supporting text amended to provide further guidance.
592	DM275	John Crompton, Chair, Muswell Hill CAAC	Rewording	A -insert the word "only" after "will" C- does it need something about safety –ie designed so that a child or visitor could not accidentally fall into a light well.	Agree. Point A will be amended as suggested. The Council considers that principles of safe design are covered by Policy DM2. **Amend DM24 to reflect comment A**

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Appendix 2.3 - Comments on the Environmental Sustainability section (DM25-45) of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Comments on DM25 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
410	DM277	North London Waste Authority	Balancing Employment and Nature Conservation	NLWA supports the policy intention but would draw attention to situations where a balance between appropriate development and nature conservation may need to be struck. This particularly applies to sites which have multiple designations covering both employment and nature conservation objectives, where it would appear appropriate for Policy to explicitly note the need to strike a balance between the objectives of different designations. The Authority considers that this balance may be achieved in part through biodiversity offsetting, which is widely used in other countries and is not the subject of a Defra pilot programme.	The balance between competing land use requirements is determined by the adopted spatial strategy, which the DM policies seek to give effect to, and by the presumption in favour of sustainable development, which requires that important or significant areas for nature conservation are not adversely impacted by development. The policy will be updated to make clear the priority for protection and enhancement of nature conservation sites. Biodiversity offsetting will be included as an example of a mitigation measure to the supporting text. **Action: Amend policy to set clear the priority for protecting and enhancing nature conservation value of the site. Update supporting text to reflect mitigation measures.**
410	DM278	North London Waste Authority	Balancing Employment and Nature Conservation	NLWA considers that reference should be made within the supporting text for this policy to the relevance of nature conservation designations. In particular if the nature conservation designation evidence is out-of-date, e.g. where surveys have not been carried out in the past 2-3 years, then nature conservation sites should be re-surveyed and the designations reappraised for accuracy.	Noted. A supporting paragraph will be added to briefly explain nature conservation designations. The resurveying of nature conservation designations is outside the scope of the development management policies. **Action: Add supporting text to explain nature conservation designations.** **Action: Amend glossary to add a definition of SSSI**
422	DM279	Environment Agency	Access to nature	We feel part A. b of this policy could be misinterpreted. Is the aim of the policy to improve access to nature for humans/wildlife or both? Paragraph 4.2 states that the Council intends to facilitate linking of the borough's open and green spaces and to strengthen the network of green infrastructure for the benefit of the environment and local communities so we assume that the policy means for both.	The DM policies seek to improve access to nature for both wildlife and people.
422	DM280	Environment Agency	Enhancement	The focus of this policy appears to be on seeking mitigation for applications where a negative impact cannot be avoided. The policy would be improved by outlining that the first priority is for sites to be enhanced and protected in line with policy 7.19 of the London Plan and reflect supporting paragraph 4.8.	Noted. The policy will be updated to make clear the priority for protection and enhancement of nature conservation sites, whilst making appropriate provision for mitigation measures where necessary. **Action: Amend policy to set clear the priority for protecting and enhancing nature conservation value of the site.**
624	DM281	Tottenham & Wood Green Friends of the Earth	Support Policy	N/A	The Council welcomes support of this policy.

Comments on DM26 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
265	DM282	NHS Property Services (Savills)	Significant local open land	A definition of SLOL should be included in the emerging DPD, however this should be defined by LBH. Any land that is considered for designation as SLOL should be identified through evidenced assessment.	Council agrees and has included a definition of significant local open land. **Action: Amend glossary to include SLOL definition**
265	DM283	NHS Property Services (Savills)	Enhancement	Nowhere in DM26 is there mention of any consideration given to the replacement or enhancement of existing open space provision as part of a development scheme which is likely to provide for better quality and better used open space provision. Development proposals that enhance existing open space areas should be actively supported to include where small scale development is directly related to an existing land use provided it does not undermine the character or use of the open space.	Open space is protected from inappropriate development by Local Plan policy SP13. The Council considers there is scope to set further requirements having regard to Paragraph 74 of NPPF, which provides that existing open space should not be built on unless the loss from development would be replaced by equivalent or better provision in terms of quality and quantity. **Action: New policy criteria on reconfiguration of open space to allow greater flexibility for consideration for enhancing quality and amount of open space.**
265	DM284	NHS Property Services (Savills)	Enhancement – proposed change	*A. The Council will not grant planning permission for proposals for development that would result in the loss of **public** open space, unless an assessment has been undertaken which shows that the open space is surplus to all the functions that an open space can perform **or the development is directly related to an existing land use within the open space**.*	Local Plan policy SP13 sets out the open space typologies that will be protected from inappropriate development by, which the DM policies will give effect to.
265	DM285	NHS Property Services (Savills)	Enhancement – proposed change	*B. The Council will require all residential development proposals in Areas of* *Open Space Deficiency (see map 4.1), and in wards which fall below the Borough-wide target of open space of 1.64ha per 1,000 population (see map 4.2) to provide new open space and/or make financial contributions to enable the provision of new open spaces or improvements to the accessibility and quality of existing open space **where viable.***	Noted. Viability considerations are implicit across the plan and it is therefore not considered necessary to signpost this in all individual policies.
265	DM286	NHS Property Services (Savills)	Enhancement – proposed change	*C. The Council will only grant planning permission for small-scale structures on Designated Public Open Space (Green Belt, Metropolitan Open Land, Significant Local Open Land or Lee Valley Regional Park as shown on the Proposals Map) where the development is directly related and ancillary to any recreational or **other existing** use of the land and the predominant open character of the open space is maintained.*	Noted. The policy will be updated to reflect that ancillary development is not exclusive to recreational uses, but uses that support the character and function of the open space. **Action: Amend policy to clarify the ancillary uses that may be acceptable on open space.**
265	DM287	NHS Property Services (Savills)	Open space assessment	DM26 is too restrictive in requiring open space assessments to justify the loss of undesignated open space due to the fact that 1) designated open space areas where LBH have undertaken an open space assessment and concluded they are areas of open space value would remain protected, and 2) undesignated open space with no public access is likely to be of limited open space value anyway and would have been discounted by LBH in previous assessment. The impact of the current wording could therefore unnecessarily delay or prevent development proposals from coming forward.	National Planning Policy Framework paragraph 74 requires that existing open space should not be built on unless an assessment has been undertaken which has clearly shown the open space is surplus to requirements. This policy does not state that the assessment must be undertaken by the applicant. In situations where a council assessment has been undertaken and deemed the land surplus to requirements this would be considered sufficient.
265	DM288	NHS Property Services (Savills)	Significant local open land	First, there is not adequate definition or evidential justification supporting the draft designation of SLOL (to include the definition of its boundaries). Furthermore, SLOL is not a type of open space as identified within FALP Table 7.2. In particular there are small areas (namely the walled garden area at THS, Highgate) which are included	A definition of SLOL will be included in the glossary to this policy. **Action: Addition of SLOL definition in glossary**

				within this wider draft designation but which are not publicly accessible open spaces, nor have they been identified as having any local open space value in any recent evidence base documents. On this basis, and in connection with draft Allocation SA45, these representations have made suggested modifications to the boundaries of the SLOL designation.	
268	DM289	Colin Kerr and Simon Fedida	Significant local open land	The DM26 part C references Significant Local Open Land. It is not clear that this classification still exists: certainly there is no current listing of SLOLs in the Borough that has not been superseded. The Haringey Open Space and Biodiversity Study 2014 does not provide a list. Recommendation: The status quo list of SLOLs should be included as an Appendix to the DMP-DPD. The Appendix should also include for reference Historic Gardens, SLOLs, MOLs and so on. The Haringey UDP2006 Schedules 9, 10, 11, 13 are an excellent example to follow.	The Open Space and Biodiversity Study 2014 sets out that the lists of open space types are provided in the Community Infrastructure Study 2010 (paragraph 2.32). The infrastructure study lists 25 sites as SLOL (page 57). **Action: Include a schedule of designated Open Land, including opportunities for projects to improve their quality and access will be included in the IDP.**
342	DM290	Janet Evans	Encroachment	There should be no encroachment on all parks as they will become even more essential to meeting needs of a growing population	Noted. DM26 E states that development adjacent to open space should protect and enhance the character of the open land. Council considers that the DM Policies will ensure developments do not adversely impact on the character and function of parks and open space.
376	DM291	Highgate School	Clarification	The latter section of the policy, i.e. "*the open space is surplus to all the functions that an open space can perform"* is ambiguous and needs clarification. This wording is not clear and does not identify any standards against which it can be measured. This part of the policy needs to either be re-worded to make clear what '*all functions'* are, or needs to refer to adopted guidance such as the NPPF paragraph 74.	Noted. Policy text amended to bring it in line with NPPF. **Action: Amend policy text to be consistent with NPPF paragraph 74.**
376	DM292	Highgate School	Educational facilities	DM26, section D does not currently acknowledge the role of open space for the purposes of education. Sport is a vital part of the National Curriculum and School's may have requirements to create or improve small scale ancillary developments to enhance these facilities. To introduce flexibility and allow for improvements and enhancements to educational facilities, we request that policy DM26 section D should read as follows: "The Council supports the provision and improvement of outdoor open space and leisure facilities. Small scale ancillary developments which enhance the park and open space offer, such as refreshment facilities, public conveniences, **changing facilities and spectator facilities,** public art installations, ~~or~~ outdoor play and fitness equipment, **or to meet the special needs of education**, will be permitted, provided that they are …."	It is considered that the policy is sufficiently flexible to allow new or enhanced ancillary uses for sport, irrespective of whether they are linked to education facilities.
408	DM293	Mario Petrou	Allotments	Reference should be made to allotments, their value and availability	The supporting text states that allotments are within the typologies of open space within the Strategic Policies.
413	DM294	Natural England	Special protection areas	We note the comment at page 46 that "open spaces (are) becoming more intensively used and (are) increasingly important to serve Haringey's growing population in terms of leisure provision .." and that the Lee Valley Regional Park is listed as one of the open spaces which can be used for this purpose. We would emphasise, however, that parts of the Lee Valley Regional Park are Special Protection Areas (SPAs) and as such are strictly protected sites under European legislation, classified for rare and vulnerable birds and for regularly occurring migratory species.	Noted. Council will work with Lee Valley Regional Park Authority on any proposals within or in the vicinity of Special Protection Areas to ensure development does not impact adversely on these sites. A habitat regulations assessment will be undertaken for this plan to assess the impact of the policies on SPAs.
418	DM295	Sport England	Ancillary activities	The wording of this policy may be unduly restrictive and may result in essential supporting ancillary provision being refused planning	Agreed. The policy will be revised to omit the term small scale, however recognising the key requirement remains for

				permission. How does one define “small scale”. Para 81 of the NPPF affords suitable protection to Greenbelt (including MOL) which allows greater flexibility than Policy DM26, C. Is states: *Once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land*. Sport England would like to see this part of the policy altered to reflect a more positive approach.	proposals to be ancillary to the use of open space and of an appropriate scale. **Action: Remove term ‘small scale’ from policy wording.**
418	DM296	Sport England	Open space assessment	Whilst Sport England is supportive of the protection afforded open space, the onus is placed upon the local planning authority to plan positively and undertake an assessment of open space and sporting need, such that this policy can be further strengthen to read: *Planning permission resulting in the loss of open space will not be granted unless:* *a) The loss results from a development allocation in a development plan* In order to achieve the above strengthened wording, the Council will need to have undertaken a full open space strategy and Playing Pitch Strategy, in accordance with Sport England’s Methodology, a copy of which can be found at https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/ It is understood that Haringey is undertaking this work and Sport England has been liaising with Andrea Keeble Sport and Physical Activity Commissioning Manager on this. This work should be allowed to be concluded and the outcomes fed into Policy, making it more robust, linking to the evidence base that sits behind it. There is little merit in undertaking an evidence base, if policy is not tailored to reflects its findings.	Noted. The Council considers the proposed policy is consistent with the NPPF. The Playing Pitch Strategy will be used as baseline evidence to inform the Council’s Infrastructure Delivery Plan.
418	DM297	Sport England	Playing fields	It is understood that Haringey is undertaking a Playing Pitch Strategy and Sport England has been liaising with Andrea Keeble, Sport and Physical Activity Commissioning Manager on this. This work should be allowed to be concluded and the outcomes fed into Policy, making it more robust, linking to the evidence base that sits behind it. There is little merit in undertaking an evidence base, if policy is not tailored to reflects its findings. The use or arbitrary standards may be suitable for other typologies of open space, but should not be used for the provision of playing field land. Sport England would advocate that the Council identifies those housing allocation which are intended to provide playing field provision on site in kind and those where a financial contribution will be sought. The Policy needs to tailored depending on whether Haringey is or intends to adopt CIL or whether scaled back S106 contributions will be sought.	Noted. The Council considers the proposed policy is consistent with the NPPF. The Playing Pitch Strategy will be used as baseline evidence to inform the Council’s Infrastructure Delivery Plan.

418	DM298	Sport England	Playing fields	Sport England supports the approach that neighbouring or adjacent development should not prejudice playing field. This is particularly relevant in the case of housing being located to close to cricket outfield boundaries.	The Council welcomes support of this policy.
418	DM299	Sport England	Playing fields	Sport England supports the recognition given in these paragraphs to the importance of open space and playing field land.	The Council welcomes support of this policy.
529	DM300	MBA Planning on behalf of Ormved International Ltd, owner of Southwood Nursery site, Highgate Bowl	London Plan	The policy must also align with the **London Plan 2015**. Two policies are relevant: **Policy 2.18 Green Infrastructure: the Multi Functional Network of Green and Open Space; and Policy 7.18 Protecting Open Space and Addressing Deficiency.** The element of **Policy 2.18** relevant to this objection is: *F Boroughs should: a set out a strategic approach to planning positively for the creation, protection, enhancement and management of networks of green infrastructure by producing green infrastructure strategies that cover all forms of green and open space and the interrelationship between these spaces. These should identify **priorities for addressing deficiencies** and should set out positive measures for the design and management of all forms of green and open space.* The relevant element of **Policy 7.18** is*:* *B The loss of **protected open spaces** must be resisted unless equivalent or better quality provision is made within the local catchment area. Replacement of one type of open space with another is unacceptable unless an up to date needs assessment shows that this would be appropriate. LDF preparation* *C When assessing local open space needs LDFs should:* *a include appropriate designations and policies for the protection open space **to address deficiencies*** *b **identify areas of open space deficiency**, using the open space categorisation set out in Table 7.2 as a benchmark for all the different types of open space identified therein* *c ensure that future publically accessible open space needs are planned for in **areas with the potential for substantial change** such as opportunity areas, regeneration areas, intensification areas and other local areas.* *d ensure that open space needs are planned in accordance with green infrastructure strategies to deliver multiple benefits.*	The Strategic Policies Local Plan sets out the strategic approach to planning positively for the creation, protection, enhancement and management of networks of green infrastructure, including open space. The DM Policies help give effect to the Strategic Policies. The Council considers that the proposed policy is in general conformity with the London Plan and consistent with the NPPF.
529	DM301	MBA Planning on behalf of Ormved International Ltd, owner of Southwood Nursery site, Highgate Bowl	Overly restrictive	Objects to criterion A of the policy: '*the Council will not grant planning permission for development that would result in the loss of open space unless an assessment has been undertaken which shows that the open space is surplus to all functions that an open space can perform'* When read in conjunction with the Local Plan glossary of Open Space, and in particular reference to "predominantly undeveloped" is overly restrictive, and not in compliance with NPPF. Its inclusion of the word 'predominantly' means that it can be read as applying to relatively open previously developed sites. NPPF Glossary defines previously developed land as: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface	The Strategic Policies Local Plan sets out the strategic approach to planning positively for the creation, protection, enhancement and management of networks of green infrastructure, including open space. The DM Policies help give effect to the Strategic Policies. The Council considers that the proposed policy is in general conformity with the London Plan and consistent with the NPPF.

				infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.	
529	DM302	MBA Planning on behalf of Ormved International Ltd, owner of Southwood Nursery site, Highgate Bowl	Recommended change to policy	To properly align Criterion A with national and strategic policy it should be replaced by: *The Council will grant planning permission for development that would result in the loss of open space if the site;* *a. is previously developed land (it should not be assumed that the whole of the curtilage can be developed); or* *b. is not in an area identified by the Council as deficient in open space and will not lead to the area becoming deficient; or* *c. is not protected open space; or* *d. an assessment has been undertaken which shows that it is surplus to all functions that an open space can perform.*	The Council considers that the proposed policy is in general conformity with the London Plan and consistent with the NPPF.
579	DM303	Laura Harrison, resident	Open space sales	I am also particularly concerned by attempts to sell publically owned green spaces for development. Whilst redevelopment of brownfield sites is acceptable to provide new housing, if density is to be increased, defending existing green spaces and also providing new ones should be an important priority in planning policy.	The DM Policies do not provide that the Council intends to sell green space for development. Strategic Policy SP13 sets out that the Council will resist development that results in a net loss of open space. The DM Policies will give effect to this strategic policy.
584	DM304	Rapleys on behalf of Lasalle Investment Management, long leaseholders	CIL complement	Criterion B requires all residential developments in Areas of Open Space Deficiency and in wards which fall below the Borough-wide target of open space to provide new open space and/or make financial contributions to enable the provision of new open spaces or improvements to the accessibility and quality of existing open space. In this regard, it should be noted that the Government advises that the Community Infrastructure Levy should be the principal means of funding infrastructure. As such, contributions should only be sought relative to site specific mitigation and infrastructure requirements directly arising from the development. Therefore, Criterion B should be amended to make it in line with national policy and guidance	Haringey's Planning Obligations Supplementary Planning Document sets out the types of contributions the Council will seek through by S106 agreements. Haringey's CIL Charging Schedule sets out strategic infrastructure to be CIL funded. On site public, communal, amenity and private open spaces will be required on new development sites in line with standards set out in the Mayor's Housing Design Guide SPG. **Action: Amend DM26 to appropriately reflect requirements for planning contributions.**
624	DM305	Tottenham & Wood Green Friends of the Earth	Support Policy	Support the policy	The Council welcomes support of this policy.
648	DM306	Jennifer Williams, local resident	Loss of green space	Apart from the 'Greenway' I cannot find any definate plans for new green spaces laid down, but do find evidence of some that I know being removed, namely Tottenham Leisure Centre Car Park, the wooded area behind Reynardson Court and the green strip behind the wall in between Monument Way and Fairbanks Road It is my experience that the local green spaces on the estates allow a refreshing touch of the natural world to everyday London life. It really helps me to feel better hear, from my house, birds singing, and a	Open space is protected from inappropriate development by Strategic Policy SP13. There are challenges to increasing the amount of open space in Haringey given its built up urban character, and therefore the Local Plan includes requirements to ensure new developments protect existing open spaces whilst also improving their quality and function, as well as enhancing access to them.

				mature tree and a perhaps little bit of grassed area with a flowering shrub or tree. I am not sure that high density housing will allow for this kind of 'on your doorstep' natural therapy to continue.	
657	DM307	Canal & River Trust	Moorings	The Trust considers policy DM26 part C to be unsound as it would preclude the installation of small serviced mooring bollards/posts along the River Lee Navigation. Serviced mooring posts allow a boat to connect to services such as water and electricity. These posts are typically less than a metre in height with a width and depth of 20cm and thus have a negligible impact in terms of the open character of the waterway. The Trust is concerned that the strictness of this policy would preclude the installation of these service posts in conjunction with an approved residential mooring scheme. The Trust considers that the policy could be made sound by indicating that small structures associated with the provision of moorings along the River Lee Navigation will be considered acceptable provided that they do not harm the open character of the waterway.	The Lee Valley Regional Park Authority's Park Plan sets out proposals for future use and development within the park, which Haringey's Local Plan seeks to support. The proposed policy provides for appropriate ancillary uses on open space, which includes the Blue Ribbon network.
659	DM308	Haringey Federation of Residents Associations (HFRA)	Protection	How do we ensure that every substantial residential development contributes effectively to improving public open spaces and recreational facilities of all kinds? How do we protect smaller, informal green spaces?	Open space is protected from inappropriate development by Strategic Policy SP13. The DM Policies give effect to the Strategic Policies. Community Infrastructure Levy (CIL) funding will be made available from new qualifying development, which can support provision of strategic infrastructure including green infrastructure. Planning contributions will be sought to manage site specific requirements arising from development, including for open space.
698	DM309	Savills on behalf of the London Diocesan Fund	Enhance existing facilities	Further, nowhere in draft Policy DM26 is there mention of any consideration given to the enhancement of existing community facilities linked to development on open space areas where the latter contributes to improvements of leisure and community related facilities overall which is an important consideration. Draft policy should acknowledge these types of proposals also.	The policy includes scope for all development on open space, including where this is associated with existing facilities. It is not considered necessary to make this distinction within the policy. The principles for protecting and enhancing the quality and use of open space are set out in the Strategic Policies Local Plan.
698	DM310	Savills on behalf of the London Diocesan Fund	Open space assessment	It is considered that draft Policy DM26 is too restrictive in requiring open space assessments (in support of planning applications) to justify the loss of undesignated open space due to the fact that 1) designated open space areas where LBH have undertaken an open space assessment and concluded they are areas of open space value would remain protected, and 2) undesignated open space with no public access is likely to be of limited open space value and would have been discounted by LBH in previous assessment. The impact of the current wording could therefore unnecessarily delay or prevent development proposals from coming forward.	National Planning Policy Framework paragraph 74 requires that existing open space should not be built on unless an assessment has been undertaken which has clearly shown the open space is surplus to requirements. This policy does not state that the assessment must be undertaken by the applicant. In situations where a council assessment has been undertaken and deemed the land surplus to requirements this would be considered sufficient.
698	DM311	Savills on behalf of the London Diocesan Fund	Open space strategy	It does not appear that LBH have undertaken any updated open space strategy (since November 2005) to support the currently drafted policy DM26 and therefore it is not in compliance with NPPF (73) requirements	The Council completed the updated Open Space and Biodiversity Study in 2014. Council therefore considers that DM26 is in compliance with paragraph 73 of the National Planning Policy Framework.
727	DM312	Friends of Queen's Wood - David Warren	Green Space; conservation	The area is clearly marked on the Local Plan map as not only a SINC of Metropolitan Importance, but also Metropolitan Open Land. Queens Wood is also listed as a Historic Park and a Local Nature Reserve. Reference made to section SP6: 6.3.3 & 6.3.11 & DM25 & DM26 which they believe conflicts with SA46	The Strategic Policies Local Plan provides for the protection of Queen's Wood appropriate to its designations. The DM Policies provide further details in this regard. The Council does not consider that the Site Allocations requirements are in conflict with the Strategic Policies and proposed DM Policies. The allocation makes clear the relevant designations

					for consideration in future development proposals.
742	DM313	Friends of Alexandra Park – Gordon Hutchinson	Quality of open space	In maintaining and improving the existing open spaces in the borough, we believe that it is vitally important to consider the quality of the experience which the open space offers.	Noted. The Local Plan includes requirements to ensure new developments protect existing open spaces whilst also improving their quality and function, as well as enhancing access to them.

Comments on DM27 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
571	DM314	Matthew Bradby, Chair, Tottenham Civic Society	Access	The ambition to improve access from Wood Green to Alexandra Palace Park is noted. In our view this should be balanced with an ambition to improve access from Wood Green to Lordship Recreation Ground also, as this is only a few hundred metres from the edge of Wood Green, and offers at least as many recreational opportunities.	The Council is proposing a quietway from Wood Green to Tottenham Hale by way of Lordship Recreation Ground and Downhills Park which will help facilitate access in this area. The quietways will encourage cycling and walking across the borough including between Wood Green and Lordship Recreation Ground. A definition of quietways will be included in the glossary to highlight the role they play in improving access and enhancing recreational opportunities. **Action: Amend glossary to add a quietways definition**
418	DM315	Sport England	CIL	Sport England supports this spatial approach and the need to remedy areas of identified deficiency. Again, if Haringey have or are adopting CIL then it will need to think about how this is reflected in the wording of policy which states financial contributions will be sought.	Noted. Details on contributions towards open space and green infrastructure are set out in the Council's Planning Obligations Guidance Supplementary Planning Document and CIL Charging schedule. A new overarching policy on the use of planning obligations will be created to avoid unnecessary repetition of requirements across the plan policies. **Action: New overarching policy on the use of planning obligations.**
584	DM316	Rapleys on behalf of Lasalle Investment Management, long leaseholders	CIL	Criterion B seeks contributions towards the provision or improvement to pedestrian and cycle linkages between sites within the Green Grid and other open spaces. This requirement is not an on-site requirement. Developers should not be required to contribute to offsite pedestrian and cycle linkages, particularly development schemes facilitate a route through the site (by incorporating a route within the development scheme). This is a significant issue, as cumulative obligations would undermine development viability. Furthermore, the Council's current Regulations 123 list includes improved Greenway cycle and pedestrian routes. Therefore, the enhancement of the existing borough-wide pedestrian and cycle linkages and future aspirations to provide a new pedestrian and cycle network in the Haringey Heartland and Wood Green (as referred to in the draft Site Allocation) should be included in the Regulations 123 to facilitate the delivery and necessary funding. Criterion B should therefore be amended.	Details on contributions towards open space and green infrastructure are set out in the Council's Planning Obligations Guidance Supplementary Planning Document and CIL Charging schedule. A new overarching policy on the use of planning obligations will be created to avoid unnecessary repetition of requirements across the plan policies. The Council's planning obligations SPD sets out that any off site highways works required to mitigate the impact of a development within the vicinity of the site will be secured under a section 106 obligation. Contributions to pedestrian and cycling linkages could be required in this regard. **Action: New overarching policy on the use of planning obligations.**
413	DM317	Natural England	Green Infrastructure	Haringey is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. As such, Natural England would encourage the incorporation of GI into developments in this area. GI can be designed to maximise the benefits needed for this area, for example it can be used to promote opportunities for recreation, improve links between communities and	The Council's approach to supporting the development of green infrastructure is set out in the Strategic Policies Local Plan. The DM Policies help give effect to these policies.

				enhance flood-water management to protect surrounding homes and businesses**.** It can also be used to improve connectivity to other green spaces and to improve conservation and biodiversity.	
413	DM318	Natural England	Map	We agree with your proposition at page 47 that Haringey's network of open spaces should be protected and enhanced wherever possible. We would however point out that we could not read the map or index of the Green Grid properly, as it was not clearly reproduced.	The Council recognises some maps are of a low quality and these will be amended in the final versions of the document to ensure they are clear and easy to read. **Action: Amend green grid map to improve image quality.**
571	DM319	Matthew Bradby, Chair, Tottenham Civic Society	Open space loss	The 'green grid' approach would appear to be a good idea, if it acts to connect the green spaces across the borough with improved landscaping, traffic calming, footpaths and cycle ways. Green grid approach should not be used as a pretext for any loss of open green space, for example parts of Lordship Recreation Ground.	The Mayor's All London Green Grid Supplementary Planning Guidance sets out how the green grid should be implemented across London. It provides for the improvement of existing parks and greater connections between them. Open space is protected from inappropriate development by Strategic Policy SP13. The DM Policies give effect to the Strategic Policies.
413	DM320	Natural England	Special protection areas	We support the Green Grid approach to open space access outlined in this Draft DPD. However, as regards "the opening up of access to the Lee Valley Regional Park" (page 11), we would emphasise that parts of the Park are Special Protection Areas (SPAs) and as such are strictly protected sites under European legislation, classified for rare and vulnerable birds and for regularly occurring migratory species. The following link on our website provides access to details of individual Sites of Special Scientific Interest (SSSIs) - http://www.sssi.naturalengland.org.uk/Special/sssi/search.cfm. The impacts of such green connections and links on the protected areas of the Park should be taken into account when considering such proposals.	Council welcomes the comments regarding the impact of access on Special Protection Areas within Lee Valley Regional Park. Council will work with Natural England and Lee Valley Regional Park Authority to ensure any proposals for access improvements will take into account these protected sites. A Habitats Regulations Assessment will be prepared alongside the plan to assess potential impacts.
624	DM321	Tottenham & Wood Green Friends of the Earth	Support Policy	N/A	The Council welcomes support of this policy.
341	DM322	Jennie Pedley	Transport	The improved links between green areas for cyclists are very welcome.	The Council welcomes support of this policy.

Comments on DM28 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
414	DM323	GLA	Allowable Solutions	It is suggested that the council consider alternative wording for the tile of Policy DM28 (Allowable Solutions), for example 'Carbon offset fund', to avoid confusion with the government's national policy on allowable solutions. Under the currently proposed allowable solutions framework, developers will have free choice as to how they fulfil their allowable solutions requirements. Hence, the borough could encourage them to invest in local allowable solutions measures, but could not set policies requiring this.	Noted. This policy will be deleted to reflect changes to government policy. **Action: Delete allowable solutions policy, but retain Council's intention to seek carbon offsetting where this is permitted by higher level policy.**
608	DM324	Home Builders Federation	NPPF compliance	The local policy for allowable solutions does not conform to national policy. National policy as set out in the report entitled *Next Steps to Zero Carbon Homes – Allowable Solutions* (DCLG, July 2014) allows house builders four routes to achieve allowable solutions. It clarifies that these routes are not mutually exclusive and a house builder may want to mix and match, depending on their circumstances. The four	Noted. This policy will be deleted to reflect changes to government policy. **Action: Delete allowable solutions policy, but retain Council's intention to seek carbon offsetting where this is permitted by higher level policy.**

				routes set out in paragraph 8 are (and we quote): *"i) the house builder could do more or all carbon abatement on site or through connected measures (e.g. a heat network);* *ii) the house builder could meet the remaining carbon abatement requirements themselves through their own off-site carbon abatement action (e.g. retrofitting existing buildings);* *iii) the house builder could contract with a third party to deliver the carbon abatement measures sufficient to meet the house builder's zero carbon obligation;* *iv) the house builder could make a payment into a fund which then invests in carbon abatement projects sufficient to meet the house builder's zero carbon obligation."* The report goes onto to state in paragraph 11 that "ultimately it will be the house builders (sic) choice as to which route he chooses".	
624	DM325	Tottenham & Wood Green Friends of the Earth	Energy efficiency	But we would like to see the minimum level of energy efficiency increased, and include at least some Passivhaus standards.	Noted. This policy will be deleted to reflect changes to government policy. Requirements for energy efficiency will be set in a revised policy on Sustainable Design, Layout and Construction. **Action: Delete allowable solutions policy. Requirements for energy efficiency to be set in a revised policy on Sustainable Design, Layout and Construction.**
629	DM326	DP9 on behalf of undisclosed	Viability	Requirement to provide financial contributions through a s106 in lieu of achieving the required on-site carbon reductions targets should be subject to a viability test, as affordable housing is in DM19.	Noted. This policy will be deleted to reflect changes to government policy. **Action: Delete allowable solutions policy, but retain Council's intention to seek carbon offsetting where this is permitted by higher level policy.**

Comments on DM29 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
624	DM327	Tottenham & Wood Green Friends of the Earth	Support Policy	N/A	The Council welcomes support of this policy.

Comments on DM30 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response

414	DM328	GLA	Decentralised Energy	It is suggested that paragraph 4.39 be amended to include the following underlined text: '…Feasibility assessments should be prepared <u>on a whole life cost basis</u>, in line with the Mayor's relevant guidance…'. It should be noted that the 2014 Energy Planning Guidance is due to updated shortly.	The Council welcomes the suggested policy amendment and reference to updated guidance, which will be incorporated into the supporting text. **Action: Update supporting text to reflect comment**
414	DM329	GLA	Decentralised Energy	It is also suggested that paragraph 4.40 be amended to include the following underlined text: '…For planned future networks, a short term 'grace period' of five years may be permitted in which the development would be exempt from providing on- site renewable energy <u>or CHP</u>, along with a potential relaxation of relevant requirements…' And that the final sentence is replaces with the following underlined text: <u>Should the planned future DE network not come forward, applicants will be expected to implement an alternative energy strategy to meet the target in place at the time of planning approval.</u>	The Council welcomes the suggested policy amendment which will be incorporated into the supporting text. **Action: Update supporting text to reflect comment**
525	DM330	Barton Willmore on behalf of Workspace	Flexibility	At present the policy is not sufficiently flexible to ensure that development comes forward in a timely and viable manner	The Council considers that the policy is sufficiently flexible to enable development to come forward. In line with NPPF paragraph 96, it sets out that applications will be considered having regard to technical feasibility and financial viability. Policy DM30.C will be revised to provide further flexibility, however continuing to reflect findings of the Council's technical evidence - e.g. Council will expect proposals to secure connection rather than require, having regard to technical feasibility and financial viability. **Action: Revise DM30.C to provide more flexibility**
608	DM331	Home Builders Federation	Too prescriptive	This policy is not in conformity with national policy. It is far too prescriptive. The Government has set out in its consultation report entitled *Next Steps to Zero Carbon Homes – Allowable Solutions* (DCLG, July 2014) that applicants will be able to choose which route they take to meet the allowable solutions element of the energy efficiency (Part L) targets of the Building Regulations. The Council cannot require applicants to justify which route they choose to take. The Council cannot require that all major development located near a DE network must be designed to connect to the DE network.	Since the publication of the Regulation 18 stage document, the Government has announced that it does not intend to proceed with the allowable solutions framework. The Council considers that the proposed policy is in line with adopted London Plan Policy 5.6 (Decentralised Energy in Development Proposals) which sets out that proposals should be designed to connect to networks where opportunities are identified. The DM Policy adds further local specificity in this regard. Policy DM30.C will be revised to provide further flexibility, however continuing to reflect findings of the Council's technical evidence - e.g. Council will expect proposals to secure connection rather than require, having regard to technical feasibility and financial viability. **Action: Revise DM30.C to provide more flexibility**
624	DM332	Tottenham & Wood Green Friends of the Earth	Support Policy	N/A	The Council welcomes support of this policy.
694	DM333	Iceniprojects on behalf of	NPPF consistency	This draft policy is unsound as it is not fully consistent with national policy, in particular Paragraph 96, which requires planning application to *'comply with adopted Local Plan policies on local requirements for*	The Council considers that the policy is sufficiently flexible to enable development to come forward. In line with NPPF paragraph 96, it sets out that applications will be assessed

		Berkeley Homes		*decentralised energy supply unless it is can demonstrated by the applicant, having regard to the type of development involved its design, that it is not feasible or viable'*. References are made at points through the policy to viability and feasibility, which is supported; however this is not applied consistently and the draft policy should be updated to reflect this	having regard to technical feasibility and financial viability. However, the policy will be revised in order to clarify this. **Action: Revise policy and supporting text clarify considerations for technical feasibility and financial viability.**

Comments on DM31 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
414	DM334	GLA	Overheating & Cooling	Although it is recognised that Policy DM31 is focused on local application of the London Plan Policy 5.9, consideration should be given to broadening the policy to apply to major development as well as minor development in terms of the council's requirements. The council should also not that the Chartered Institution of Building Services Engineers guidance referred to in paragraph 4.52 (TM49 Design Summer Years for London) is now available and it is recommend that developers use this London specific weather data when modelling overheating risk. The council may also wish to change the reference to the Code for Sustainable Homes in 4.53 as this is due to be wound down, for example it may wish applicants to provide the relevant Building Regulations Part L data to demonstrate the overheating risk for a development.	The Council welcomes information which will ensure the supporting text appropriately refers relevant guidance and technical standards. As noted, London Plan policy 5.9 will apply to major development and it is not considered necessary to duplicate this policy in the Local Plan. **Action: Amend policy and supporting text to reference guidance and building regulations data.**
624	DM335	Tottenham & Wood Green Friends of the Earth	Support Policy	N/A	The Council welcomes support of this policy.

Comments on DM32 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
624	DM336	Tottenham & Wood Green Friends of the Earth	Support Policy	N/A	The Council welcomes support of this policy.
413	DM337	Natural England	Green Roofs	We are pleased to see reference to the provision of green and brown roofs and green walls where possible in developments at page 56. One way of providing enhanced green infrastructure and biodiversity in an urban environment can be through the provision of green roofs. Natural England is supportive of the inclusion of green roofs in all appropriate development. Research indicates that the benefits of green roofs include reducing run-off and thereby the risk of surface water flooding, reducing the requirement for heating and air-conditioning and providing habitat for wildlife. Natural England would encourage you to consider the use of bespoke solutions based on the needs of the wildlife specific to the site and adjacent area. I would refer you to http://livingroofs.org/ for a range of	The Council welcomes support of this policy. The supporting text refers to the Mayor's Sustainable Design and Construction SPG, which signposts further information and technical standards on green roofs.

				innovative solutions and http://www.london.gov.uk/sites/default/files/uploads/living-roofs.pdf (London GLA 2008) regarding the fit with the London Plan policy.	
422	DM338	Environment Agency	Green Roofs	We are supportive of this policy and in particular the reference to the GRO Green Roof Code (2014). We agree with paragraph 23.15.5 of the Sustainability Appraisal and suggest the policy also highlight the benefits in terms of improving water quality.	The Council welcomes support of this policy. **Action: Amend supporting text to highlight benefits in terms of improving water quality.**

Comments on DM33 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
589	DM339	Anonymous	Conservation	Don't demolish period buildings	Requirements pertaining to the demolition of heritage assets are covered by the DM Policy on managing the historic environment.
592	DM340	John Crompton, Chair, Muswell Hill CAAC	Windows	F it needs to be amended so that it states that this applies to all the windows and not just those visible from the public domain.	Noted. Considerations for the sustainable retrofitting of heritage assets and their setting are set out in the DM Policy on managing the historic environment.
592	DM341	John Crompton, Chair, Muswell Hill CAAC	Windows	@ Para 4.72 We suggest there needs to be specific reference to old glass which has a decorative pattern which may be a characteristic feature in a CA.	Noted. Considerations for the sustainable retrofitting of heritage assets and their setting are set out in the DM Policy on managing the historic environment.

Comments on DM34 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
408	DM342	Mario Petrou	Air quality monitoring	A reference must be made to the aspiration to greatly increase the number and types of air quality meters, in particular to digital displays in problematic areas.	Air quality monitoring is carried out to ensure compliance with the Government's air quality objectives. The number and types of equipment used for air quality monitoring are outside the scope of the Local Plan.
408	DM343	Mario Petrou	Noise and vibration	A reference for the need of the noise team to be very significantly resourced needs to be added. Neighbour noise can harm the health of adjacent and contiguous occupiers.	Concern with neighbour noise is noted. Impact on amenity is considered to be sufficiently addressed by the environmental protection policy in addition to DM1 and DM2. Council staff resourcing is outside the scope of the Local Plan.
422	DM344	Environment Agency	Air Quality	We have a strategic duty for air quality and we do not have a statutory duty to comment on a site by site basis. However we do advocate measures such as enclosure (use of a building) for waste sites to control particulate emissions, which you may wish to consider when seeking air quality assessments. We will also be seeking the requirement for enclosure in the consultation on the North London Waste Plan.	The Environment Agency's strategic duty in respect of air quality is noted. The proposed DM policy on new waste facilities is considered to sufficiently cover considerations for air quality on proposals where relevant. Further detailed requirements will be set out in the North London Waste Plan.
422	DM345	Environment Agency	Lighting pollution	We are pleased to see the requirements for mitigation of adverse impacts resulting from external lighting and encourage the inclusion of watercourses as a sensitive receptor. Artificial lighting disrupts the natural diurnal rhythms of a range of wildlife using and inhabiting the river and its corridor habitat. Minimising light spill to the river and within 8 metres of the top of the bank will reduce this disruption.	The Council welcomes support of this policy.
422	DM346	Environment	Contaminated	We support parts F and G of the policy. The supporting text in	The Council welcomes support of this policy.

		Agency	Land	paragraph 4.90 would benefit from a slight alteration to make it clear that the Environment Agency's responsibilities in terms of land contamination are in respect of controlled waters.	**Action: Amend supporting text to make clear that Environment Agency's responsibilities in terms of land contamination are in respect of controlled waters.**
592	DM347	John Crompton, Chair, Muswell Hill CAAC	Light pollution	@ Point E Need another bullet point about it only being on when necessary –e.g. a time switch or sensor is to be used in order to reduce light pollution etc.	Noted. The suggested policy criterion is considered to be sufficiently covered by the proposed policy and guidance signposted.
624	DM348	Tottenham & Wood Green Friends of the Action Earth	Support Policy	N/A	The Council welcomes support of this policy.
659	DM349	Haringey Federation of Residents Associations (HFRA)	Environmentally friendly development	Bearing in mind the need for urgent and drastic cuts in carbon emissions to avoid dangerous climate change, what comprehensive policies and practices need to be imposed on all housing development eg regarding energy usage and generation, materials, design, space, greenery and green space, recycling etc? Developers are rarely paying more than lip service to these critical issues. Policies need to be very carefully appraised and strengthened regarding environmental sustainability.	Haringey's Local Plan includes a suite of policies addressing environmental sustainability as well as climate change adaptation and mitigation. Proposals for new development will only be granted permission where it is demonstrated that the policy requirements will be met. All Local Plan policies are subject to Sustainability Appraisal, which includes considerations for environmental sustainability.

Comments on DM35 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
422	DM350	Environment Agency	Flood Risk	We are pleased to see that many of our previous comments have been taken on board. We have commented on these policies under one heading as we recommend consolidating them to form one stronger and more concise policy. As the National Planning Policy Framework sets out when a Flood Risk Assessment will be required we do not consider policy DM36 is an essential policy to have in its own right.	Noted. The Council welcomes the Environment Agency's continued feedback and policy advice. The suggested revisions will assist with setting a more concise policy framework on flood risk management. **Action: Consolidate policies DM 35 and DM36 as recommended.**
422	DM351	Environment Agency	Flood Risk	It is positive that the policy outlines the requirement for sites to carry out the sequential test and our preference would be to have this in the early part of the policy to reflect the fact that it is one of the first stages in site selection. This will also prevent applicants carrying out FRAs unnecessarily prior to determining whether the sequential test is passed.	The Council welcomes the support for this policy and suggested revisions for improving its interpretation. **Action: Revise policy criteria ordering as recommended.**
422	DM352	Environment Agency	Flood Risk	We suggest you split DM35 part B into two parts focusing on fluvial and surface water flood risk requirements. We have suggested the wording below which also strengthens the requirements for developers to aim to provide adequate flood plain compensation on site in the first instance and only offsite if this cannot be achieved.	Noted. The Council welcomes the suggested policy wording. **Action: Revise DM35 policy formatting and wording as recommended.**
422	DM353	Environment Agency	Flood Risk	Suggested wording for Policy DM35 and deletion of DM36: *A. The Council will ensure that all proposals for new development avoid and reduce the risk of flooding to future occupants, and do not increase the risk of flooding.* *B. All proposals for new development within Flood Zone 2 and 3a will be required to provide sufficient evidence for the Council to assess whether the requirements of the Sequential Test and Exception Test*	The Council welcomes the suggested policy wording which will be incorporated into the Local Plan. **Action: Consolidate policies DM 36 and DM35 and revise policy wording as recommended.**

				(where required), have been satisfied. Proposals must be informed by a site specific Flood Risk Assessment (FRA) taking account of all potential sources of flooding and should: *a. demonstrate the application of a sequential approach for the development of individual sites, to ensure that the most vulnerable land uses are located in areas of the site that are at lowest risk of flooding;* *b. preserve overland flood and flow routes and ensure there is no net less of flood storage. Adequate flood storage compensation should be provided on site or if this is not possible provided off site where circumstances allow;* *c. where appropriate set out the mitigation measures that will be incorporated on site to manage residual flood risk including* *i. Finished floor levels set no lower than 300mm above the 1 in 100 chance in any given year, including an allowance for climate change, flood level.* *ii. Ensure safe access and egress for future users of the development or an appropriate emergency evacuation plan.* *d. further contribute to naturalising watercourses where opportunities arise, in line with Policy DM40 (Watercourses & Flood Defences).* *C. All proposals for new development will be required to:* *a. Manage and reduce surface water run-off, in line with Policy DM37 (Sustainable Drainage Systems) and Policy DM38 Critical Drainage Areas);* *b. Manage water and waste water discharges, in line with Policy DM41 (Managing Drainage Connections and Waste Water).* *D. With the exception of water compatible and essential infrastructure, development in areas designated in the Haringey's SFRA as being within Flood Zone 3b will not be permitted.*	
624	DM354	Tottenham & Wood Green Friends of the Earth	Support Policy	N/A	The Council welcomes support of this policy.

Comments on DM36 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
422	DM355	Environment Agency	Flood Risk	We are pleased to see that many of our previous comments have been taken on board. We have commented on these policies under one heading as we recommend consolidating them to form one stronger and more concise policy. As the National Planning Policy Framework sets out when a Flood Risk Assessment will be required we do not consider policy DM36 is an essential policy to have in its own right.	Noted. **Action: Consolidate policies DM 35 and DM36 as recommended.**
422	DM356	Environment Agency	Flood Risk	It is positive that the policy outlines the requirement for sites to carry out the sequential test and our preference would be to have this in the early part of the policy to reflect the fact that it is one of the first stages in site selection. This will also prevent applicants carrying out FRAs unnecessarily prior to determining whether the sequential test is passed.	Noted. **Action: Revise policy criteria ordering to set sequential test requirement in first part of policy.**

422	DM357	Environment Agency	Flood Risk	We suggest you split DM35 part B into two parts focusing on fluvial and surface water flood risk requirements. We have suggested the wording below which also strengthens the requirements for developers to aim to provide adequate flood plain compensation on site in the first instance and only offsite if this cannot be achieved.	Noted. **Action: Revise DM35 policy formatting in line with suggested revisions and strengthen policy requirements on flood plain compensation.**
422	DM358	Environment Agency	Flood Risk	Suggested wording for Policy DM35 and deletion of DM36: *A. The Council will ensure that all proposals for new development avoid and reduce the risk of flooding to future occupants, and do not increase the risk of flooding.* *B. All proposals for new development within Flood Zone 2 and 3a will be required to provide sufficient evidence for the Council to assess whether the requirements of the Sequential Test and Exception Test (where required), have been satisfied. Proposals must be informed by a site specific Flood Risk Assessment (FRA) taking account of all potential sources of flooding and should:* *a. demonstrate the application of a sequential approach for the development of individual sites, to ensure that the most vulnerable land uses are located in areas of the site that are at lowest risk of flooding;* *b. preserve overland flood and flow routes and ensure there is no net less of flood storage. Adequate flood storage compensation should be provided on site or if this is not possible provided off site where circumstances allow;* *c. where appropriate set out the mitigation measures that will be incorporated on site to manage residual flood risk including* *i. Finished floor levels set no lower than 300mm above the 1 in 100 chance in any given year, including an allowance for climate change, flood level.* *ii. Ensure safe access and egress for future users of the development or an appropriate emergency evacuation plan.* *d. further contribute to naturalising watercourses where opportunities arise, in line with Policy DM40 (Watercourses & Flood Defences).* *C. All proposals for new development will be required to:* *a. Manage and reduce surface water run-off, in line with Policy DM37 (Sustainable Drainage Systems) and Policy DM38 Critical DrainageAreas);* *b. Manage water and waste water discharges, in line with Policy DM41 (Managing Drainage Connections and Waste Water).* *D. With the exception of water compatible and essential infrastructure, development in areas designated in the Haringey's SFRA as being within Flood Zone 3b will not be permitted.*	Noted. **Action: Consolidate policies DM 36 and DM35 and revise policy wording in line with suggested revisions.**
422	DM359	Environment Agency	Evidence Base / SFRA	We commented in August 2014 on your then adopted Level 2 SFRA (dated March 2013). The SFRA (dated Feb 2015) has now been updated following these comments but we note its status is now draft, rather than adopted. As this is an updated document we have concentrated on commenting on the recommendations for specific site allocations and how the SFRA supports the allocated sites. Your Level 1 SFRA and Surface Water Management Plan (SWMP) was not available on your website and we ask that they are added.	Strategic Flood Risk Assessment Level 1 and 2, Surface Water Management Plan and Thames River Basin Management Plan will be included on the Council's Local Plan evidence base webpage. **Action: Add above noted documents to evidence base page.**
422	DM360	Environment Agency	Evidence Base / SFRA	Our comments on the SFRA should be read in conjunction with our comments on the Draft Site Allocations (DPD) and Draft Tottenham Area Action Plan to ensure that all documents are supported by the	Noted.

				best possible information.	
422	DM361	Environment Agency	Evidence Base / SFRA	We have noticed that many of the sites' summary tables contain the wrong site outlines or different site names to the site allocations documents including the following sites: • NT2, Northumberland Park • NT5, Tottenham Hotspur Stadium • SS2, Gourley Triangle • TH1, Station Square West • TH5, Tottenham Hale Retail Park • TH7, Hale Wharf • TH8, Welbourne Centre • SA52, Pinkham Way • SA26, Clarendon Square Gateway	Noted. The Council will ensure the next published version of the document is appropriately formatted. **Action: Amend document to ensure site summary tables correspond with relevant site allocations.**
422	DM362	Environment Agency	Evidence Base / SFRA	There are some allocated sites are not included in the SFRA. The SFRA should provide guidance on the preparation of Flood Risk Assessments for allocated development sites. This is particularly important where site allocations include or are bordered by a culverted Main River. This is because if the culvert fails these sites may be at increased flood risk even though they are in Flood Zone 1. This scenario is not covered by the main SFRA document (Section 9.1 Over-Arching Principles). In order to be satisfactory the SFRA's Appendix A should include the following sites: • NT4, North of White Hart Lane • TH3, Ashley Road North and Hale Slither (area a) • TH6, Hale Village Tower • TH9, Fountayne and Markfield Road • TH10, Herbert Road and Constable Road • SA14, Mecca Bingo • SA17, The Mall • SA62, Barber Wilson • SA66, Leabank and Lemsford Close	The SFRA will be updated to include these sites. **Action: Update SFRA as suggested.**
422	DM363	Environment Agency	Evidence Base / SFRA	We are pleased to see that our previous comments have been considered and that a sequential test has now been carried out. It is positive that the majority of the sites are located in Flood Zone 1. There are some sites located in Flood Zone 2 and one site has some Flood Zone 3. We have some suggestions below to improve the robustness of the sequential test. Once the Sequential Test has been finalised it is imperative that it is available on your website and can be viewed alongside other evidence base documents.	Noted. **Action: Add Sequential Test to evidence base page.**
422	DM364	Environment Agency	Evidence Base / SFRA	We are pleased to see that all site allocations in Flood Zones 2 and 3 are included in the sequential test. It would be beneficial to provide clarity on the criteria which have been used in selecting all of the sites to be sequentially tested; for example sites in Flood Zone 1. We encourage you to sequentially test sites which are also identified as Critical Drainage Areas to provide further transparency.	All sites have been included for consideration within the sequential test.
422	DM365	Environment Agency	Evidence Base / SFRA	Site SA52 (Pinkham Way) has an area of Flood Zone 3 which, although is recognised in the site allocation, is not reflected in the sequential test. We recommend the sequential test is revisited to show that there is some Flood Zone 3 within the red line boundary.	Sequential test will be revisited to reflect that part of Site SA52 is located within Flood Zone 3. This will also be signposted in the development guidelines. **Action: Revisit sequential test to reflect that part of SA52 falls within Flood Zone3. Amend development guidelines**

					to signpost this.
422	DM366	Environment Agency	Evidence Base / SFRA	We request that the wording in the final column (Sequential Test passed?) is altered for sites in Flood Zone 2 to simply state that a Flood Risk Assessment (FRA) will need to be submitted with a planning application. By stating that a *Surface* Water (FRA) is required implies that you only require consideration of the impacts of the development on surface water flood risk and not fluvial flood risk or other sources of flooding. This would be contrary to the National Planning Practice Guidance.	Wording in sequential test will be amended as suggested to ensure compliance with national planning policy and guidance. **Action: Amend sequential test text as suggested.**
422	DM367	Environment Agency	Evidence Base / SFRA	At present the document is very difficult to cross reference with the Site Allocations and Area Action Plan documents as the site ID and names are different. Please ensure that the Site ID matches across all of the published documents.	Noted. The Council will ensure the next published version of the document is appropriately formatted. **Action: Amend document to ensure site summary tables correspond with relevant site allocations.**
422	DM368	Environment Agency	Evidence Base / SFRA	The Sequential Test does not consider any of the allocated sites in Flood Zone 2 for highly vulnerable uses, which must be cross-referenced to the development guidelines for the site specific allocations.	Noted. For all relevant site allocations, the Development Guidelines will be updated to signpost where sites are located in Flood Zone 2 and state that highly vulnerable uses will not be permitted. **Action: Amend Site Allocation development guidelines as above.**
422	DM369	Environment Agency	Evidence Base / SFRA	Although the Sequential test mentions windfall sites, it does not consider the approach of applying the sequential test to windfall sites. For clarity we suggest you refer to your Development Management Policy DM36 and supporting text 4.105 for the approach on considering windfall sites.	Council considers that policy requirements are covered by NPPF and London Plan.
422	DM370	Environment Agency	Flood Risk	We are also supportive of paragraphs 4.108 and 4.109 and are pleased to see reference made to the SFRA.	The Council welcomes support of this policy.
624	DM371	Tottenham & Wood Green Friends of the Earth	Support Policy	N/A	The Council welcomes support of this policy.

Comments on DM37 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
422	DM372	Environment Agency	SuDs	We are supportive of this policy and the supporting text and have some minor suggestions to strengthen the wording. B. The Council will require Sustainable Drainage Systems (SuDS) to be sensitively incorporated into new development by way of site layout and design, having regard to the following requirements: a. All major development proposals will be required to reduce surface water flows to a greenfield run-off rate of ~~run-off~~ for a 1 in 100 year critical storm event; b. All minor development proposals should aim to achieve a Greenfield rate of run-off and, at a minimum, achieve a 50 per cent reduction on existing site run-off rates; and c. All other development should seek to achieve a greenfield rate of	The Council welcomes support of this policy and agrees with the suggested changes. **Action: Amend policy as suggested.**

				run-off and include at least one ‘at source’ SuDS measure resulting in a net improvement in water quantity or quality discharging to a sewer. d. For all development where a Greenfield run-off rate cannot be achieved justification must be provided to demonstrate that the rate has been reduced as much as possible.	
422	DM373	Environment Agency	SuDS	C. In addition, where Sustainable Drainage Systems are implemented they will be expected to: a. Meet the requirements set out in the Council’s guidance until such time National Standards are in place; b. Incorporate measures identified in the Surface Water Management Plan; c. Be designed to maximise biodiversity and local amenity benefits, and where appropriate, ensure that SuDS techniques provide for clean and safe water at the surface; and d. Function effectively over the lifespan of the development. e. Improve water quality	Council agrees with the change and has amended the policy to reflect this. **Action: Amend policy to include a reference to water quality.**
422	DM374	Environment Agency	SuDS	D. Where SuDS cannot be implemented due to site constraints (such as land contamination or space limitations), robust justification must be provided along with proposed alternative sustainable approaches to surface water management.	Council agrees with the change and has amended the policy to reflect this. **Action: Amend policy as suggested.**
422	DM375	Environment Agency	SuDS	Urban Diffuse Pollution is a key issue within this catchment to which the use of SuDS provides an opportunity to improve water quality. Any improvements will not only provide benefits in the immediate locality but will also further down the catchment. Developers should be encouraged to incorporate SuDS in any development, which is also supported by strategic policy SP5 of Haringey’s Local Plan. SuDS can be used for both new development and retrofitting/refurbishment of existing stock.	Council welcomes support of this policy and agrees that SUDS provide an opportunity to improve water quality. Policy amended to reflect this. **Action: Amend policy in line with other changes suggested to the policy.**
426	DM376	Thames Water	SuDS	Thames Water supports the London Plan drainage hierarchy and Policy DM37 and welcomes the Mayor’s emerging London Sustainable Drainage Action Plan. Urbanisation, climate change, population growth and modern lifestyles are putting sewers under increasing pressure. While the fabric of Thames Water’s sewerage system is largely in good condition, many sewers now handle much larger volumes than they were designed to.	The Council welcomes support of this policy.
608	DM377	Home Builders Federation	NPPG Compliance	The policy may need to be amended to reflect the new national planning guidance. The PPG in paragraph ID 7-079 states: Whether a sustainable drainage system should be considered will depend on the proposed development and its location, for example whether there are concerns about flooding. Sustainable drainage systems may not be practicable for some forms of development (for example, mineral extraction). New development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering major development, sustainable drainage systems should be provided unless demonstrated to be inappropriate. This advises that only major development should provide SUDs. Therefore insisting that all schemes provide SUDs in all circumstances would not accord with the national practice guidance.	The guidance outlines that whether a sustainable drainage system should be considered will depend on the proposed development. It expands on major developments but does not state that only major development should provide SuDS. Council has set policy to provide further guidance on the type of SuDS which should be provided for both minor and major development proposals. Council considers this policy is in line with the updated national planning guidance.

624	DM378	Tottenham & Wood Green Friends of the Earth	Support Policy	N/A	The Council welcomes support of this policy.

Comments on DM38 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
422	DM379	Environment Agency	Drainage	We are supportive of this policy. We have not notified you of any Critical Drainage Areas and it is clear that the policy is referring to Critical Drainage Areas identified in your Surface Water Management Plan.	The Council welcomes support of this policy.

Comments on DM39 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
624	DM380	Tottenham & Wood Green Friends of the Earth	Fracking	We welcome Policy DM39 Protecting and Improving Groundwater Quality and Quantity – but it should be amended to include policies to stop fracking, in line with the commitment given by the Cabinet member in the Full Council meeting in March 2014.	Support for policy on protecting and improving groundwater quality and quantity is welcomed. The NPPF along with published technical guidance set out policies and guidance relevant to minerals development. NPPF paragraph 144 requires that when determining planning applications, the Council should ensure there are no unacceptable adverse impacts on natural environment or human health. The Council does not propose to include further local policy requirements.
426	DM381	Thames Water	Groundwater	There are a large number of groundwater and surface water assets within the Borough and Thames Water therefore support Policy DM39 which aims to protect these.	The Council welcomes support of this policy.

Comments on DM40 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
422	DM382	Environment Agency	Water Quality	We suggest part A is reworded to say '*where the site boundary is within 8m of a main river or 5m of an ordinary watercourse new development will be required to....*'. This prevents the possibility of a red line boundary being drawn to exclude the watercourse to avoid fulfilling the requirements of the condition. It is positive that the River Basin Management Plan has been referred to in the policy and in the supporting text.	Noted. Agree with recommended revision to policy. **Action: Amend policy as suggested.**
422	DM383	Environment Agency	Watercourse	We are supportive of the presumption against culverting in part B. We suggest a change in wording of part C to improve the robustness of its implementation "*On sites with culverted watercourses, proposals for new development will be expected to investigate and secure the implementation of measures to restore sections of the watercourse*, *with clear and robust justification provided if considered*	Support for policy is noted. Agree with recommended revision to policy DM40(C). **Action: Amend supporting text to state that clear and robust justification will need to be provided if deculverting is not possible.**

				unachievable."	
422	DM384	Environment Agency	Watercourse	Part D is positively worded and we are pleased to see that a set-back distance of 8m and 5m has been specified, and a requirement for a condition survey of existing flood defences. For further clarity you may wish to note either in the policy or in the supporting text that culverts are also considered flood defences.	The Council welcomes support for this policy and suggestion to clarify that culverts are considered flood defences. **Action: Amend supporting text to clarify that culverts are considered flood defences.**
422	DM385	Environment Agency	Watercourse	Providing a definition of main watercourses and ordinary watercourses in supporting paragraph 4.127 is helpful. As it is currently written it may be slightly misleading as there are examples such as the Havering New Sewer which are classified as main watercourses. We recommend the following alternative text to avoid any confusion: *"Main rivers are all watercourses shown on the statutory main river maps held by the Environment Agency and the Department of Environment, Food and Rural Affairs. Ordinary watercourses are all other watercourses."*	Noted. The Council welcomes the clarification on terminology. **Action: Amend supporting text to reflect comments and add definitions to glossary.**
422	DM386	Environment Agency	Watercourse	Whilst we are supportive of this policy and are satisfied that it covers flood risk adequately, we feel that the focus on improving watercourses in terms of ecology and WFD is somewhat hidden in supporting paragraphs 4.130 -4.133. You could either add to DM40 or have an additional policy to cover the Blue Ribbon Network in its own right, building on the requirements set out policy SP5 to restore and enhance the Blue Ribbon Network. The policy should make it clear to applicants how the Council will expect protection and enhancement of all watercourses, culverted or otherwise. For a good example where this has been achieved and implemented well we refer you to Harrow's Policy DM11	The Council welcomes support for this policy. This section of the DM document will be amended to set out further details and requirements in respect of water quality and ecology, particularly in view of the WFD. **Action: Amend policy to set clearer expectations and requirements in respect of protection and enhancement of watercourses and water quality.**
624	DM387	Tottenham & Wood Green Friends of the Earth	Deculverting	We welcome Policy DM40 Watercourses and Flood Defences – but we want to see it fully incorporated into eg the TAAP where Moselle could be deculverted	Support for this policy is noted. The DM policies are borough-wide policies that will be applied to the AAP area. The Council does not consider it necessary to duplicate policies in the AAP where borough the wide policies apply. The supporting text to the proposed policy DM40 sets out opportunities for deculverting within Tottenham and refers relevant guidance to assist with implementation.

Comments on DM41 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
422	DM388	Environment Agency	Drainage	This policy would be a good place to have a requirement for developers to investigate and rectify any misconnections on site to improve water quality in the borough. The Lower Lee river system has historically suffered from poor water quality as a result of significant modifications. Many tributaries are confined to concrete open channels or in some cases hidden underground in culverts or pipes. This led to widespread pollution from sewage misconnections that went undetected.	The Council considers that the suggested requirement is addressed within the proposed policy with criterion DM41(A)(b). The additional reasoned justification is welcomed and this will be considered for inclusion in the plan.
426	DM389	Thames Water	Drainage, water supply	Thames Water support Policy DM41 in principle, but consider that it needs to be improved, particularly in relation to water supply. A key sustainability objective for the preparation of the DPD/Local Plan should be for new development to be co-ordinated with the	The Council welcomes support for this policy. The policy will be amended to set clearer requirements for on-site management of waste water and water supply, including a new point requiring proposals to be designed to meet London

				infrastructure it demands and to take into account the capacity of existing infrastructure, in accordance with Paragraphs 156 & 162 of the NPPF, its guidance and Policies 5.14 & 5.15 of the London Plan. Thames Water consider that the Local Plan should include a specific reference to the key issue of the provision of water supply and sewerage/wastewater infrastructure to service development. This is necessary because it will not be possible to identify all of the water /sewerage infrastructure required over the plan period due to the way water companies are regulated and plan in 5 year periods (Asset Management Plans or AMPs). Such a policy is required to ensure the infrastructure is provided in time to service development to avoid unacceptable impacts on the environment such as sewage flooding of residential and commercial property, pollution of land and watercourses plus water shortages with associated low pressure water supply problems. It is also important that the satisfactory provision of water and sewerage infrastructure is covered to meet the test of "soundness" for Local Plans. Policy DM41 is generally very good in relation to waste water/sewerage, but there needs to be similar policy covering water supply.	Plan target for mains water consumption. It is noted that water supply and waste water infrastructure are included in the Council's Infrastructure Delivery Plan. This will be regularly updated to take account of Thames Water rolling programme of Asset Management Plans. **Action: Add requirements for on-site management of waste water and water supply. Supporting text to set out that applicants must consult Thames Water where it has raised concerns regarding sewerage network capacity.**
426	DM390	Thames Water	Drainage	Parts B&C of Policy DM41 also require some clarification regarding the separation between foul and surface water along the lines of the following: "B. The Council will give preference to mains foul drainage and will seek to restrict the use of non-mains drainage for foul water disposal, particularly in Source Protection Zones, in line with Environment Agency guidance. All proposals for new development must seek to manage surface water as close to its source as possible, in line with the London Plan drainage hierarchy. C. Where non-mains drainage is proposed for the disposal of foul water, a foul drainage assessment will be required to ensure the most sustainable drainage option will be implemented."	The Council welcomes the clarification regarding foul water and mains foul drainage and will amend policy taking account of suggested revisions. The reference to surface water management and the London Plan drainage hierarchy is considered to be sufficiently covered by other DM policies, including (Managing and Reducing Flood Risk) and (Sustainable Drainage Systems). **Action: Amend policy to reflect comments regarding foul water disposal.**
624	DM391	Tottenham & Wood Green Friends of the Earth	Support Policy	N/A	The Council welcomes support of this policy.

Comments on DM42 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
589	DM392	Anonymous Local resident	Transport	Improve accessibility, particularly for older people	The Strategic Policies Local Plan seeks to improve accessibility for all residents and visitors to the borough, including older people. The DM Policies give effect to the Strategic Policies.

592	DM393	John Crompton, Chair, Muswell Hill CAAC	Parking	@ Para 4.142 Does this take into account the real world: it is all very well saying you have restricted car parking provision but aren't people just going to have a car anyway?	The policies are intended to support sustainable transport modes as alternatives to private car use. Car free development will be supported in areas where there are high levels of public transport accessibility.
610	DM394	Turley on behalf of St. William	Additional flexibility	Policy DM 42 seeks to encourage sustainable transport through transit oriented developments and the provision of pedestrian and cycle facilities. Part A of the policy currently states that 'the Council will require that developments with high trip generating characteristics locate where public transport accessibility is high and car parking is minimised to mitigate generated car travel'. We consider that the phrase 'where feasible' should be added as site location is subject to numerous matters and may not benefit high public transport accessibility levels.	The Council considers it is preferable to locate high trip generating uses in areas of high public transport accessibility as this supports sustainable development by providing options to the private car. The Council will consider such developments in other areas depending on individual circumstances.
624	DM395	Tottenham & Wood Green Friends of the Earth	Parking	We welcome Policy DM42 Sustainable Transport and Policy DM43 Parking –but it needs to be strengthened to make car-free the norm (and associated CPZs)	The policy can only operate with effective controls on on-street parking and access to public transport as described in paragraph 4.149 (now 5.8). It is not considered appropriate to have a policy which cannot be effectively implemented.
659	DM396	Haringey Federation of Residents Associations (HFRA)	Our Tottenham Charter	IMPROVE THE STREET ENVIRONMENT Ensure safer, friendlier, traffic-calmed, 'living' streets with less clutter and more greenery - All planning policies must ensure that: Tottenham's air quality is as good as in the West of Haringey; Maximise the spread of 20mph zones, car-sharing schemes, on-street cycle lock-ups, and pedestrian and cycling connections/networks across the borough; Promote options for street improvements, including Streets In Bloom, DIY Streets, Home Zones, Play Streets, improvements to front gardens, more benches and community-run notice-boards; ensure High Streets are re-designed more for people and less for cars	Noted. The Council is pursuing sustainable transport policies and projects outside of the planning process. Our Local Implementation Plan (Transport Strategy) sets these out in detail. We will seek to implement projects and programmes to support the LIP through the planning process such as cycle facilities, traffic calming, car sharing schemes, walking improvements, support for electric vehicles and cycle parking.
660	DM397	Anonymous local resident	Traffic	The principal concern is that there will be a major increase in traffic pollution (hence ill health) and jams in the Green Lanes, Wightman Road, Endymion Rd area due to the residential developments proposed for Harringay Ward and surrounding areas including Wood Green and South Tottenham. Also that the transport suggestions do not begin to take account of this. The result will be an area that is unpleasant due to air quality, unhealthy due to traffic fumes and dysfunctional due to traffic jams. It is already the case that some with respiratory conditions avoid Green Lanes and others are planning to move away from the area because of the proposed developments. We cannot allow the air to get any worse	The Local Plan policies seek to mitigate the traffic impact of all developments, including housing, by supporting sustainable transport modes and alternatives, such as requiring car clubs, cycle parking, and supporting car free or low car parking developments.
660	DM398	Anonymous local resident	Mode shift unlikely	Cross Rail 1 and 2, upgraded tube and overground rail services, footways, cycling etc offer no solution to many people : self-employed residents whose work involves transporting equipment, who must visit far distant destinations where they would have to walk a long way at the other end; the disabled, semi-disabled, the elderly and the very young (with two or three children and shopping); those who make deliveries of groceries and other heavy goods; service providers like plumbers etc; care assistants who visit the sick, disabled and elderly who are now cared for in their own homes rather than in care homes; the mobility-impaired who want to go out. For all these an individual vehicle must be used. Then there will be the family parties, funerals,	The Council considers car clubs can provide an effective means of providing access to cars for specific journeys without the need for people to own a car. We are seeking to minimise traffic impact of new developments by seeking the provision of car clubs, supporting car free or low car parking developments, seeking provision of cycle parking standards and locating large generators of traffic within areas of high public transport accessibility which can provide alternatives to owning a private car.

				weddings etc. All of these journeys will greatly increase traffic in this area if the developments go through	
660	DM399	Anonymous local resident	Unsuitable cycle routes	When more cycling only routes are introduced into narrow roads – and all roads around Harringay Ward are narrow - then that makes worse traffic jams for vehicles. As air pollution worsens, asthmatics and those with COPD and cardiovascular disease are advised to stop cycling and walking	The Council has not introduced cycle only routes on local roads. Cyclists can share road space with other road users with designs allowing for all road users to move freely.

Comments on DM43 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
265	DM400	NHS Property Services (Savills)	Support	These representations support the principle of providing less than the maximum car parking standards as set out by the London Plan and also support the aspiration to encourage contributions towards car club schemes in lieu of on-site car parking. Accordingly, no proposed amendments are suggested for this policy.	The Council welcomes support of this policy.
415	DM401	Transport for London	Parking	The principle of this policy to help to restrain car use is welcomed.	The Council welcomes support of this policy.
610	DM402	Turley on behalf of St. William	Additional flexibility	We generally agree with the Policy in principle as it supports the standards set out in the London Plan. However, we consider that an aspect of Saved UDP Policy M10 and Paragraph 4.152 of the DMP be integrated into DM 43 to include: 'For larger developments the parking requirement will be assessed on an individual basis as part of the Transport Assessment or Statement'. Whilst we acknowledge the sustainable approach to limiting car parking provision for new developments, we consider this to have significant impacts on development viability, particularly in Haringey. Car ownership outside zone 1 and 2 is common and this has been acknowledged in the recently adopted version of the London Plan and the provision for this should be incorporated in all developments. The provision of higher provision of car parking on site will aid and reduce on-street parking stress and any associated congestion problems caused as a result of this. For mixed use developments, it is important to consider the various trips this will stimulate and the car parking impacts this will have. Therefore, we support the need for the council to assess the parking requirements for large developments on an individual basis so as to provide developers with sufficient flexibility to respond to site specific demands and circumstances.	The Council welcomes support in principle for this policy. Paragraph 4.152 provides guidance on the application of this policy and therefore is the most appropriate place for this statement. Car parking may be common outside zones 1 and 2 but this can vary greatly between boroughs. In Haringey in 2011 45% of households did not own a car. The construction of residential developments in areas with high levels of access to public transport will contribute to reducing parking stress and associated congestion problems as people are encouraged to use alternative forms of transport. All applications for planning permission are, and will continue to be, assessed on an individual basis to determine parking requirements.
613	DM403	Colin Marr, local resident	Garages	There is pressure on car parking spaces throughout Haringey and off-street parking provision is scarce. In some instances garage courts and parking provision, often established as part of an earlier housing development, have been underused because of dilapidation or size constraints. Nevertheless, these sites are valuable to the community for parking and should not be used for other purposes. Recommendation: Insert Additional point D after existing point C – to read: D The Council will not support development on existing sites currently	Garages are frequently used for storage and, as acknowledged by the respondent, are sometimes not of a size suitable for modern cars. Their loss therefore is not likely to make a notable difference to on-street parking pressure in Haringey.

				used for garaging or car parking. Where a group of garages exists in the form of a garage court or other grouping and is not within the curtilage of a building, and the garages and/ or the site on which they are built can continue to be used, with or without adaptation, for parking of cars, planning permission will not normally be granted for the change of use of the land.	
624	DM404	Tottenham & Wood Green Friends of the Earth	Parking	We would add that, to be effective, areas containing car-free housing must be CPZs. Otherwise residents will find somewhere to park. This has happened on Ferry Lane Estate where residents of the supposedly car-free Shian housing development (and possibly from Hale Village where parking spaces are charged for) park on Jarrow Road, which is not a controlled parking street.	This policy provides for the provision of controlled parking zones prior to occupation of the development. This will help to ensure that neighbouring areas are not congested as a result of new development with limited or no onsite parking.
633	DM405	Anne Gray, Local Resident	Parking	There should be a presumption that land should not be used just for car parking; car parking should be underneath a commercial or residential building and all major car parks should be targeted as suitable for more intensive use of land, creating useful buildings with parking at ground or basement level.	Noted. The Local Plan policies seek to optimise the use of land having regard to the London Plan parking standards. Proposals for basement car parking provision could be supported subject to other policy requirements.
694	DM406	Iceniprojects on behalf of Berkeley Homes	Support	Support the assessment of parking for larger developments on a case-by-case basis. Research undertaken by WSP on behalf of Berkeley Group demonstrates that the provision of car parking does not necessarily lead to a proportionate increase in car ownership and trips.	Council welcomes support for the supporting text.

Comments on DM44 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
415	DM407	Transport for London	Crossovers and Vehicular Accesses	TfL would suggest including new wording “Any proposals for crossovers on the Transport for London Road Network will require approval TfL as well as by the borough. Any proposals here should be in line with TfL’s Crossover Guidance.” This guidance is available here http://www.tfl.gov.uk/cdn/static/cms/documents/vehiclecrossovers-guidance-for-applicants.pdf which, as well as other requirements and regulations, does not allow any entering or exiting of the TLRN other than in forward gear.	Agreed. **Action: Amend supporting text to include suggested wording.**
571	DM408	Matthew Bradby, Chair, Tottenham Civic Society	Vehicle crossovers	There should be a strong ambition to reduce the damage to gardens and streetscapes caused by parking, in the number of crossovers that are granted and also the number of illegal parking spaces created in the east of the borough. We have seen the response of Muswell Hill and Fortis Green Association and agree with it.	Policies DM44 and Policy DM45 recognise the potential damage to gardens arising from vehicle accesses and front garden parking and these policies seek to minimise this. Management of illegal off street parking can be managed through the Highways Act.
593	DM409	John Crompton, local resident	Trees	Add two new bullet points about no loss of characteristic features such as front garden walls and also loss of trees –both street trees and trees subject to TPO within the garden itself.	The issue of impact on trees in general and street trees in particular are considered as part of planning applications. The loss of front garden walls can be considered as part of planning applications in Conservation Areas.
607	DM410	Muswell Hill &	Conservation	The Association regards these policies as two aspects of the same	Policies DM 44 and DM45 relate to different situations and

		Fortis Green Association		issue. It is opposed to the creation of vehicular accesses and crossovers and the use of the whole or part of front gardens for parking purposes because : A. They degrade the built environment by: i. reducing the amount of planting on or near a highway causing loss of visual cohesion to the street scene, ii reducing the ameliorating affect of vegetation on pollution. iii. cause the loss of architectural harmony on a highway by removing either wholly or partially front garden walls and or hedges and iv. creating a visually " hard" intrusive element to a street scene. B. Reduce the amount of natural drainage and contribute to run-off C. Are a danger to pedestrians not only when a cross-over / vehicular access is in use but also when the parked vehicle overhangs the pavement. D. Are a danger to other road users particularly when vehicle accesses the highway by backing onto it. E. Reduce the amount of parking available in the public realm. Consequently the Association would wish policies DM43 and DM44 to be made one policy to read as follows: " The Council will not support any proposal for a new crossover or new vehicular access from a highway to an existing or proposed private dwelling and will not support any proposal for parking on front gardens. In the exceptional event of consent being granted for parking on a front garden it will be a condition that no less than 50% of the garden is soft landscaping and any hard standing should seek to improve drainage and reduce flooding of the public highway and/or adjacent properties through the use of a permeable paving material. The Council will encourage the reverting of crossovers, accesses and front garden parking to pavement and / or garden as appropriate and reinstatement of architectural and street features that may have been removed either in whole or part by the creation of a crossover and/ or vehicular access and/ or parking."	seeking to address different issues hence separate polices have been included. DM44 primarily relates to highway impacts whilst DM45 is a design and environmental issue.
614	DM411	Colin Marr on behalf of the Crossover Group	Support for SPG1b	Both draft policies should be replaced by a single DM. Replace the existing Draft DM44 and DM45 with a new DM44: Policy DM44 Parking in Front Gardens and Vehicular Access Parking in front gardens and on driveways is generally unacceptable and will not normally receive permission. In exceptional circumstances where permission is granted, it will be conditional on approximately 50% of the area being soft landscaped as garden.	Policies DM 44 and DM45 relate to different situations and seeking to address different issues hence separate polices have been included. DM44 primarily relates to highway impacts whilst DM45 is a design and environmental issue.

				Parking in front gardens is visually intrusive, especially in conservation areas, and constitutes a loss of amenity space. Vehicles crossing the public footway to access parking spaces are a safety hazard to pedestrians, cyclists and other road users. Front garden parking often leads to an unacceptable loss of on-road parking spaces available for residents generally The Council will not normally support a proposal for a new crossover or new vehicular access, unless in exceptional circumstances it can be demonstrated that the proposal will not result in: a. A reduction in pedestrian or highway safety; b. Increased surface water runoff due to impermeable hard standing c. A reduction of on-street parking capacity, particularly within a Controlled Parking Zone d. Demolition of a boundary wall that makes a positive contribution to thes treet scene; and e. A visual intrusion to the street scene.	
614	DM412	Colin Marr on behalf of the Crossover Group	Support for SPG1b	The council's intention is that policies DM44 and DM45 will replace SPG1b, which has been in existence for many years. The Crossover Group (see footnote about the group) is concerned that as drafted these two policies are inadequate to address the scale of the problem and would not be an effective substitute for SPG1b. The Group's concerns are set out below: 1. Parking in front gardens and the associated provision of vehicle crossovers has cumulatively blighted the street-scene in many parts of Haringey and with consequential damage to the environment. This is evident in some of the through-roads (e.g Lordship Lane N17, Muswell Hill Road N10 and Durnsford Road N11) and in residential roads including some in conservation areas (e.g Wellfield Avenue N10). 2. Although never formally adopted, SPG1b was introduced to combat this practice – it states unequivocally: *"… parking in front gardens is generally unacceptable* ***and will not normally receive planning permission.*** *Where planning permission is granted, it will be conditional on approximately 50% of the area being soft landscaped as garden. Parking in front gardens is visually intrusive, especially in conservation areas, and constitutes a loss of amenity space … and also prove a safety hazard to pedestrians …"* 3. DM44 and DM45, as drafted are feeble in comparison to the intention of SPG1b and need to be rewritten to strengthen the determination to resist further losses of front gardens. 4. The Crossover Group acknowledges that the GPDO and the Highways Acts give property owners rights to impose their will in certain circumstances, but it is incumbent on the council to protect the interests of the community and residents generally, and to refuse applications wherever possible. 5. This subject was reviewed fully by the council at Cabinet level in November 2007. This resulted in the adoption of more stringent	SPG1b as unadopted guidance has been replaced by permitted development rights. However policy DM45 still supports retaining at least 50% of front gardens as landscaping where planning permissions is required.

				criteria on crossover applications and revalidation and reissue of SPG1b in 2008. The council has not reviewed its policy in this area since 2008 and there are no grounds now to dilute policy as currently drafted. On the contrary, there is every reason to strengthen it. Our recommendation below is entirely consistent with the agreed views of the Cabinet, which needs to be reflected in the relevant DM statements of policy.	
624	DM413	Tottenham & Wood Green Friends of the Earth	Support Policy	N/A	The Council welcomes support of this policy.

Comments on DM45 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
607	DM414	Muswell Hill & Fortis Green Association	Conservation	The Association regards these policies as two aspects of the same issue. It is opposed to the creation of vehicular accesses and crossovers and the use of the whole or part of front gardens for parking purposes because : A. They degrade the built environment by: i. reducing the amount of planting on or near a highway causing loss of visual cohesion to the street scene, ii reducing the ameliorating affect of vegetation on pollution. iii. cause the loss of architectural harmony on a highway by removing either wholly or partially front garden walls and or hedges and iv. creating a visually " hard" intrusive element to a street scene. B. Reduce the amount of natural drainage and contribute to run-off C. Are a danger to pedestrians not only when a cross-over / vehicular access is in use but also when the parked vehicle overhangs the pavement. D. Are a danger to other road users particularly when vehicle accesses the highway by backing onto it. E. Reduce the amount of parking available in the public realm. Consequently the Association would wish policies DM43 and DM44 to be made one policy to read as follows: “The Council will not support any proposal for a new crossover or new vehicular access from a highway to an existing or proposed private dwelling and will not support any proposal for parking on front gardens.	Policies DM 44 and DM45 relate to different situations and seek to address different issues hence separate polices have been included. DM44 primarily relates to highway impacts whilst DM45 is a design and environmental issue.

				In the exceptional event of consent being granted for parking on a front garden it will be a condition that no less than 50% of the garden is soft landscaping and any hard standing should seek to improve drainage and reduce flooding of the public highway and/or adjacent properties through the use of a permeable paving material. The Council will encourage the reverting of crossovers, accesses and front garden parking to pavement and / or garden as appropriate and reinstatement of architectural and street features that may have been removed either in whole or part by the creation of a crossover and/ or vehicular access and/ or parking."	
614	DM415	Colin Marr on behalf of the Crossover Group	Support for SPG1b	Both draft policies should be replaced by a single DM. Replace the existing Draft DM44 and DM45 with a new DM44: Policy DM44 Parking in Front Gardens and Vehicular Access Parking in front gardens and on driveways is generally unacceptable and will not normally receive permission. In exceptional circumstances where permission is granted, it will be conditional on approximately 50% of the area being soft landscaped as garden. Parking in front gardens is visually intrusive, especially in conservation areas, and constitutes a loss of amenity space. Vehicles crossing the public footway to access parking spaces are a safety hazard to pedestrians, cyclists and other road users. Front garden parking often leads to an unacceptable loss of on-road parking spaces available for residents generally The Council will not normally support a proposal for a new crossover or new vehicular access, unless in exceptional circumstances it can be demonstrated that the proposal will not result in: a. A reduction in pedestrian or highway safety; b. Increased surface water runoff due to impermeable hard standing c. A reduction of on-street parking capacity, particularly within a Controlled Parking Zone d. Demolition of a boundary wall that makes a positive contribution to thes treet scene; and e. A visual intrusion to the street scene.	Policies DM 44 and DM45 relate to different situations and seek to address different issues hence separate polices have been included. DM44 primarily relates to highway impacts whilst DM45 is a design and environmental issue.
614	DM416	Colin Marr on behalf of the Crossover Group	Support for SPG1b	The council's intention is that policies DM44 and DM45 will replace SPG1b, which has been in existence for many years. The Crossover Group (see footnote about the group) is concerned that as drafted these two policies are inadequate to address the scale of the problem and would not be an effective substitute for SPG1b. The Group's concerns are set out below: 6. Parking in front gardens and the associated provision of vehicle	Policies DM 44 and DM45 relate to different situations and seek to address different issues hence separate polices have been included. DM44 primarily relates to highway impacts whilst DM45 is a design and environmental issue.

				crossovers has cumulatively blighted the street-scene in many parts of Haringey and with consequential damage to the environment. This is evident in some of the through-roads (e.g Lordship Lane N17, Muswell Hill Road N10 and Durnsford Road N11) and in residential roads including some in conservation areas (e.g Wellfield Avenue N10). 7. Although never formally adopted, SPG1b was introduced to combat this practice – it states unequivocally: *"… parking in front gardens is generally unacceptable* ***and will not normally receive planning permission.*** *Where planning permission is granted, it will be conditional on approximately 50% of the area being soft landscaped as garden. Parking in front gardens is visually intrusive, especially in conservation areas, and constitutes a loss of amenity space … and also prove a safety hazard to pedestrians …"* 8. DM44 and DM45, as drafted are feeble in comparison to the intention of SPG1b and need to be rewritten to strengthen the determination to resist further losses of front gardens. 9. The Crossover Group acknowledges that the GPDO and the Highways Acts give property owners rights to impose their will in certain circumstances, but it is incumbent on the council to protect the interests of the community and residents generally, and to refuse applications wherever possible. 10. This subject was reviewed fully by the council at Cabinet level in November 2007. This resulted in the adoption of more stringent criteria on crossover applications and revalidation and reissue of SPG1b in 2008. The council has not reviewed its policy in this area since 2008 and there are no grounds now to dilute policy as currently drafted. On the contrary, there is every reason to strengthen it. <u>Our recommendation below is entirely consistent with the agreed views of the Cabinet, which needs to be reflected in the relevant DM statements of policy</u>.	
624	DM417	Tottenham & Wood Green Friends of the Earth	Support Policy	N/A	Council welcomes support of this policy.
740	DM418	Hornsey Historical Society – David Frith	Wording	Policy is worded "the Council will only support.." instead of "will only permit.." This wording is misleading and implies positive action, possibly initiated, on the part of the Council.	The Council agrees and has amended DM45 accordingly. **Action: Amend policy as suggested**
740	DM419	Hornsey Historical Society – David Frith	Garden walls	Mention should be made of the desirability of preserving garden walls as far as possible with particular reference to Conservation Areas. This issue should also be dealt with in DM 12.	The loss of front garden walls can be considered as part of planning applications in Conservation Areas.

Comments on DM46 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response

593	DM420	John Crompton, local resident	Text change	Replace “should” with “must”.	It is considered the policy as worded will achieve the objectives.

Comments on DM47 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

No comments

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Appendix 2.4 – Comments on the Employment and the Economy section (DM46-55) of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

General Comments on the Employment and the Economy section

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
661	DM421	Tottenham Business Group	Deallocation of employment land	The Employment Land Study was not revisited until 2015. Therefore the reallocation of the land had already been decided and key land decisions taken which are not supported by the evidence	The Employment Land Study forms part of the Council's evidence base and has informed the preparation of the emerging Local Plan documents. Proposed site allocations and land use designations have been informed by the full suite of technical evidence.
667	DM422	Turnaround Publisher Services	Medium-sized firms	As a successful international sales and distribution service, we feel strongly that sustainable growth is most likely to be achieved by building on and extending local success stories, including SME's. Sadly, it has been extraordinarily difficult to engage Haringey in discussions about our business, even though we are one of the larger private sector employers in the Borough, with a number of professional staff on managerial salaries, paying decent wages to all our 60 employees. At present, we would characterise Haringey as a difficult place to do business. Council members and officers are not presently pursuing realistic employment policies. There is a poor understanding of the role and needs of local medium sized private sector companies. We may decide leave the Borough and locate our employment opportunities elsewhere – and it feels as though the Council probably wouldn't notice. It is forseeable that scarce public sector resources will be assigned to an implicit priority of attracting new employers to the area to meet targets. Council members and officers have ventured out on international expeditions with a view to attracting new business interests to the Borough. We are delighted that for example, the N17 Design Studio is collaborating with the College of Haringey, Enfield and North East London in a 12-month pilot project to give local students the chance to learn key skills with globally recognised architects John McAslan. This high profile initiative has required considerable public investment to provide local work placements. Nothing wrong with that – but this is simply a training initiative; and the number of permanent and sustainable jobs likely to created is at present unclear – not many, one suspects	The Council recognises the important role that local businesses have in providing jobs and supporting Haringey's economy. The Local Plan policies seek to meet the needs of different economic sectors, including SMEs. The Council's evidence base indicates that SMEs play a key role in the local economy. The Local Plan policies, having been informed by this evidence, seek to support SMEs and other sectors by ensuring there is a sufficient stock of employment land and business premises to accommodate them.
818	DM423	Our Tottenham	Vision	Chapter 5 provides no sense of vision for the Haringey economy and its different places and aspects and strengths.	The Council's vision and spatial strategy for Haringey is set out in the adopted Strategic Policies Local Plan. The DM Policies document sets out further detailed policies to assist in the delivery of the spatial strategy.
818	DM424	Our Tottenham	Employment land	Paragraph 5.3 seems to accept that employment land will be sacrificed for the Council's housing and regeneration ambitions. This is unacceptable and unsound in planning terms, as well as in direct contradiction with many of the Council's and the GLA's own planning policies.	Disagree. The paragraph reflects that a balance must be struck in managing competing land uses within the borough. The Local Plan seeks to safeguard both designated and non-allocated employment sites to meet identified need and deliver Haringey's jobs target. There is a presumption against loss of employment land however the Local Plan provides some flexibility to ensure employment development is viable. The DM Policies set out further criteria in this regard. The Council considers that its suite of employment policies is in general conformity with the London Plan on consistent with the NPPF.

Comments on DM48 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
400	DM425	Ms J Hancher	Objection to protection of non-allocated employment sites	Given the acknowledged overprovision of employment land throughout London and within Haringey, object to the policy to seek to retain, in employment use, any non-designated employment sites and floorspace, if not identified in policy DM48A.	Local evidence has identified a future need for additional employment floorspace, therefore the presumption that any change from employment to other uses should be carefully managed. The release of non-designated employment land will be monitored and managed to ensure a sufficient stock is retained in the borough.
410	DM426	North London Waste Authority	Safeguarding Employment Land	NLWA supports the Council's proposals to safeguard land for employment uses and welcomes clarification added of the types of uses that are 'broadly acceptable' for employment land and regeneration areas by reference to the Local Plan: Strategic Policies. However, NLWA wishes to emphasise the importance of sui generis uses which are equivalent to B class uses and recommend that these are given explicit support within employment areas. Many waste operations can operate within enclosed buildings in a way which presents no greater or different risk of impacts than conventional B1c or B2 uses.	Some sui generis uses are recognised as being acceptable within designated employment areas, but will be considered on a case-by-case basis. The Local Plan provides sufficient flexibility to consider proposals for sui generis uses.
430	DM427	Derek Horne & Associates for Majorlink Ltd	Employment land	Given the acknowledged overprovision of employment land throughout London and within LB Haringey we object to policy to retain in employment use and non-designated employment sites and floor space if not identified in policy DM 48 A.	Local evidence has identified a future need for additional employment floorspace, therefore the presumption that any change from employment to other uses should be carefully managed. The release of non-designated employment land will be monitored and managed to ensure a sufficient stock is retained in the borough.
564	DM428	Savills on behalf of Archway Apartments	Marketing period	We would note that these policies should ensure consistency with paragraph 22 of the NPPF, which seeks to avoid the long term protection of sites for employment use where there is no reasonable prospect of a site being used for that purpose. Similarly, paragraph 5.1.4 of the LBH Local Plan states that the Council will take a more flexible approach where local employment areas are no longer suitable for industrial or other employment generating uses, and a progressive release of surplus industrial land will be carried out, in order to facilitate urban regeneration. We therefore consider that emerging Policy DM48 should be revised to acknowledge that site specific circumstances and the viability of retaining land for employment uses should be reviewed when considering whether land should be retained for employment uses. In particular, we consider that the requirements of Policy DM52(b) are unduly onerous and should be revised to reduce the minimum marketing period. The requirement to undertake marketing for a continuous period of three years will significantly delay the delivery of redevelopment within the borough on sites which are demonstrably no longer suitable for employment uses. As such, it will also delay the delivery of regeneration benefits, including the provision of affordable housing, that could be provided on these sites. We also consider that emerging Policies DM49 and DM52 do not offer sufficient recognition to the employment benefits of uses which do not fall within Class B uses. Employment opportunities can be provided through a wide mix of non-residential uses, other than Class B uses, and retail, leisure, and community uses can also provide significant employment benefits, in addition to promoting economic activity. We consider that these uses should be encouraged within the borough and	Flexibility regarding the development for non- employment generating uses on non-designated employment sites is set out in draft policy DM52. The Council considers that the principle of safeguarding employment uses on non-designated employment sites is sound, particularly given the relative land values of employment and residential uses in the borough. Where developments on non-designated employment sites are able to help meet the Council's regeneration objectives and spatial vision for the borough, they will be considered on a site-by-site basis, applying the principles set out in draft Policy DM52. The release of non-designated employment land will be monitored and managed to ensure a sufficient stock is retained in the borough. **Action: Delete DM48 part B but retain policy to manage uses on non-designated employment sites.** The tests set out in current policy EMP4 with regards marketing are similar to those included in DM52. The Council considers the vacancy and marketing requirement for both designated and non-designated sites to be appropriate and in line with industrial land release criteria set out in the Mayor's Land for Industry and Transport Supplementary Planning Guidance.

				their ability to deliver employment opportunities should be acknowledged within the emerging policy.	
584	DM429	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Duplication	We consider that this policy is a duplication of Policy SP8, and is unnecessary to be repeated in the Development Management Policies document.	Agreed. This duplication (part A of the policy) will be removed. Part B is not considered to be duplication however. **Action: Remove DM48 part A.**
628	DM430	DP9 on behalf of Tottenham Hotspur Football Club	Objection	The current policy has the effect of affording the same degree of protection to non-designated employment floorspace as designated employment floorspace. At present EMP4 provides a reasonable exemption, Suggested wording : B. Outside of these areas, the Council will seek to retain in employment use any non-designated employment floorspace and sites and planning permission will only be granted to redevelop or change the use of non-designated employment land and floorspace provided: a) the land or building is no longer suitable for business or industry use on environmental, amenity and transport grounds in the short, medium and long term; and b) there is well documented evidence of an unsuccessful marketing/ advertisement campaign, including price sought over a period of normally 18 months in areas outside the DEAs, or 3 years within a DEA; or c) the redevelopment or re-sue of all employment generating land and premises would retain or increase the number of jobs permanently provided on the site, and results in wider regeneration benefits.	The tests set out in current policy EMP4 with regards marketing are similar to those included in DM52. The Council considers the vacancy and marketing requirement for sites to be appropriate and in line with industrial land release criteria set out in the Mayor's Land for Industry and Transport Supplementary Planning Guidance.
659	DM431	Haringey Federation of Residents Associations (HFRA)	Our Tottenham Charter	SUPPORT THE LOCAL ECONOMY: - Starting with the strengths and needs of Tottenham's residents, small businesses, social enterprises, cooperatives and community assets, putting sustainability, equality, local needs and community service at the heart of the local economy	Noted.
694	DM432	Iceniprojects on behalf of Berkeley Homes	NPPF consistency	This policy is unsound – it is not justified and is not consistent with national policy. The policy should be amended to give consideration to the individual circumstances of a site when deciding what protection should to offered to non-designated employment sites. Para 8.16 and 8.17 of Atkins Employment Land Study (2015) states (with emphasis added) "*Ensuring a supply of good quality, well located employment sites is maintained will help to support investment by existing and new businesses and growth in the local business base. Demand is likely to continue to be driven by small and medium sized businesses, primarily operating in B1 sectors. The trend-based forecasts suggest further decline in industrial and warehousing employment which is expected to result in some surplus employment land over the period to 2031. It is important that any surplus land is either re-used to meet B1a/b needs* ***or*** *released to other uses to*	Flexibility regarding the development for non- employment generating uses on non-designated employment sites is set out in draft policy DM52. The Council believes that the principle of safeguarding employment uses on no-designated employment sites is sound, particularly given the relative land values of employment and residential uses in the borough. Where developments on non-designated employment sites are able to help meet the Council's regeneration objectives and spatial vision for the borough, they will be considered on a site-by-site basis, using the principles set out in draft DM52. The release of non-designated employment land will be monitored and managed to ensure a sufficient stock is retained in the borough. **Action: Delete DM48 part B but retain policy to manage uses on non-designated employment sites.**

				contribute to Haringey's housing and regeneration objectives. At the same time, it will be important that fit-for-purpose, well occupied B2 and B8 sites that serve the needs of local businesses are safeguarded so that Haringey maintains a diverse range of business activities and employment opportunities." *"The NPPF requires local authorities to be responsive to market signals to ensure that there is adequate provision of the right type of employment land to meet the needs of the business community. At the same time, there is little benefit in safeguarding employment sites that are not fit-for-purpose and could be used to relieve the Borough's housing and regeneration pressures."* The release of an employment site for an alternative use can lead to the regeneration of an area through the introduction of new investment. The potential for a sites release from employment use should also be considered in relation to site location and circumstances, and the quantum of employment space that is generally available in the borough.	

Comments on DM49 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
400	DM433	Ms J Hancher	Policy clarification, non-designated sites	This policy is unclear. It states that it related to designated sites and where employment uses are proposed. No objections are raised to the words chosen unless it is intended for the policy to relate to non-designated employment sites, in which case, objection is raised on basis of stated overprovision of employment land in London and Haringey.	Noted. This policy only applies to designated employment sites as specified. This will be clarified in the policy. **Action: Clarify that the policy deals with enhancing dedicated employment designations.**
400	DM434	Ms J Hancher	Design standards, affordability	The requirements to meet higher design standards is laudable; However, where it relates to existing buildings, such as obsolete industrial buildings, in respect of which it is intended to make internal rearrangements, such, as for example, to provide for live/work units, the quality of the internal accommodation should be left for the tenants. It is our experience that if required to refurbish such buildings to higher standards the accommodation might not be affordable.	This policy does not pertain to mixed use proposals involving a residential element. Relevant requirements are set out in the proposed Warehouse Living policy.
410	DM435	North London Waste Authority	Maximising Use of Employment Land	NLWA supports the policy but recommends that an amendment is included to recognise that the level of optimisation of land within designated employment sites that is achievable may vary depending upon the specific employment use. There may be particular reasons why a certain site is suitable for some less intensive employment use compared to more intensive employment uses. Bringing an unused site into employment use or returning a previously used site to employment use should take priority over the level of employment achievable. NLWA recommends that point 'b' of the policy is amended to add at the end of the sentence "However, when returning a previously uses site back into employment use or commencing and employment use on an unused site, the employment density may be lower than on existing will established employment sites which have been continuously use for employment."	Noted. The policy will be amended to recognise both increases in floorspace and job density. The policy supports bringing disused employment sites back into use. **Action: Clarify policy to support intensification of employment both in terms of floorspace and job density.**
410	DM436	North London Waste Authority	Maximising the Use of Employment Land	The requirement at 'c' to allow flexibility including subdivision and/or amalgamation may suit a building with several occupants, but may not be possible for a developer whose employment offering requires bespoke buildings, as may be the case with municipal waste	Noted. **Action: Revise text 49.C to provide for greater flexibility.**

				management facilities.	
410	DM437	North London Waste Authority	Maximising the Use of Employment Land	The requirement at 'f' to improve and enhance the quality of the business area may need some further description or clarification so that the geographic extent of a developer's obligations are clear from the outset.	The policy sets out that all new employment development should make a positive contribution to its surroundings. Further details in this respect will be set out in the policy and supporting text. **Action: Revise policy and/or supporting text to provide further clarification on how proposals should positively contribute to employment sites.**
430	DM438	Derek Horne & Associates for Majorlink Ltd	Non-designated sites	Policy unclear. States it relates to designated sites and where employment uses are proposed. No objections are raised to the words chosen unless it is intended for the policy to relate to non-designated employment sites. If the policy is intended to relate to a non-designated employment sites then objection is raised on basis of stated overprovision of employment land in London and Haringey.	Noted. This policy only applies to designated employment sites. The policy will be amended to clarify this. **Action: Clarify that the policy deals with enhancing dedicated employment designations.**
430	DM439	Derek Horne & Associates for Majorlink Ltd	Design standards	Requirements of Council to meeting higher design standards is laudable. However, where it relates to existing buildings, such as obsolete industrial buildings built prior to WWII, in respect of which it is intended to make internal rearrangements, such as, e.g. to provide live/work units, the quality of the internal accommodation should be left to the tenants. It is our experience that if required to refurbish such buildings to higher standards the accommodation might not be affordable.	This policy does not pertain to mixed use proposals involving a residential element. Relevant requirements are set out in the proposed Warehouse Living policy.
584	DM440	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Objection	Criteria A and A(b) require all new development within designated employment areas to achieve the maximum amount of employment floorspace reasonably possible on sites. This requirement is ambiguous and is difficult to demonstrate the "maximum" amount of employment floorspace that can be achieved on site. This requirement does not take account of the type of employment uses, the quality of employment floorspace and the number of jobs generated from them, and the relationship with other uses proposed within a mixed use development. We therefore object to this requirement as currently worded.	Noted. We will clarify this position as being supportive of applications which result in an increase in either floorspace or employment density on designated and dedicated employment sites (ie SIL, LSIS, and EL designations), having regard to the spatial strategy and the Council's other key plans and strategies. **Action: Change scope of the policy to include SIL, LSIS, and EL only, and clarify policy to support intensification both in terms of floorspace and job density, having regard to the spatial strategy and the Council's other key plans and strategies.**
584	DM441	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Flexibility	Criterion A (B) seeks to ensure an adequate separation of uses, particularly where new residential floorspace is introduced as part of a mixed use scheme. Residential amenity can be protected by design and appropriate mitigation measures. Therefore, we consider that it is inappropriate to require an adequate "separation of uses," as it would compromise the development potential for allocated mixed use development sites, and it is not in line with the NPPF which requires Local Plan policies to be flexible.	Due to the change above, residential will not be a suitable use on these sites, as set out in SP8. **Action: Remove reference to residential uses from this policy.**
609	DM442	Apcar Smith Planning on behalf of Wedge Investments Ltd	Residential use	It is considered that Policy DM49 should be amended to enable mixed use development including residential on employment land and sites. This would be consistent with the encouragement for mixed use development in the NPPF and The London Plan. As it is acknowledged that the retention of jobs in the Borough are important it would be appropriate for the reference to mixed use development to include comment to the effect that the mixed use development should enable similar numbers of job opportunities on the site as that currently or last existing when the site was in operation. It is accepted that this should only be on sites within or on the edge of residential areas but this would, in any affect, be governed by the wording of Criterion (g) as it currently stands. It is considered that this would be consistent with your	For clarity, this policy will be amended to deal with dedicated employment designations only, with regeneration areas covering the locations in which mixed use development being provided in draft DM50. **Action: Amend policy to clarify it pertains to with enhancing dedicated employment designations rather than regeneration areas.**

				draft Policy DM50.	
667	DM443	Turnaround Publisher Services	Maintain local businesses	Maintaining viable existing employment in the Borough is a real world, low cost sustainable way of doing business, and should be a priority	Noted. This policy seeks to increase opportunities for this type of use. DM52 resists loss of existing employment stock.
667	DM444	Turnaround Publisher Services	Pro SMEs	A second Council priority should be understanding how and why local companies are achieving their success and situated in the Borough (in spite of the current lack of Council engagement), to encourage expansion and sustainable growth. We note that it is notoriously difficult for large public sector organisations to understand busy and expanding medium-sized private organisations. 'Liaising' with funded 'representatives' is not effective. Unlike the Council, the sector does not behave as a unified complex bureaucracy.	Noted. This is outside the scope of the Local Plan.
818	DM445	Our Tottenham	Employment land	**Policy DM49** (and supporting paras) seeks to achieve the maximum amount of employment floorspace and employment densities through new development. This will inevitably lead to the delivery of office type workspace, rather than hybrid or industrial type workspace. This is a concern given the existing supply of and strong demand for industrial type workspaces, which should be protected. We propose this policy is amended so as to provide a more sensitive approach.	Noted. The policy will be revised to encourage increases in floorspace or job density. **Action: Clarify policy to support intensification both in terms of floorspace and job density.**
818	DM446	Our Tottenham	Conversion	We disagree with the suggestion that 'old stock' is not suitable to 'current need'. New activities often take place in older stock, because it provides suitable spaces and typologies for the work and is more affordable. Also, what is the meaning of 'regenerate employment land'?	The regeneration of employment land covers two key principles. Firstly, the Council recognises that it is important to continually improve the stock of employment land, so that it meets the needs of businesses. This policy addresses this issue on dedicated employment sites. Secondly, where regeneration is to be focused in growth areas, mixed use development will be preferred, when a cross subsidy from residential to fund new employment land in high density areas will be supported., This will be covered in DM51. **Action: Clarify that this policy pertains to enhancing dedicated employment designations rather than regeneration areas more broadly.**
818	DM447	Our Tottenham	Industrial land	This document should include policies relating to uses suitable for Haringey's industrial land, rather than making a loose and unspecific reference to the London Plan which will be difficult to find.	Strategic Policy SP8 sets out the range of acceptable uses on designated industrial land. The policy provides further criteria for managing development proposals, having regard to SP8.

Comments on DM50 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
400	DM448	Ms J Hancher	Objection to policy criteria, PTAL	Whilst supporting proposals for mixed use development, object to criteria a - e for following reasons: a. mixed use developments should not be restricted to sites with a PTAL 4 or higher where the site is already in employment use, since mixed use developments containing a mix of commercial and residential or live/work units are more sustainable than buildings within a single use and are more likely to reduce the need to commute between living and working.	Noted. It is important that a range of types of employment sites are provided for in the borough. This includes uses that are not compatible with residential, such as industrial, and heavy logistics uses. Thus certain sites will be protected for dedicated employment uses. However, it is recognised that the policy could be amended to allow for greater flexibility. **Action: Remove location requirement for PTAL 4 or higher and clarify that Council will not support proposals for mixed use schemes where there is poor public transport accessibility.**

400	DM449	Ms J Hancher	Objection to policy criteria, sustainability, viability	Whilst supporting proposals for mixed use development, object to criteria a - e for following reasons: b. Irrespective of viability, mixed uses should be encouraged because they are more sustainable. In my experience, such uses are only proposed where they are more viable.	Noted. The policy requirement is considered necessary to deliver the spatial strategy.
400	DM450	Ms J Hancher	Objection to policy criteria, prohibiting development	Whilst supporting proposals for mixed use development, object to criteria a - e for following reasons: c. The requirement for no loss of employment floorspace, would preclude the conversion of existing obsolete commercial buildings to live/work and would, as a consequence, in some instances, if not all, fail to encourage new employment.	Noted. The policy will be revised to provide more flexibility for development proposals whilst seeking the maximum reasonable amount of floorspace. **Action: Amend policy to provide more flexibility on loss of employment floorspace whilst ensuring proposals deliver the maximum reasonable amount of floorspace.**
400	DM451	Ms J Hancher	Objection to policy criteria, capped commercial rents	Whilst supporting proposals for mixed use development, object to criteria a - e for following reasons: The Council implies in its employment policies that viability is an important criterion. If the Council seek to cap commercial rents, this will discourage investment in employment. This would be contrary to Council's objectives as set out in para 5.2. Live/work units provide affordable accommodation and that is why they are popular in Haringey.	The Council considers affordable workspace is necessary to support economic growth and provision will be required where viable.
400	DM452	Ms J Hancher	Objection to policy criteria, capped commercial rents	Whilst supporting proposals for mixed use development, object to criteria a - e for following reasons: e. Proposed mixed use development will be inhibited if the Council insists on limiting the increase in rental figures to below inflation, as proposed in para 5.19, since it may deter investment.	The Council considers affordable workspace is necessary to support economic growth and provision will be required where viable.
262	DM453	Safestore (Bilfinger GVA)	Affordable floorspace	The Council supports proposals for mixed-use redevelopment on sites where it is necessary to facilitate renewal and regeneration of existing employment land and floorspace. We support the principle of this policy but do not consider that point d. complies with the NPPF. The exact proportion of affordable space is not explicitly stated. It is suggested that a flexible approach is taken within the policy to the offer of affordable workspace, to ensure that its delivery is subject to viability in the same way affordable housing is. The NPPF (Para. 173) outlines that the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. It is considered that proposed Policy DM50 is not in accordance with the NPPF given that scheme viability is not taken into consideration	The Council considers affordable workspace is necessary to support economic growth and provision will be required where viable.
415	DM454	Transport for London	Regeneration	The principle of Policy DM50 is welcomed. Within the context of Crossrail 2 it will be important to provide the necessary flexibility so that currently safeguarded land can, where appropriate change as a result of changing economic circumstances. Notwithstanding this, further flexibility may be required if full benefits from Crossrail 2 are to be realised. For example, the re-provision of existing employment facilities allowing for alternative development which capitalises on Crossrail 2 benefits and supports wider regeneration objectives to take place.	Noted. The Council considers that this policy creates a suitable framework for regeneration around existing and future transport nodes.
430	DM455	Derek Horne & Associates for Majorlink Ltd	PTAL	Whilst supporting proposals for mixed use development we object to criteria a-e of the following reasons: a. Mixed use developments should not be restricted to sites with a PTAL of 4 or higher where the site is already in employment use, since mixed use developments containing a mixture of commercial and residential or live/work units are more sustainable than buildings within a single use and are more likely to reduce the need to commute between living and	Noted. It is important that a range of types of employment sites are provided for in the borough. This includes uses that are not compatible with residential, such as industrial and heavy logistics uses. Thus certain sites will be protected for dedicated employment uses. For mixed-use proposals in line with DM50, reference to PTAL levels will be removed to provide for sufficient flexibility in policy implementation, allowing proposals to be considered on a case basis having regard to individual site

				working areas.	circumstances. The key principle of the policy will remain unchanged however, in that the Council will only support proposals for such mixed-use redevelopment on sites where there is good public transport accessibility. **Action: Remove reference to PTAL in policy and supporting text, and clarify that Council will not support proposals for mixed use schemes where there is poor public transport accessibility.**
430	DM456	Derek Horne & Associates for Majorlink Ltd	Mixed use	Whilst supporting proposals for mixed use development we object to criteria a-e of the following reasons: b. Irrespective of viability, mixed uses should be encouraged because they are more sustainable. In my experience uses are only proposed where they are more viable.	Noted. There is a strong correlation between accessibility and land values in London, and therefore the provision of only accepting mixed uses in more accessible locations is appropriate.
430	DM457	Derek Horne & Associates for Majorlink Ltd	Employment floorspace loss	Whilst supporting proposals for mixed use development we object to criteria a-e of the following reasons: c. This part of the policy, which requires there to be no loss of employment floor space, would preclude the conversion of existing obsolete commercial buildings to live/work and would, as a consequence, in some instances, if not at all, fail to encourage new employment.	Noted. The policy will be revised to provide more flexibility for development proposals whilst seeking the maximum reasonable amount of floorspace. **Action: Amend policy to provide more flexibility on loss of employment floorspace whilst ensuring proposals deliver the maximum reasonable amount of floorspace.**
430	DM458	Derek Horne & Associates for Majorlink Ltd	Cap commercial rents	Whilst supporting proposals for mixed use development we object to criteria a-e of the following reasons: d. The Council implies in employment policies that viability is an important criterion (e.g. DM50(e)). If the Council seek, as they have indicated in paragraph 5.19 and in draft SA document (p103), to cap commercial rents, this will surely discourage investment in employment. This would be contrary to council's objectives (set out in para 5.2 of this document). Live/work units provide affordable accommodation. Our experience is that live/work units provide affordable accommodation – that is why they are popular with LB Haringey.	The Council considers affordable workspace is necessary to support economic growth and provision will be required where viable.
430	DM459	Derek Horne & Associates for Majorlink Ltd	Rental figures	Whilst supporting proposals for mixed use development we object to criteria a-e of the following reasons: e. Proposed mixed use developments will be inhibited if the council insists on limiting the increase in rental figures to below inflation, as proposed in paragraph 5.19, since it may deter investment.	The Council considers affordable workspace is necessary to support economic growth and provision will be required where viable.
525	DM460	Barton Willmore on behalf of Workspace	NPPF compliance	LBH proposes mixed-use redevelopment on sites where it is necessary to facilitate renewal and regeneration of existing employment land and floor space. Workspace supports the principle of this policy but raises concern with the inclusion of 'Point D' which states that a proportion of employment floor space should be provided as affordable workspace. The exact proportion is not, however, stated. It is suggested that a 'flexible approach' is taken to the offer of affordable workspace, to ensure that its delivery is subject to viability in the same way affordable housing is. The NPPF (Para. 173) outlines that the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. Workspace therefore raises concern that the policy is not in accordance with the NPPF given that scheme viability is not taken into consideration. We also raise concern as to whether the end product would be enforceable,	The Council considers affordable workspace is necessary to support economic growth and provision will be required where viable.

				and if so, by whom?	
584	DM461	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Restrictive	Requiring maximum amount of employment floorspace is ambiguous and impractical.	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. The policy provides sufficient flexibility to make development viable, in line with the NPPF, by requiring developers to submit a viability assessment demonstrating the minimum amount of residential floorspace is proposed to enable development of employment floorspace. The Council will seek to maximise employment floorspace on this basis.
584	DM462	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Against NPPG	Seeking the provision of non-defined "affordable workspace" "in perpetuity" is a fundamental concern, as this requirement is too onerous for development proposals and will undermine the viability and deliverability of mixed use redevelopment schemes to the detriment of the Local Plan's strategy and objectives. In terms of the use of planning conditions to keep the level of rental value increases below the level of inflation of commercial floorspace, there are a number of practical issues associated with the approach, as the market conditions and economic trends will change over time, and there is no practical mean to set the frequency of rental reviews. Fundamentally, the use of planning conditions to control the level of commercial rental value does not meet the tests of the use of planning conditions as set out in the NPPF and its practice guidance. There should be no requirement to provide a proportion of the employment floorspace as "affordable workspace" without providing the definition of affordable workspace or taking into account development viability. As no supporting justifications or evidence quoted as to what this proportion should be, we object to this policy criterion. It should be noted that both cost and size are the primary variables when considering the definition of "affordable workspace" we strongly object to paragraph 5.19 which states that *"the Council will expect that development which is enabled through a mixed use scheme contributes to the provision of affordable workspace in perpetuity*", and that *"the Council will use planning conditions to ensure rental value increases are kept below the level of inflation on commercial floorspace*	The Council considers affordable workspace is necessary to support economic growth and provision will be required where viable.
629	DM463	DP9 on behalf of undisclosed	Flexibility	As drafted the mixed use redevelopment of employment land can only take place where all of (a) to (e) have been met. The policy should provide greater flexibility to reflect wider regeneration outcomes. Proposed text: "A. The Council will support proposals for mixed-use redevelopment on sites where this is necessary to facilitate renewal and regeneration (including intensification) of existing employment land and floorspace. Such mixed use proposals will only be acceptable where the meet all of the following criteria, *unless it can be demonstrated that it will result in regeneration benefits supported by other development policies in accordance with Policy DM52(c):…"*	It is considered that this policy manages regeneration of employment land from one employment use to another. DM52 manages transfer from employment land to an entirely separate use. As such it is considered that the two policies should not reference one another.
629	DM464	DP9 on behalf of undisclosed	High PTAL mixed use	PTAL 4 should be changed to PTAL 3, particularly for mixed use sites, with in residential neighbourhoods. Proposed change: "…high levels of public transport accessibility *or within established*	Noted. Reference to PTAL levels will be removed to provide for sufficient flexibility in policy implementation, allowing proposals to be considered on a case basis having regard to individual site circumstances. The key principle of the policy will remain unchanged however, in that the Council will only support

				residential neighbourhoods;"	proposals for such mixed-use redevelopment on sites where there is good public transport accessibility. **Action: Remove reference to PTAL in policy and supporting text, and clarify that Council will not support proposals for mixed use schemes where there is poor public transport accessibility.**
629	DM465	DP9 on behalf of undisclosed	Density/ floorspace	Seeks change from floorspace to job density: Proposed amendment to part (C): "The maximum amount of employment floorspace is re-provided within the mixed use scheme, with no net loss of existing ~~employment floorspace~~ *job density;"*	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. The policy provides sufficient flexibility to make development viable, in line with the NPPF, by requiring developers to submit a viability assessment demonstrating the minimum amount of residential floorspace is proposed to enable development of employment floorspace. The Council will seek to maximise employment floorspace on this basis. However, the policy will be revised to provide more flexibility for development proposals whilst seeking the maximum reasonable amount of floorspace. **Action: Amend policy to provide more flexibility on loss of employment floorspace whilst ensuring proposals deliver the maximum reasonable amount of floorspace.**
694	DM466	Iceniprojects on behalf of Berkeley Homes	Not consistent with ELR	This draft Policy is unsound as it is not justified and does not appear to be in line with the recommendations of the Atkins Employment Land Review 2015. It is not reasonable, and it is restrictive, to expect development sites to re-provide existing employment floorspace with no net loss. This doesn't take account of the existing and proposed employment density and job creation of the site, or market signals and local circumstances. It also does not consider the changing nature of the workplace, homeworking and secondary employment locations and the role of town centres. The draft Policy should be amended in this regard.	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. The policy will be revised to provide more flexibility for development proposals whilst seeking the maximum reasonable amount of floorspace. **Action: Amend policy to provide more flexibility on loss of employment floorspace whilst ensuring proposals deliver the maximum reasonable amount of floorspace.**
818	DM467	Our Tottenham	Land use	We disagree with the blanket facilitation of mixed use development on employment sites. The guidance recommended by the Employment Land Study on how to provide B-class uses within mixed use schemes has not been provided and should be.	This policy sets out that mixed use will only be encouraged on certain sites, specifically in identified regeneration areas, and areas with good public transport accessibility. The ELS recommends that an SPD is produced to guide the provision of B-class floorspace with in new mixed use development. This document would be required to offer guidance to a policy in the Local Plan.
818	DM468	Our Tottenham	Viability	Para 5.18 gives far too strong a role to viability assessments, which developers will easily 'game' in order to facilitate mixed use development on perfectly viable and well used employment sites. All planning is subject to viability so there is no need to spell this out. If the intention is to restrict mixed use development schemes, this should be done through policy.	Noted. The requirement for all sites to be viable is included in the NPPF. The aim of the supporting text in 5.18 is for developers to prove that a higher value use is required to cross subsidise new employment floorspace. The Council considers that wording to this effect is helpful in ensuring developers understand that the Council is focused on creating genuinely mixed use developments on these types of sites.
818	DM469	Our Tottenham	Affordable workspace	Para 5.19 sets out the Council's expectation that mixed use schemes will deliver 'provision of affordable workspace in perpetuity'. This should be referred to in policy rather than being hidden in supporting text.	The Council considers affordable workspace is necessary to support economic growth and provision will be required where viable.

				‘Affordable workspace’ should be defined.	
818	DM470	Our Tottenham	Reverse sensitivity	Para 5.20 refers to the importance that mixed use proposals ‘will not prejudice the continuation of industrial and business activities’. This should be referred to in policy DM50. Again, guidance needs to be provided on how to deliver industrial uses within mixed use develop and how to conduct mixed use development within industrial areas without damaging them. This is untested.	The aim of the supporting text at 5.20 is to ensure that the amenity of neighbouring employment uses within the area are protected, and that new uses, including new industrial uses, do not adversely affect those neighbouring, and those included within the development proposal ‘s ability to operate effectively as a new development. It is noted that this can be made clearer in the supporting text. Further guidance on this matter is set out in the Mayor’s Land for Industry and Transport SPG. It is considered that the draft DM50.f sets out the principle that mixed uses should not prejudice the continuation of employment generating uses.

Comments on DM51 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
400	DM471	Ms J Hancher	Warehousing living, loss of employment floorspace	The policy should not preclude a loss of employment floorspace, since such developments often relate to vacant and underused commercial buildings that will generally be brought back into greater employment use as a consequence of their conversion.	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. The policy will be revised to provide more flexibility on employment floorspace re-provision whilst requiring proposals to maximise the quantum of employment floorspace and intensification of use. **Action: Amend policy to provide greater flexibility on employment floorspace re-provision whilst ensuring an increase of employment densities on site.**
430	DM472	Derek Horne & Associates for Majorlink Ltd	Site size	This policy is welcomed but should not be restricted only to the area of Fountayne Rd/Markfield Rd identified in TH9 of the AAP. Nor should it preclude a loss of employment floor space, since such developments often relate to vacant and underused commercial buildings that will generally be brought back into greater employment use as a consequence of their conversion.	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. The policy will be revised to provide more flexibility on employment floorspace re-provision whilst requiring proposals to maximise the quantum of employment floorspace and intensification of use. **Action: Amend policy to provide greater flexibility on employment floorspace re-provision whilst ensuring an increase of employment densities on site.**
501	DM473	Daniel Hernandez, warehouse resident	Against new build	Believes this could happen on other sites	Noted.
501	DM474	Daniel Hernandez, warehouse resident	Create new centre	Supports creation of a community centre/market/hub for the area.	Noted. The Council’s policy seeks to retain and create new space for these types of outcomes.
501	DM475	Daniel	Maintain current	High amount of value in creative community/economy existing on the	Noted. The policy seeks to regularise this use for existing

		Hernandez, Warehouse Resident	emerging set up	site.	occupiers and future developments.
501	DM476	Daniel Hernandez, warehouse resident	Maintain current emerging set up	Objects to anything that would obstruct the beautiful unfolding process that has been happening over the last 10-15 years.	Noted. The policy seeks to regularise this use for existing occupiers and future developments. However, the trend for ever more residential use has the potential to set a precedent for the approval of an entirely residential planning consent in the medium-long term. The Council believes that the only way to ensure that the mixed-use character of the area is maintained is to introduce a set of planning policies which manage change.
501	DM477	Daniel Hernandez, warehouse resident	Support creative community	sure the 1000-strong community of upwardly mobile artists will also be very innovative in their ways to keep this incredible oasis bubbling over with enterprise, micro-business, networks of exchange, shared skills and tools, a vast wealth of knowledge and backgrounds	Support for retention of the existing community is noted.
501	DM478	Daniel, Hernandez, Warehouse Resident	Supports redevelopment of other industrial estates	As on this site, old and underused industrial estates can be a source of pollution and crime.	Noted. The retention of industrial estates in some parts of the borough is essential to meeting the objectively identified growth requirements in the borough. The DM Policies Local Plan includes requirements to control and mitigate pollution and promotes Secure by Design principles.
502	DM479	James Britten, warehouse resident, Fountayne Rd	Affordability	Meets affordable housing and affordable workspace needs at the same time.	Noted, provision of affordable housing and workspace are important to the Council.
502	DM480	James Britten, warehouse resident, Fountayne Rd	Makes best use of land	By creating mix of interesting uses, warehouse living makes a sustainable use of old industrial stock.	Noted.
502	DM481	James Britten, warehouse resident, Fountayne Rd	Networking	Existing set up achieves a centre of gravity for creative enterprises	Noted.
502	DM482	James Britten, warehouse resident, Fountayne Rd	Retrofit not redevelop	Contributions to housing and employment target can be met with the financial burden on the landlord rather than the council and without having to get into bed with a large developer	Noted. The Local Plan sets policies necessary to deliver objectively assessed housing and employment needs.
502	DM483	James Britten, warehouse resident, Fountayne Rd	Support creative community	“an oasis” of difference within London that it would be a shame to lose.	Support for retention of the existing community is noted.
502	DM484	James Britten, warehouse resident, Fountayne Rd	Supports keeping employment designation	Notes that changing to residential would change character of the place.	It is considered that the deallocation of sites of this type from employment use altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future. The Council wishes to see this area contribute to meeting the Borough’s assessed employment need, and as such a RA designation can facilitate this aim while enabling an element of residential use, such as already exists on the site, to continue.
503	DM485	Rich Young, warehouse resident,	Hackney Wick	Notes some people have already been forced out of Hackney Wick.	Noted. The Local Plan seeks to address the borough’s objectively assessed needs for housing and employment.

		Fountayne Rd			
503	DM486	Rich Young, warehouse resident, Fountayne Rd	Objects to purely commercial designation	Does not believe that a purely commercial designation reflects the assets in the area.	Noted. The policy seeks to regularise the existing uses for existing occupiers and future developments. However, the trend for ever more residential use has the potential to set a precedent for the approval of an entirely residential planning consent in the medium-long term. The Council believes that the only way to ensure that the mixed-use character of the area is maintained is to introduce a set of planning policies which manage change.
503	DM487	Rich Young, warehouse resident, Fountayne Rd	Objects to Resi designation	Notes that changing to residential would price current enterprises out of the area.	Agreed.
503	DM488	Rich Young, warehouse resident, Fountayne Rd	Welcomes improvement	To make the area/ buildings cleaner & safer.	Noted.
504	DM489	Polly Robbins, Overbury Rd Warehouse Resident	Affordable housing	Current residential price is seen as “affordable”	Noted, provision of affordable housing and workspace are important to the Council.
504	DM490	Polly Robbins, Overbury Rd Warehouse Resident	Affordable housing	Current residential price is seen as “affordable”	Noted, provision of affordable housing and workspace are important to the Council.
504	DM491	Polly Robbins, Overbury Rd Warehouse Resident	Against new build	Existing residents won’t go for it.	Noted. The policy provides that local residents will consulted with regards to the masterplan proposals.
504	DM492	Polly Robbins, Overbury Rd Warehouse Resident	Governance	Supports community management arrangement.	Noted, the management arrangement of the units is outside the scope of the plan.
505	DM493	Miriam Maselkowski, Fountayne Rd resident	Affordability	Meets affordable housing and affordable workspace needs at the same time.	Noted, provision of affordable housing and workspace are important to the Council
505	DM494	Miriam Maselkowski, Fountayne Rd resident	Entrepreneurialism	Positive environment to start and run a business.	Noted. The policy seeks to ensure the retention of employment uses on sites.
505	DM495	Miriam Maselkowski, Fountayne Rd resident	Likes the area	Positive sense of community between the firms and population in the area.	Noted.
506	DM496	Johannes Kaufhold, Eade Rd	Collaborative enterprise	Living communally breeds innovation.	The Council notes that existing residents of the site wish to continue to have flexible, collaborative, round the clock, access to workspace as part of their living arrangement. This is

		resident			supported in the policy.
506	DM497	Johannes Kaufhold, Eade Rd resident	Increasing skills	Living communally allows transfer of skills between individuals within the group.	Noted. The Council recognises the positive contribution of the existing community in employment and skills development and is seeking to regularise current uses through this policy.
506	DM498	Johannes Kaufhold, Eade Rd resident	Social mix	Living communally brings people from a wide range of backgrounds together to share ideas	Noted. The Council recognises the positive contribution of the existing community in employment and skills development and is seeking to regularise current uses through this policy.
507	DM499	Andrea Ling, Fountayne Rd studio occupant (work)	Adverse to change	Current “organic” set up works well from respondent’s perspective	Noted.
507	DM500	Andrea Ling, Fountayne Rd studio occupant (work)	Capped rents	Supports capping rent increases.	Support is noted.
507	DM501	Andrea Ling, Fountayne Rd studio occupant (work)	Size of units	A “one size fits all” unit size would not meet the needs of commercial occupants	Agreed. The policy provides for flexibility in the delivery of business accommodation on site.
508	DM502	Lara Cebrian-Twist, warehouse resident	Community	The area allows collaboration between individuals to create cultural output.	The Council notes that existing residents of the site wish to continue to have flexible, collaborative, round the clock, access to workspace as part of their living arrangement. This is supported in the policy.
508	DM503	Lara Cebrian-Twist, warehouse resident	Opportunity cost	Redevelopment causing evictions would increase both affordable housing and employment need.	Disagree. The policy seeks to regularise current uses. It is considered that comprehensive redevelopment will provide for the needs of existing and future occupants. The Council believes there is a greater level of benefit in building on the current strengths of the area.
508	DM504	Lara Cebrian-Twist, warehouse resident	Unique space	Few other locations such as this in London	Noted.
509	DM505	CgMs on behalf of Parkstock Ltd	Original floorspace	Regard the reprovision of their lawful employment floorspace quotes at higher densities as suitable, and “fair”. Object to proposal to require “original” floorspace to be reprovided.	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. The policy will be revised to provide more flexibility on employment floorspace re-provision whilst requiring proposals to maximise the quantum of employment floorspace and intensification of use. **Action: Amend policy to provide greater flexibility on employment floorspace re-provision whilst ensuring an increase of employment densities on site. Policy to have regard to lawful planning uses on sites in establishing the existing baseline with respect to intensification of employment offer.**
512	DM506	Billie De Melo Wood,	Affordability	Meets affordable housing and affordable workspace needs at the same time.	Noted, provision of affordable housing and workspace are

		warehouse resident			important to the Council.
513	DM507	Alex Tennyson, warehouse resident	Regeneration impact	Points to regenerative effects warehouse living has had further down the A10	Noted.
513	DM508	Alex Tennyson, warehouse resident	Support some intervention	Need for Health & safety and regulations to be upheld and long-term approach to be taken.	Support is noted.
514	DM509	Chloe Gott, warehouse resident	Affordability	Meets affordable housing and affordable workspace needs at the same time.	Noted, provision of affordable housing and workspace are important to the Council
514	DM510	Chloe Gott, warehouse resident	Support creative community	Believes this community is of great value to the rest of Haringey as well.	Support for retention of the existing community is noted.
514	DM511	Chloe Gott, warehouse resident	Support live/work	Do not wish to see the land allocated as either residential or commercial.	Noted. The Local Employment Area - Regeneration Area designation, wherein Warehouse Living will be permitted, will ensure sufficient protection of employment uses whilst enabling appropriate mixed use development.
516	DM512	Alison Lucas, warehouse resident	Support creative community	We are part of an amazing community and We want it to stay the way it is	Support for retention of the existing community is noted.
517	DM513	Camilla Mason, warehouse resident	Support creative community	The community is vibrant and inspiring and one of the happiest places I have ever lived. It is full of inspiring people who are keen to collaborate and create with each other as well as in the surrounding area	Support for retention of the existing community is noted.
517	DM514	Camilla Mason, warehouse resident	Work with Council	Willing to work with the Council to create sustainable future.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
518	DM515	Louis Rutherford, warehouse resident	Cultural offer	Tottenham, and the Fountayne Road hub, has already been identified by the V&A Museum as having one of the most vibrant art scenes in London alongside Peckham, Shoreditch/Dalston and Hackney Wick. On the 28th March, 2014, Tottenham artists were invited to 'takeover' the gallery in a celebration of the creativity inherent in the area	Noted.
518	DM516	Louis Rutherford, warehouse resident	ELR criticism	Examples of live/work failing in ELR are out of date and don't reflect current position.	The Council does not support live/work as there is evidence to suggest that the employment benefits of this type of accommodation are not substantial. The Council is introducing the Warehouse Living concept to regularise existing uses in the area.
518	DM517	Louis Rutherford, warehouse resident	History	As I understand it, this adaptation to live/work was once authorised by the council, however, in recent years renewal applications for continued live/work status have stalled/ I understand that on Fountayne Road, the council is reticent to allow the use of the warehouse buildings to be converted to residential use by the landlords	Noted. The Council does not support live/work as there is evidence to suggest that the employment benefits of this type of accommodation are not substantial. The Council is introducing the Warehouse Living concept to regularise existing uses in the area.
518	DM518	Louis Rutherford, warehouse	Local residents happy (in Poplar)	the assertion of Chief Executive of the Poplar HARCA, Steve Stride that "our residents are happy that artists with a genuine commitment to the local community have been able to make a home […] in properties that	Noted.

		resident		were prone to squatting and associated anti-social behaviour”	
518	DM519	Louis Rutherford, warehouse resident	Successful example	Since 2007, Bow Arts, an Arts Council-funded educational charity has worked with social landlord – Poplar HARCA – to develop over 150 live/work studios in Tower Hamlets and has contributed over £250,000 back into the local community	Noted.
518	DM520	Louis Rutherford, warehouse resident	Successful example	Fountayne residents wish to start an Arts Council funded not-for-profit.	Noted.
518	DM521	Louis Rutherford, warehouse resident	Support creative community	Artists must be seen to be benefitting the local economy, having a positive impact in their community and meeting Council employment targets as set by the GLA. The landlords and council can facilitate this process through assisting the live/work community in formalising the existing warehouse quarter to form a thriving cultural hub for the area	Support for retention of the existing community is noted.
518	DM522	Louis Rutherford, warehouse resident	Work with Council	By working directly with the current occupants, the Council can avoid the failings suffered by other London councils a decade ago where the development of new live/work units were being used solely for residential purposes and developers were permitted to side-step the employment promotion and affordable housing policy requirements.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
519	DM523	Melanie Powell, warehouse resident	24 hour culture	The ability for musicians to work into the early hours composing or playing in a community that can not only tolerant but accommodate their needs is priceless	Noted. The DM Policies set out further requirements in regard of protection of amenity.
519	DM524	Melanie Powell, warehouse resident	Current uses obsolete	Returning the industrial spaces around the Seven Sisters/Tottenham Hale and Manor House areas that have become live work communities to employment land, is not feasible - the land was re-purposed, all be it unofficially by its tenants, as it wasn't being used by businesses in the first place	Noted. The buildings are currently being used for a higher value use, and therefore it is unlikely that it will return on viability grounds. What the Council is proposing however is to introduce new employment uses, more in keeping with the emerging character of the area.
519	DM525	Melanie Powell, warehouse resident	Support creative community	By changing this land you would change a community leave your door open, borrow a cup of sugar, share food with neighbours or be struggling home with bags and be offered a lift?	Support for retention of the existing community is noted.
520	DM526	Antonella Di Carlo, warehouse resident	Benefits of multicultural communal community	Founatyne Rd is a community and is a cultural hub. Where people from all around the world and from very different backgrounds come and live together. The outcome of this geographical proximity creates numerous results. 1. Sharing ideas 2.Creation of partnership 3. Access to a Network 4. Sharing resources and skills in the local area 5. Creation of an urban community 6.Supportive environment 7. Brings wealth to the local area 8. Is an example of the multicultural nature of London where people literally, from so different backgrounds share with respect a	The Council notes that existing residents of the site wish to continue to have flexible, collaborative, round the clock, access to workspace as part of their living arrangement. While this is encouraged as it has the potential to yield positive economic benefits resulting from collaboration, the Council also want to promote other firms to use this area as an employment location. Clearly to achieve this second aim, a degree of separation, be it within a building, or in separate buildings, will be required. This Allocation will not contain detailed specifics on how this can be achieved, but rather seeks to establish a framework in which it can happen over the longer term.

				street.(Local Church, professionals, students, people that work there etc...)	
521	DM527	Ali Lockhead, warehouse resident	Communality	When you're working on a creative project to get it to a point where you can submit it for funding or have something tangible to sell it's really hard. As well as paying for studio rent you have to pay for materials and of course fund your existence. To be able to swap talents and collaborate with others, get help with a sound track, some filming or photography etc is invaluable.	The Council notes that existing residents of the site wish to continue to have flexible, collaborative, round the clock, access to workspace as part of their living arrangement. This is supported in the policy.
521	DM528	Ali Lockhead, warehouse resident	Global competition	It will such a shame if the talent ends up relocating to possibly Amsterdam or Berlin	It is noted that the existing population make a positive contribution to the area.
521	DM529	Ali Lockhead, warehouse resident	Point of different	London too “corporate” these areas offer difference	Noted.
521	DM530	Ali Lockhead, warehouse resident	Support creative community	There is a wealth of artistic talent in this community where people inspire and support one another and where people are also keen to work with the local community, recognising music, art, filmmaking, fashion design, creative writing etc can engage young people who have otherwise become disaffected and help them get on track.	Support for retention of the existing community is noted.
522	DM531	Jouna Lansman, warehouse resident	Communality	I am a big believer in communal living and it’s effect in improving human kindness and understanding. We live like a big family cooking and cleaning together and whatever else, which in turn promotes tolerance and open-mindedness. This way people are prone to help and socialise with each other and I can feel that being great for one’s mental well being	Noted. The Council’s policy seeks to retain and create new space for these types of outcomes.
522	DM532	Jouna Lansman, warehouse resident	Innovative policy	Perhaps even pioneer a countrywide legislation of changing planning permission categories to include live/work? As it stands, this is not in existence at the moment.	The proposed policy is considered to be unique in its approach. The Local Plan sets a framework for development within the Borough.
522	DM533	Jouna Lansman, warehouse resident	Middle class	We are middle class professionals and generally pleasant people that pay taxes and contribute positively in the area. I hope you will take these things into consideration in your consultation.	Noted. This is outside the scope of the Local Plan.
522	DM534	Jouna Lansman, warehouse resident	Support creative community	Supporter of warehouse (and other off-plan) living in our council and everywhere else	Support for retention of the existing community is noted.
523	DM535	Matt Mead, warehouse resident	Affordability	It seems to me that the community that already exists here provides affordable housing and economic activity for the area - two things that the council wishes to foster in the borough	Noted, provision of affordable housing and workspace are important to the Council
523	DM536	Matt Mead, warehouse resident	Economic development	Area creates positive environment for new firms, cited Odasho Ltd & Craving Coffee	Noted. The policy seeks to build on the area’s strength in supporting the local economy.
523	DM537	Matt Mead, warehouse resident	Regeneration impact	I think it is important to stress once again how important live/work can be for regenerating an area, as has been seen in Hackney Wick and Dalston.	Noted. The policy seeks to regularise existing uses in the area.
523	DM538	Matt Mead, warehouse resident	Support creative community	I am very pleased to note the council's changed position to the warehouse dwelling in Haringey from the original plan of mass evictions to something more sensitive to the current communities already existing there	Support for retention of the existing community is noted. The policy seeks to regularise existing uses in the area.
524	DM539	Anastasia Niedinger,	Collaboration	Gaining skills via collaboration with our neighbours	The Council notes that existing residents of the site wish to continue to have flexible, collaborative, round the clock, access

		warehouse resident			to workspace as part of their living arrangement.
524	DM540	Anastasia Niedinger, warehouse resident	Diversity of industries and professions	Include, but are not limited to: Arts, sculpture, and curation of installations in and around London; Music; Neuroscientific research; Advertising production; Graphic design; Fashion NGO; Higher education.	Noted. Council acknowledges the diversity of residents in the area. The policy seeks to support a range of employment generating uses and provision of accommodation for related skills and training.
524	DM541	Anastasia Niedinger, warehouse resident	Education	On a larger scale, the warehouse districts (Seven Sisters/Tottenham, Manor House) constitute educational environments, containing specialised spaces designed for the execution of all manner of projects, including engineering, architecture, sculpture, creative production (photography, digital, print) and much more	The Council is seeking to create opportunities for further employment opportunities in knowledge-driven sectors in this area.
524	DM542	Anastasia Niedinger, warehouse resident	Education	small but growing student population, many of whom are conducting PHDs with inner city universities (UAL, UoL), and are able to gather data from a large pool of nearby participants	The Council is seeking to create opportunities for further employment opportunities in knowledge-driven sectors in this area.
524	DM543	Anastasia Niedinger, warehouse resident	Type of space	Our spacious, dynamic habitat enables each resident to establish a place of both living and work, while gaining skills via collaboration with our neighbours	Noted. The Council's policy seeks to retain and create new space for these types of outcomes.
524	DM544	Anastasia Niedinger, warehouse resident	Work with Council	Warehouse residents are eager to continue working closely with the council, in order to sustain the wider community and it's economy innovatively. To undermine their existence would be the removal of a precious asset, if not the destruction not just of people's homes, but of their working livelihoods.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
527	DM545	Tom Peters, Warehouse Residents Group (WHAT)	Management of spaces	Section (j) of the policy stipulates the need for a plan for the management and operation of the warehouse living spaces. WHAT residents group support an expansion of a co-operative leasing model, by which a resident-controlled, not for profitco-operative takes management of more long-term leases of units across the sites. This would drive the retention of a genuine inter-relationship of the living and working elements by aligning the interests of inhabitants with the management of the spaces which they occupy, acting as a further barrier against any potential shift in emphasis within the internal structure of units towards higher residential occupation. Anot-for-profit management structure would also help to mitigate upward pressure on rents. Residents from the sites have already registered a housing co-operative with the FCA, which is appropriate to take this on. We would also like to see an increase in affordable workspaces leased to workers' co-operatives and other mutual models. We request that the Council supports the expansion of this model when considering management plans for the site (s).	Noted, the management arrangement of the units is outside the scope of the plan.
527	DM546	Tom Peters, Warehouse Residents Group (WHAT)	Masterplanning	We recognise and tentatively support the need for the masterplan approach detailed in section (b) of Policy DM51 to protect the character of sites, and ensure that residents are living in safe and comfortable conditions. However, we believe that a one-size-fits-all approach may put the residents living at warehouse sites with a more complex ownership and management structure at a disadvantage (such as those as Fountayne Road). We ask that the council supplement this stipulation by putting in place a plan for working with residents of these sites towards regularisation and to stimulate co-ordination between the multiple owners of the land, in consultation with its inhabitants, to development a masterplan which accommodates the needs of the existing community.	Noted. The benefit of preparing masterplans is that the principles of the policy can be applied appropriately across the sites that make up the areas covered by this policy. The requirement for existing resident's needs to be assessed through any masterplan in the Policy.

527	DM547	Tom Peters, Warehouse Residents Group (WHAT)	Note positive shift	We note a positive shift in Haringey Council's approach to the warehouse sites, reflected in the significant changes made to the Site Allocations Document and the Development Management policies since the last consultation in 2014, which now recognise that the needs of our existing community need to be met and that residents wish to remain in the area. We are pleased that the documents also note the important contribution the community can make to the area, providing jobs and places to live and work that are more affordable than many other places in the borough and wider London.	Support is noted.
527	DM548	Tom Peters, Warehouse Residents Group (WHAT)	Support Policy	We support the principle stated in point (c) of the policy towards the retention of the warehouse communities' existing and future accommodation needs. and point (e.) III which recognises the need for low cost-workspace and affordable residential accommodation on the site to support the existing start up and creative sectors.	Support is noted.
528	DM549	Bethany Gardiner-Smith on behalf of WHAT	Management of spaces	Section (j) of the policy stipulates the need for a plan for the management and operation of the warehouse living spaces. WHAT residents group support an expansion of a co-operative leasing model, by which a resident-controlled, not for profitco-operative takes management of more long-term leases of units across the sites. This would drive the retention of a genuine inter-relationship of the living and working elements by aligning the interests of inhabitants with the management of the spaces which they occupy, acting as a further barrier against any potential shift in emphasis within the internal structure of units towards higher residential occupation. Anot-for-profit management structure would also help to mitigate upward pressure on rents. Residents from the sites have already registered a housing co-operative with the FCA, which is appropriate to take this on. We would also like to see an increase in affordable workspaces leased to workers' co-operatives and other mutual models. We request that the Council supports the expansion of this model when considering management plans for the site (s).	Noted, the management arrangement of the units is outside the scope of the plan.
528	DM550	Bethany Gardiner-Smith on behalf of WHAT	Masterplanning	We recognise and tentatively support the need for the masterplan approach detailed in section (b) of Policy DM51 to protect the character of sites, and ensure that residents are living in safe and comfortable conditions. However, we believe that a one-size-fits-all approach may put the residents living at warehouse sites with a more complex ownership and management structure at a disadvantage (such as those as Fountayne Road). We ask that the council supplement this stipulation by putting in place a plan for working with residents of these sites towards regularisation and to stimulate co-ordination between the multiple owners of the land, in consultation with its inhabitants, to development a masterplan which accommodates the needs of the existing community.	Noted. The benefit of preparing masterplans is that the principals of the policy can be applied appropriately across the sites that make up the areas covered by this policy. The requirement for existing resident's needs to be assessed through any masterplan in the Policy.
528	DM551	Bethany Gardiner-Smith on behalf of WHAT	Note positive shift	We note a positive shift in Haringey Council's approach to the warehouse sites, reflected in the significant changes made to the Site Allocations Document and the Development Management policies since the last consultation in 2014, which now recognise that the needs of our existing community need to be met and that residents wish to remain in the area. We are pleased that the documents also note the important contribution the community can make to the area, providing jobs and places to live and work that are more affordable than many other places in the borough and wider London.	Support is noted.

530	DM552	Planning Co-Operative on behalf of Fountayne Business Centre Group	Affordable workspace	The AAP does not strongly address the need for affordable workspace for local industries and groups and the FBC site proposes ways in which this can be achieved.	Noted, provision of affordable housing and workspace are important to the Council
531	DM553	Sam Elie, warehouse resident	Affordable commercial	If too much of the land in the warehouse community is turned from live/work spaces to strictly commercial spaces or if rents become unaffordable, the people who can turn the area towards an arts & cultural hub will be forced to leave	Noted, provision of affordable housing and workspace are important to the Council
531	DM554	Sam Elie, warehouse resident	Too much employment	If too much of the land in the warehouse community is turned from live/work spaces to strictly commercial spaces or if rents become unaffordable, the people who can turn the area towards an arts & cultural hub will be forced to leave	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. The policy seeks to ensure the host community's existing and future accommodation requirements for living and working are taken into account in any future site masterplanning exercises.
531	DM555	Sam Elie, warehouse resident	Work with Council	I am confident that the council and the warehouse tenants can work together to build a better and much loved Haringey.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
532	DM556	Shelly Jones, warehouse resident	Affordability	Living in the warehouse community has provided me with the space possible to create my art and to meet and collaborate with a vast array of other artists in an affordable space.	Noted, provision of affordable housing and workspace are important to the Council
532	DM557	Shelly Jones, warehouse resident	Affordable housing	It would be a huge discredit to the borough to remove hundreds of people from their homes, whether warehouses, houses or apartments. The people here make Haringey an interesting place to live and work and if removed would likely struggle to find new spaces with affordable rent.	Noted, provision of affordable housing and workspace are important to the Council. The policy seeks to regularise current uses in the area.
532	DM558	Shelly Jones, warehouse resident	Design of units	Open plan layout essential for warehouse living lifestyle	Noted. The policy includes considerations for site layout and design having regard to the host community's requirements.
532	DM559	Shelly Jones, warehouse resident	International collaboration	For us this is a way to meet new people, people who have come from all over the world and chosen to live in Haringey because of the warehouse community, for us to work together, support each other and live as a community, and as a family	Noted.
533	DM560	Heather Wilson, warehouse resident	Support warehouse community	My flatmates and I enjoy working and living here and have always been responsible members of the community. I have made professional and personal connections here in a way that wouldn't have been possible in another type of accommodation.	Support for retention of the existing community is noted.
533	DM561	Heather Wilson, warehouse resident	Work with Council	Speaking to my neighbours, I think we are all willing to cooperate and come to the best solution possible for the neighbourhood. We all want to continue living here and I hope you're able to take our feedback into consideration.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
535	DM562	Ellis Gardiner, warehouse resident	Affordability	A reduction in residential and warehouse-living type uses directly equates to a reduction in the potential for affordable living and working spaces.	Noted, provision of affordable housing and workspace are important to the Council.
535	DM563	Ellis Gardiner, warehouse	Employment densities	Former uses have very low employment densities (1 employee per 138-204m^2), New River Studios operates presently at 1 employee per 30m^2,	Agreed. The Local Plan policies broadly seek an intensification of uses on employment sites and floorspace.

		resident		with potential to increase to 1/21m^2. Much higher numbers of employment can be brought forward on smaller floorspaces using modern densities.	
535	DM564	Ellis Gardiner, warehouse resident	Employment floorspace	Support the "Eade Road condition" and maintain that 25% of the floorspace of a warehouse living unit should be available for work from Monday to Friday, then this figure should count towards the employment floorspace total for the estates. Many workplaces are inaccessible during evenings and weekends (even if the staff were to want to work overtime), making them in essence no different to the multi-function space warehouses offer.	Noted. The Council's expectation is that future development proposals will provide sufficient protection for amenity of residents and neighbouring occupiers, in line with other DM Policies.
535	DM565	Ellis Gardiner, warehouse resident	Jobs Vs floorspace	It is my belief that these estates can support comparable numbers of jobs to their former uses in a way that does not destroy the fabric of what exists. Of course, far more people live in Haringey than twenty years ago, so the demand for jobs is greater, and it is my hope that by increasing density rather than floorspace, and by striking a sustainable balance of uses, these estates could actually support more and better jobs than they ever did.	Noted. It is expected that land will be used more intensively in order to meet the spatial objectives for the borough.
535	DM566	Ellis Gardiner, warehouse resident	Level of resi	A reduction in the warehouse community of over 60% would completely alter the complexion and fabric of the estates and would not help to "retain" the current community at all. There are over 600 residential units in the area to which the current proposal allocates only 220 units. This removes almost two-thirds of the community	This policy makes provision for meeting the needs of the existing residential population.
535	DM567	Ellis Gardiner, warehouse resident	Supports warehouse community	Not only is the financial cross-investment essential, but also the investment of social capital which comes from the people who live here. We welcome the opportunity to share the some of our artistic output with the local community, but that prospect becomes significantly less attractive when the community is reduced by two-thirds.	Support for retention of the existing community is noted.
535	DM568	Ellis Gardiner, warehouse resident	Too much employment	Requirement to reprovide original employment floorspace would have negative consequence due to loss of warehouse living floorspace. At the same time, the proposed reintroduction of 17,900 square metres of purely commercial space would mean that the "warehouse-living" and residential components of the estates would be outweighed by commercial uses by a factor of 4:1 or more. For a community that is based on networks and proximity of uses, this would be devastating.	The policy seeks to ensure the host community's existing and future accommodation requirements for living and working are taken into account in any future site masterplanning exercises. The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. The policy will be revised to provide more flexibility on employment floorspace re-provision whilst requiring proposals to maximise the quantum of employment floorspace and intensification of use. **Action: Amend policy to provide greater flexibility on employment floorspace re-provision whilst ensuring an increase of employment densities on site.**
535	DM569	Ellis Gardiner, warehouse resident	Viability	The Site Allocations DPD identifies that residential uses would have to financially support the commercial and mixed uses, but this is not sustainable if so much of the (existing, warehouse living) residential community is removed. It does not make sense to reduce the source of funding, and simultaneously increase the need for that funding.	In order to meet the housing and employment needs in the borough, high value use, such as residential to cross subsidise less valuable, such as affordable housing and employment.
536	DM570	Ben Hashim, warehouse resident	Affordability	provide a valuable source of affordable housing/studio space primarily for creative people who are essential in maintaining and expanding London's reputation as a world-leading creative hub	Noted, provision of affordable housing and workspace are important to the Council.
536	DM571	Ben Hashim, warehouse residnet	Benefit to London	provide a valuable source of affordable housing/studio space primarily for creative people who are essential in maintaining and expanding London's reputation as a world-leading creative hub	Noted, provision of affordable housing and workspace are important to the Council.

536	DM572	Ben Hashim, warehouse residnet	Supports warehouse community	To make any changes which threaten the existence of the warehouse environment, would lead directly to a decrease in young innovative creative talent residing here. Although this may not have a palpable effect immediately, what will happen is that in years to come when the interesting flavour of the area will be irreparably weakened, people will only be able to look back in nostalgia. In the end Haringey will become a faceless bleak area lacking in a unique energy which characterises it today	Support for retention of the existing community is noted.
537	DM573	Joel Morley, warehouse resident	Council budget	If these things are maintained then the warehouse inhabitants are able to inject value into the area completely autonomously of the council and the Councils budget.	Noted. The Council recognises the positive contribution of the existing community is seeking to regularise current uses through this policy.
537	DM574	Joel Morley, warehouse resident	Preconditions	The things keeping people in the community are • The lower than average rents • Space within the building to allow a live/work lifestyle • The industrial aesthetic making residents feel united as a result of our habitat strongly contrasting with the surrounding environment • Avoidance of things like agents fees and general profiteering from housing	Noted.
537	DM575	Joel Morley, warehouse resident	Supports warehouse community	The power of community can offer a much greater development of the area for a much smaller cost to the local council. If the 'community atmosphere' is maintained then everyone who lives there feels like they own part of the land that everyone walks on. This increases the social responsibility everyone takes and can lead to development of shared spaces e.g. more foliage and greenery, murals/art pieces on bare walls, better care of environment and buildings. All these things are done at no cost to the council at all. These listed examples have already been done by volunteers at their own cost for the benefit of everyone.	Support for retention of the existing community is noted. The Council recognises the positive contribution of the existing community is seeking to regularise current uses through this policy.
537	DM576	Joel Morley, warehouse resident	United front	The Warehouse collective are a united front and in sending this email I'm also advocating all the other ideas sent in by other members	Noted.
538	DM577	Abi Sehmi, warehouse resident	Affordability	a significant part of what forms this community is the work/live environment, it also is part of what makes the area an affordable place for creative people to live (it is important to note that by the term ‘live’ I do not merely mean a place to lay their head and keep from the rain but a place to carry out their lives - ignite and establish businesses and personal projects, build relationships, develop ideas)	Noted. Provision of affordable housing and workspace are important to the Council.
538	DM578	Abi Sehmi, warehouse resident	Affordability	there are movements already in place (i.e. residents having already registered a housing co-operative with the FCA) that aims to work towards a not-for-profit management structure that would amongst other things, help stabilise rents, and see an increase in affordable workspaces leased	Noted, Provision of affordable housing and workspace are important to the Council.
538	DM579	Abi Sehmi, warehouse resident	Character of the area	Looking to prize the character or existing buildings and particularly retain them as affordable environments	Noted, Provision of affordable housing and workspace are important to the Council.
538	DM580	Abi Sehmi, warehouse resident	Industrial/ communality link	the industrial quality of the sites, the vast spaces, and the communal nature that accompanies them and appeals to the current residents, who provide the area with its character and outward influence would be inherently undermined by development required to create a further	It is noted that these qualities are highly valued by existing residents. The policy sets out that the masterplan should respond to the accommodation needs of existing residents, including provision of communal space.

				increase in employment	
538	DM581	Abi Sehmi, warehouse resident	Protect SINC	Behind Omega Words, The Crusader Industrial Estate and Arena runs an ecological corridor which should most definitely be preserved. These slopes act as a significant green area, creating ecological sites for birdlife, insects and larger animals to harmoniously thrive, and connect to the nature corridor which runs along the Overground Line from Barking to Gospel Oak. Local residents have actively worked to clear this area of invasive species and tipped rubbish, and this hard work should not be negated, nor the positive effects for the environment and animals that inhabit it.	The ecologic corridor will be protected in the Plan.
538	DM582	Abi Sehmi, warehouse resident	Retain existing buildings	I have also noted that in Omega Works, Arena Design Centre and Overbury/ Eade Road (where I currently reside) there appear to be plans for large scale re-development. Any mass re-development negates the will to retain the existing environment. There is a history and character to the existing sites that is integral to their current use and essence of the community which should not be overlooked. As such, sites should only be re-developed if absolutely necessary after exhausted attempts to retain, improve and regularise the buildings that already exist, and any developments which do occur should be done with current residents in mind.	The Council is required to meet objectively identified needs to create new housing and employment opportunities in the borough. There will therefore be some development required in order to meet these needs. It is considered that the appropriate provisions to protect and build on existing strengths within the area are contained within the policy.
538	DM583	Abi Sehmi, warehouse resident	Supports warehouse community	Firstly I would say that I appreciate what seems to be a positive movement in the manner with which the Council regards the warehouse community, acknowledging that we are an established community with needs to be met, and a desire to remain a community existing as we do in the area. As someone who has lived as part of the warehouse community for the last four years I have seen the positive impact we exact upon the area first hand, and am immersed in the creative, productive environment that is both my home and workplace, and so it brings me pleasure to see Haringey Council has also noted this impact	Support for retention of the existing community is noted. The Council recognises the positive contribution of the existing community is seeking to regularise current uses through this policy.
538	DM584	Abi Sehmi, warehouse resident	Unsuitable for employment	The way the area stands in the present day there is a saturation of employment and productivity that could not be matched by a return to the land's original purpose, and could not be recreated with any blunt or brash intervention.	There is evidence suggesting that there is demand for workspace in this area if floorspace is appropriately marketed.
539	DM585	Ruben de la Rive Box, warehouse resident	Affordability	Having looked for a suitable and (relatively) affordable place to live and work as an independent artist/designer maker, I am thrilled to have found one of the last gems of London, where me and my wife have found a place where we have the space and environment to create work, develop our practice and business and engage with likeminded people	Noted. Provision of affordable housing and workspace are important to the Council
539	DM586	Ruben de la Rive Box, warehouse resident	Supports warehouse community	We have the space and environment to create work, develop our practice and business and engage with likeminded people. Since we moved into our warehouse unit our practice has flourished creatively and practically. The many people living around us have welcomed us and inspired us in our practice and contributing to one of the creative hotspots of London.	Support for retention of the existing community is noted.
540	DM587	Jeremy Guth, warehouse resident	Affordable	These warehouse units have become centres of art, culture, music and self-employment, they allow the development of flexible and low-overhead self-run businesses that simply would not be possible under other rental conditions	Noted. Provision of affordable housing and workspace are important to the Council.
540	DM588	Jeremy Guth, warehouse resident	Against residential or employment zoning	I love our community and do not want it to be diluted or dissintrigated though either residential re-zoning or employment-only re-zoning. There is likely more employment here currently than has been for many decades of decay. We want to retain full live/work status	The regeneration area designation is the only designation which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development

					coming forward in the future.
540	DM589	Jeremy Guth, warehouse resident	Supports warehouse community	There are thousands like me in Haringey - working and living from these units, in a supportive community ecompassing many different creative and non-creative pursuits. We are trapese artists, painters, circus performers, musicians, freelance entrepreneurs, digital creatives and much more. We are able to make and do things here a result of our immersive environment of live/work/community. These three elements are inseparable - live/work/community. love our unit the way it is, we do not want forced rennovations. We moved into it by free choice (it wasn't a difficult decision!)	Support for retention of the existing community is noted.
541	DM590	Angus Greig, warehouse resident	Economy	Warehouses are important in enabling small creative businesses to emerge and grow.	Noted.
542	DM591	Melanie Cooper, resident	Cultural offer	I am writing to say that I live very close to the warehouse community and I feel it adds a huge amount to Seven Sisters. I have been to events and artistic shows and music there and it is always a real pleasure. Seven Sisters needs more cultural/artistic venues like this not less.	Noted.
542	DM592	Melanie Cooper, resident	Work with Council	I would be interested in working with the council to make this (improved cultural offer from warehouse area) happen.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
543	DM593	Habiba Nh, warehouse resident	Affordability	As student I can not pay the rent for a room plus another rent for a trayning space to do my homework and artistic research	Noted. Provision of affordable housing and workspace are important to the Council.
543	DM594	Habiba Nh, warehouse resident	Knowledge exchange	Living in a warehouse brings me also the opportunity to exchange a lot of knowledge and information about all what has to do with contemporary art movements, styles and ethics with my neighbours. This is a place full of creativity from where the contemporary culture of the city benefits.	Noted.
544	DM595	Tim Whitehouse, warehouse resident	Example	I've been asked to send an email explaining why we consider warehouse life so essential to artistic communities and London as a whole. Please have a look at our website which gives an overview of everything that goes on in ours, and the people who work or live here www.wearethehub.london	Noted.
545	DM596	Pereira Sodre	Supports warehouse community	I rehearse and record in many studios in this area, and the studios and quite unique cause it's not just a studio but it's a place where I can meet with a lot of different people, from artists to carpenters, who have a sense of community. In this tough place that is London, it's quite rare to find a relief from the day to day struggle, and find people ready to help you. Thoses kind of places are the cities lungs, as much as any forest can be, and destroying them would only contribute in making London a bit colder and harder. People would go somewhere else of course, somewhere not too expensive, so of course, far from the center. Until they make life there easier, making people want to move there, attracting interest from developpers and starting the process all over again	Support for retention of the existing community is noted.
546	DM597	Robert Fung, warehouse resident	Supports warehouse community	I'm writing to air my support of the current warehouse community in the Tottenham hale area. I have lived my whole life in London, in a number of different parts of it and have never lived anywhere with such a strong sense of community. It is a great place to live and work and it would be huge loss to have it turned into any other new housing development, or	Support for retention of the existing community is noted.

				the like.	
546	DM598	Robert Fung, warehouse resident	Work with Council	Im sure you will find that all the people who live and work in the area of are very reasonable and understand the need for change. It would be great if you to opened up a true dialogue with all interested groups and found a solution that was to the benefit and growth to all involved.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
547	DM599	Philippe Peters, warehouse resident/ rock star	24 hour noise	The freedom of being able to have a space I could soundproof properly, work in seriously, is something that is otherwise plainly IMPOSSIBLE to find in London. It changed my life, I could have a real place to work right where I was living	Noted. The DM Policies set out further requirements in regard of protection of amenity.
547	DM600	Philippe Peters, warehouse resident/ rock star	Affordability	there are a lot of people in my situation and let's face it, we cannot afford to have a living space and a separate studio/workshop, this is right impossible.	Noted, provision of affordable housing and workspace are important to the Council
548	DM601	Selina Mayer, warehouse resident	Cultural benefits	It also disregards the huge cultural benefit of having our community in Haringey. The area would lose it's character as you broke up and dismantled an inspiring, supportive and vibrant community in favour of multi-levelled "working floor space" intended for a currently unknown future workforce.	The Council notes that existing residents of the site wish to continue to have flexible, collaborative, round the clock, access to workspace as part of their living arrangement. While this is encouraged as it has the potential to yield positive economic benefits resulting from collaboration, the Council also want to promote other firms to use this area as an employment location. Clearly to achieve this second aim, a degree of separation, be it within a building, or in separate buildings, will be required.
548	DM602	Selina Mayer, warehouse resident	Work with Council	Residents are eager to be involved and contribute to Haringey's future - this should be utilised	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
549	DM603	Will Coldwell, warehouse resident	Cultural attraction	Community spaces that could be shared by locals - whether they are "creative" or not - would be a fantastic addition to the area, and the warehouse area has huge potential to become an alternative area of the city that could attract visitors to Haringey. Ultimately, what it comes down to is the fact that areas like the warehouse district are incredibly rare. Not only in London but around the world. The council needs to realise the importance of preserving this kind of area in urban spaces	Noted. Provision for this type of space is provided for in the Site Allocations that complement this policy.
549	DM604	Will Coldwell, warehouse resident	Housing Need	I support plans to ensure the warehouses are safe to live in however I can never support development decisions that will lead to the homelessness of people in the capital. I believe the council should offer reassurances that residents will be safe in their homes, before engaging in a collaborative plan to see how the area can be developed for the future benefit of everyone who lives in Haringey and further afield	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
549	DM605	Will Coldwell, warehouse resident	Safety	Support plans to ensure the warehouses are safe to live in	Noted.
549	DM606	Will Coldwell, warehouse resident	Supports warehouse community	the council is missing a great opportunity to develop a creative community in Haringey that could take a similar form to what has been seen in Hackney Wick. The Hackney Wicked festival is a fantastic example of the way the artist and musicians living there were able to transform the area into a cultural destination. As the warehouse community proved with the InHouse film festival, there's no reason why this kind of thing can't become a regular occurrence in the area	Support for retention of the existing community is noted.
549	DM607	Will Coldwell,	Supports	That Haringey council is set on a path to follow the usual trend in	Support for retention of the existing community is noted.

		warehouse resident	warehouse community	London in which a grassroots, self-made community is replaced with a range of developments that cater to a wealthier demographic, creating another bland, homogenous area of overpriced housing in the capital.	
549	DM608	Will Coldwell, warehouse resident	Work with Council	Residents are eager to be involved and contribute to Haringey's future - this should be utilised	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
551	DM609	Alay Paun, warehouse resident	Affordability	Our main threats are rising rents and developers	Noted. Provision of affordable housing and workspace are important to the Council
552	DM610	Oscar Diaz, warehouse resident	Against residential designation	I do not wish to see the sites changed to an overall designation of residential, as this would create a large uplift in the value of the land which would threaten our continuing existence on the sites. I do support the continuation of live/work across the sites. This gives us the flexibility of working without the heavy overheads that renting an office or workshop space adds to our cost of running the business.	The regeneration areadesignation is the only designation which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
552	DM611	Oscar Diaz, warehouse resident	Small business	The live/works spaces that this are provides are much needed to create a community of independent professionals, most of them working within the creative industries. My neighbours work as interior designers, photographers, fashion designers, programmers, They all contribute to a network of small business, creating value through making and developing new products or services	The Council is seeking to create opportunities for further integration of this existing network with the wider Haringey business and residential community.
552	DM612	Oscar Diaz, warehouse resident	Supports warehouse community	I have lived in this area for around 7 years, and I have seen it change for better as more and more creative people have moved into renewed warehouses, (some of them used to be derelict and host illegal raves, just a few years ago).	Support for retention of the existing community is noted.
553	DM613	Ellis Gardiner on behalf of New River Studios CIC	Regeneration potential	The pool of talent that exists in the Manor House warehouse community also offers the potential to attract outside business to Haringey. At the start of the last decade, the large pool of creative talent that existed in Shoreditch attracted a number of leading tech firms to Tower Hamlets, specifically to the so-called "silicon roundabout". In the same way, a thousand-strong community of some of the most employable people in the capital would be a significant draw to the right kind of creative business, as the recent Site Allocations DPD acknowledges. We hope the Council agrees that New River Studios is one means by which this important economic cluster can be safeguarded in this new stage of our development.	Noted.
553	DM614	Ellis Gardiner on behalf of New River Studios CIC	Support cultural output	New River Studios is intended to meet this need. We run exhibitions, performances, workshops, youth programmes and a host of other activities for both warehouse residents and our local community	Noted.
553	DM615	Ellis Gardiner on behalf of New River Studios CIC	Vision	Our preferred outcome to this process would be that Haringey's planning policy for SA38 creates a framework within which the existing community can continue to evolve at the levels currently seen, and that any commercial uses that are introduced are of the kind that will complement the existing community. In our view, there is huge potential in the coexistence of residential, commercial and warehouse-living style accommodation in these estates.	It is agreed that there is potential for a mix of uses.

553	DM616	Ellis Gardiner on behalf of New River Studios CIC	Warehouse community supports facility	Any reduction or removal of the residential community in SA38 would dramatically impact on the business activities of New River Studios, as well as a number of other businesses in similar circumstances. We chose to launch this venture specifically because of the residential community that had existed for many years and even though we are a not-for profit company, our future success still depends on its patronage.	Noted, the Council is seeking to create additional employment opportunities in this area.
554	DM617	Golnar Roshan, warehouse resident	Affordability	If these spaces were taken from us there would be no other affordable housing in London for us suitable for the work that we do.	Noted. Provision of affordable housing and workspace are important to the Council.
554	DM618	Golnar Roshan, warehouse resident	Cultural value	The creative communities of Tottenham and Seven Sisters add a huge amount of cultural value to the area	Noted.
554	DM619	Golnar Roshan, warehouse resident	Heritage	We are continuing the heritage of the site by using the spaces for our businesses in making furniture, art, designs, products, fashion and other creative industries.	Noted.
554	DM620	Golnar Roshan, warehouse resident	Management	With regard to the management and operation of the warehouse living spaces, we support an expansion of a co-operative leasing model, by which a resident-controlled, not for profit, co-operative takes management of more long-term leases of units across the sites. This would drive the retention of a genuine inter-relationship of the living and working elements by aligning the interests of inhabitants with the management of the spaces which they occupy, acting as a further barrier against any potential shift in emphasis within the internal structure of units towards higher residential occupation.	Noted, the management arrangement of the units is outside the scope of the plan.
554	DM621	Golnar Roshan, warehouse resident	Masterplanning	While we recognise and tentatively support the need for a masterplan approach on some sites to protect their character, and ensure that residents are living in safe and comfortable conditions. We believe that a one-size-fits-all approach may put the residents living at warehouse sites with a more complex ownership and management structure at a disadvantage (such as those as Fountayne Road). We ask that the council supplement this stipulation by putting in place a plan for working with residents of these sites towards regularisation and to stimulate co-ordination between the multiple owners of the land, in consultation with its inhabitants, to improve living conditions where necessary.	Noted. The benefit of preparing masterplans is that the principles of the policy can be applied appropriately across the sites that make up the areas covered by this policy. The requirement for existing resident's needs to be assessed through any masterplan in the Policy.
554	DM622	Golnar Roshan, warehouse resident	Supports warehouse community	Please do not destroy one of the last remaining creative hubs in London. As a resident of the Warehouses in Fountayne road this is a very important and elemental space for us allowing us to live and work creatively as artists and designers. These homes and work spaces are a crucial and elemental part of our creative community and lives.	Support for retention of the existing community is noted.
555	DM623	Fabrizio Panella, warehouse resident	Against change to residential	we do not wish to see the sites changed to an overall designation of residential, as we recognise that this would create a large uplift in the value of the land which would threaten our continuing existence on the sites.	The regeneration area designation is the only one which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
555	DM624	Fabrizio Panella,	Economic benefit	As a resident of Fountayne Road, I am a member of the freelance community, made of creatives from all industries: graphic designer, set	Noted.

		warehouse resident		designer, product and food designer, photographers. We work and collaborate with top level clients, and have created an incredible network of freelance professional that can strongly impact and benefit the economy of the community around us. Some of the commissions include: Selfridges, House of Parliament, Alexander Mc Queen, Bentley, Krizia, Studio Toogood, London Fashion Week, Milan Fashion Week, Paris Fashion Week, Saatchi Gallery, Topshop, Central Saint Martins College of Art and Design.	
555	DM625	Fabrizio Panella, warehouse resident	Masterplanning	While we recognise and tentatively support the need for a masterplan approach on some sites to protect their character, and ensure that residents are living in safe and comfortable conditions. We believe that a one-size-fits-all approach may put the residents living at warehouse sites with a more complex ownership and management structure at a disadvantage (such as those as Fountayne Road).	Noted. The benefit of preparing masterplans is that the principles of the policy can be applied appropriately across the sites that make up the areas covered by this policy. The requirement for existing resident's needs to be assessed through any masterplan in the Policy.
555	DM626	Fabrizio Panella, warehouse resident	Supports warehouse community	The incredible and rare variety of cultures and individuals that Tottenham and Haringey are made of is unique in the whole Europe. Especially looking at the warehouses near Seven Sisters and the Fountayne Road community, we can see examples of how creative communities can extremely benefit the area both on a economical, employment and cultural level.	Support for retention of the existing community is noted.
556	DM627	Suzanne Creevey, warehouse resident	Affordability	They provide affordable space to live and work in. Many artists and small business owners require room for their work. This is not something you find in standard spaces. If the warehouses were to be redeveloped etc it would strip much of the colour and community spirit from Haringey	Noted. Provision of affordable housing and workspace are important to the Council
556	DM628	Suzanne Creevey, warehouse resident	Supports warehouse community	As someone that lives and works in the area I believe that the warehouse community in Haringey should be supported by the council. So many prolific pieces of art have been created in these communities and we call it a community because it has an actual community spirit. This is sorely lacking in most of London. People who are involved in this community really care about Haringey. We want to make a positive difference but we wouldn't live here if it weren't for the warehouses	Support for retention of the existing community is noted.
557	DM629	Jo Bee, warehouse resident	Retain existing buildings	The site allocations stipulations, for my home of the last 6 years on Fountayne Road, appear to place increased emphasis on large scale re-development, despite the positive stipulations for retention of the existing community also included. As residents of the site, we would prefer to see existing buildings retained, improved and regularised, and where evidence suggests that this is not possible we would seek assurances that the essential character, the flexible live/work space, the industrial aesthetic and the needs of the current community are preserved, particularly the need for affordable rents. We would like any plans for re-development to be considered in full partnership with the inhabitants of the sites	The Council is required to meet objectively identified needs to create new housing and employment opportunities in the borough. There will therefore be some development required in order to meet these needs. It is considered that the appropriate provisions to protect and build on existing strengths within the area are contained within the policy.
557	DM630	Jo Bee, warehouse resident	Supports warehouse community	Please consider that the warehouse communities in Haringey retain a subculture famous to London. It is not just the birth place of artistic expression and creative small businesses in the city, it is also where you will find soul and heart where many people from differing backgrounds can mesh successfully and connect.	Support for retention of the existing community is noted.
557	DM631	Jo Bee, warehouse	Work with Council	work with the residents... we are keen to listen and together we can continue to inspire this city	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome

		resident			for the area.
558	DM632	Roddy Skeaping, warehouse resident	Affordability	The (current) affordability makes it possible for people with less money to avail themselves of this life-style, helping to create a diverse and rich social mix.	Noted. Provision of affordable housing and workspace are important to the Council.
558	DM633	Roddy Skeaping, warehouse resident	Delivate balance of resi vs employment	I am personally very concerned that meddling with the naturally evolved balance between work and residential living - towards a decrease in business use - 'Work' against an increase in the residential - 'Live' element, will result in a Hackney Wick style self conscious 'Artisitic Ghetto' with the result that property values will increase dramatically over time, with disastrous effect upon the rich ecology of residential and business - Live/Work balance that has come about very naturally. I am also concerned that too much interference in the natural development of this vibrant community will stifle its capacity to continue to throw up new ways of putting communities together, which comes from its having a healthy degree of autonomy over its development	The Council notes that it is generally seeking to introduce more employment into the area, in the expectation that a sustainable mix of uses can be created in the area.
558	DM634	Roddy Skeaping, warehouse resident	Supports warehouse community	Warehouse living is socially desirable and healthy, since it requires people to respect their neighbours (housemates in this situation). The work live ethic is healthy in that is ensures a mixed social ecology The work live ethic is healthy in that it creates opportunities and networking possibilities that encourage the development of new project and small businesses. The nature of this form of shared living demands that people come together to overcome all manner of social difficulties and learn tolerance in the process of evolving (for each individual warehouse community) a unique form of internal 'democracy' based on compromises between household members. This is extremely beneficial socially and is a form of alternative living that should be encouraged - especially in this area where an alarming number of almost 'gated communities' have been allowed to develop, though some of these, which affect our community are in the borough of Camden Council, which seems shameless and amoral about its development plans, unlike Haringey. In my experience, shared living helps greatly in promoting an awareness of social and ecological good manners and efficacy (e.g. waste disposal, noise pollution, general social responsibility etc.). In my experience of living here, LIFE STYLE CHOICE has consistently been the main reason for people from all walks of life choosing to live in this Warehouse community. People who live in this community value it on many levels and are prepared to defend it.	Support for retention of the existing community is noted.
559	DM635	Tim Denman, local resident	Affordable housing	The warehouses provide an affordable home for people who may not be able to live in this area of London and contribute to maintaining Haringey as diverse and inclusive borough. Any change to the designation of the land would inevitably and regrettable undermine this	Noted. Provision of affordable housing and workspace are important to the Council.
559	DM636	Tim Denman, local resident	Management	Any problems faced by the area can be addressed with the participation of the current residents and landlords in a way that benefits the various stakeholders active on the site in a way that meets their mutual interests.	Noted, while the management arrangement of the units is outside the scope of the plan, resident involvement will be sought.
559	DM637	Tim Denman, local resident	Retain existing buildings	While there are some examples of residences which may need attention to make them more habitable, I feel that this should be the focus of any changes to the area and that this does not require a	The Council is required to meet objectively identified needs to create new housing and employment opportunities in the borough. There will therefore be some development required in

				process of extensive redevelopment.	order to meet these needs. It is considered that the appropriate provisions to protect and build on existing strengths within the area are contained within the policy.
559	DM638	Tim Denman, local resident	Supports warehouse community	I am writing to express my views regarding the future of the Manor House warehouses site and support for efforts of the Warehouse of Harringay Assoiation of Residents and the residents of the Manor House warehouse more widely, of which I am one, in the current consultation with the Harringey council. I have been encouraged by the stance of the council reflected in the changes made to the Site Allocations Document and the Development Management policies since the last consultation in 2014, which reflect the important contribution of warehouse residents to the community. I strongly believe that not only is this a unique area of the capital that provides a home for many people and a is a community in it's own right, but that the contribution of residents who engage in various voluntary activities in the community, demonstrate a loyalty to local businesses and are well integrated within communities of south Tottenham, Harringay and Finsbury Park is significant and any change to the use of this land would sacrifice this valuable contribution	Support for retention of the existing community is noted.
559	DM639	Tim Denman, local resident	The Slopes	I would also ask that the council give due consideration to the 'SINC' ecological corridor which runs behind Omega Works, the Crusader Industrial Estate and Arena in which the residents have invested significant time and energy to maintain as a biodiversity hotspot in north London. Any development on the site runs the risk of encroaching on and degrading this important site.	Noted, this ecological corridor will remain protected as a SINC.
560	DM640	Charlie Lewis, warehouse resident	Affordable business premises	Another problem for businesses in the area is the rising cost of rent, pushed upwards by the arrival of an apparently endless stream of people wanting to move to our community. Some of them have come on the basis of wanting genuinely to contribute and thrive but I acknowledge that others approach our road with the touristic mindset of wanting to live somewhere hip. To be fair, our community must be doing something right that we are so popular. On the other hand, we need to preserve the positive aspects of our community and improve on it, or else we will see the area turn into yet another area of unaffordable housing at a time when there are proposals for the quota of affordable housing to be reduced by 10%. I'm not sure that this will serve the area from an economic or community angle. It makes far more sense to build on the vibrant success story that is occurring here in Haringey rather than bury it.	Noted. Provision of affordable housing and workspace are important to the Council.
560	DM641	Charlie Lewis, warehouse resident	Against resi or industrial designation	In common with many of my colleagues and neighbours, I do not wish our warehouse community to become fully residential, nor do I perceive that returning the estate to a fully industrial model would be an effective move – it's perfectly clear to anyone who is familiar with what we do that creative workers are contributing far more to the area, economically and culturally, than the limited industrial use of the estate and derelict buildings which existed before our community came into being. And most of the successful industrial businesses in our estate have continued to flourish alongside our growing community.	The regeneration area designation is the only designation which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
560	DM642	Charlie Lewis, warehouse resident	Collaborative environment	Beyond the musical sphere, my own business is strongly supported by workers from other creative disciplines found in our community here on Fountayne Road – over the past two years, around 30% of my business has come from networking with other local media sector workers, in particularly video editors, film makers,	The Council notes that existing residents of the site wish to continue to have flexible, collaborative, round the clock, access to workspace as part of their living arrangement. This is supported in the policy.

				theatre directors and other musicians.	
560	DM643	Charlie Lewis, warehouse resident	Pro some regularisation	Equally, I'm not lobbying for "no change". Rather, I would like to see our live/work arrangements fully legitimized, with appropriate alterations to the buildings to comply fully with regulations, and lawful contracts with our landlords that hold up to legal scrutiny. If the process is conducted properly, Fountayne Road and the other live/work areas in Haringey will retain their unique creative and collaborative atmosphere, whilst removing some of the less desirable elements, such as health and safety concerns and municipal issues including, for example, refuse collection	Noted.
560	DM644	Charlie Lewis, warehouse resident	Supports warehouse community	The varied and unusual spaces found in our converted warehouses allow for a huge variety of artistic and creative endeavours. Musicians are able to budget more profitably by sharing studio and rehearsal space, leading to more successful recordings and gigs. As a musician with nearly 20 years of professional experience, I am ideally placed to point out the local contribution to the British Music Industry. There are numerous DJs, electronic musicians and rock musicians from my road who work in scenes of which I am somewhat unfamiliar, and I can only talk directly from my own studio and stage experience over the past year.	Support for retention of the existing community is noted.
563	DM645	Rosha Fitzhowle, warehouse resident	Affordable housing	I come from a working class family in Scotland, I work very hard in order to live in London. I can have up to three jobs at one time, just to make rent. Unfortunately many employers do not pay the London living wage and the minimum wage for living in London is not affordable. The prevalence of unpaid internships makes it difficult to break into a more professional sphere of work. People like me don't stand any chance of getting social housing and the private rental landscape in London is insane. Every year prices increase, whilst wages do not and it is harder and harder to stay near the center of London. People like me are at risk of falling through the housing gap, we can not afford to live where we want and do not qualify for social housing. This forces people to live in cramped conditions and under sometimes less than legal arrangements. The warehouse community provided a long sought after relief for me. Although it is not dirt cheap, it is not extortionate when compared with other housing in the area. It is relatively affordable, especially compared with the wider privately rented spaces in London. By changing the way that our land is used and therefore making us move. You would be actually adding to the problem that London is experiencing of social cleansing. London is steadily becoming void of creativity and artists, as we are forced further and further out. London is becoming a clean and oiled playground for the wealthy.	Noted. Provision of affordable housing and workspace are important to the Council
563	DM646	Rosha Fitzhowle, warehouse resident	Agents	This alternative way of living cuts out agents, which London and England in general has a problem with, going unregulated. They can and do charge exorbitant fees and rip people off, treating them very badly. I myself have had first hand experience of this. We have landlords who care and do things for us.	Noted, this issue is outside of the scope of the Plan.
563	DM647	Rosha Fitzhowle,	New River	I am fully on board with the council re-purposing the south bank of New River as a community space. We could create an allotment area where	Support is noted.

		warehouse resident		the community can grow their own food. This has been done to success in other boroughs and has helped to educate and bring together communities.	
563	DM648	Rosha Fitzhowle, warehouse resident	Objects to redev	Objects to redevelopment	Objection noted.
563	DM649	Rosha Fitzhowle, warehouse resident	Pro cycling	The reason that is it so important to me to be fairly close to the center is because I only cycle as a mode of transport, as do many others living in the warehouses. We need to be able to cycle to work. And by doing this we are cutting down, in a small and personal, but by no means unimportant way, on carbon emission and keeping personal costs down.	Noted, cycling is supported in the Plan.
563	DM650	Rosha Fitzhowle, warehouse resident	Supports warehouse community	I and others who I live with in the warehouses value community, we want to further develop ties with the wider Haringey community. I know that there is already outreach work being done and by moving us you would end that. The arts receives less and less funding and opportunities for those from lower income backgrounds to have access are decreasing. I know in your report that you say that this area is one of the most deprived, studies have shown that in areas of depravation culture is one the first things to be cut. However when it is introduced, art and music making has transformative properties. It can really fuse a community, give joy and purpose to people. The live-work space that we have in the warehouses creates the climate of art making. We can and will contribute to the wider community through our art. The live-work lifestyle is unique and wonderful, creating jobs and more for the community and Harringay and London. London and the UK more broadly needs more affordable housing, however it would be a mistake to destroy some that already exists to create it differently. Please don't try and fix one problem, but at the expense of another community, to create another.	Support for retention of the existing community is noted.
579	DM651	Laura Harrison, resident	Warehouse living as a general development concept	These unconventional life-work spaces, characterized by large private units surrounding large shared living spaces, could also provide a good model to consider when designing new housing options. This type of accommodation, supplemented by low-cost spaces for start-up businesses, and maker-spaces to support small volume manufacturing enterprise and teach new skills, could help to rejuvenate Tottenham as a whole, and revive a reputation for creativity and manufacturing. The industrial buildings around Ashley Road provide a good opportunity to create further similar communities.	Noted. The Local Plan seeks to meet objectively identified housing and employment needs through facilitating delivery of a range of accommodation options.
602	DM652	Jay Jaye, warehouse resident	Against residential allocation	I applaud noticeable shift in the Haringey Council's recognition of the warehouse community, and it's contribution to the wider South Tottenham community, since the last consultation in 2014. I think it is important that the area remain classified as a live/work area rather than changed to a strictly residential one, in order to continue to provide affordable accommodations for artists and creatives. A change to residential status would bring with it a price rise that would be unaffordable for the current residents.	The RA designation is the only designation which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
602	DM653	Jay Jaye, warehouse	Innovative management	I would definitely favour a resident controlled, not-for-profit co-operative management model for more of the units across the sites so that the	Noted, the management arrangement of the units is outside the scope of the plan.

		resident	structure	needs of the residents and the management are more in line with each other. This would also keep rents under control.	
602	DM654	Jay Jaye, warehouse resident	New River	In addition, the re-purposing of the south bank of the New River to create a community asset seems like a very positive move. I would support the development of the land into a community allotment garden which could be used for teaching the wider community about horticulture and organic farming.	Support is noted.
602	DM655	Jay Jaye, warehouse resident	Problems with current management	It's difficult to live with constant threat of redevelopment hanging over our heads. The residents are currently discouraged from reporting any infringements of their rights by unscrupulous landlords, or problems with the maintenance, health and safety aspects of the dwellings for fear that it will be used against them in the plans to redevelop the site.	Noted, however management arrangements of the units is outside the scope of the plan.
602	DM656	Jay Jaye, warehouse resident	Retain current/ smaller unit sizes	In addition, the site allocation stipulations seem to favour large scale redevelopment which would take away the unique character of the area. I would definitely prefer the current buildings to remain intact and that any redevelopment be done in full partnership with the current residents of the sites.	The Council is required to meet objectively identified needs to create new housing and employment opportunities in the borough. There will therefore be some development required in order to meet these needs. It is considered that the appropriate provisions to protect and build on existing strengths within the area are contained within the policy.
686	DM657	Thomas Fletcher	Affordable business space	I run a small eithical juice company that saves 100's of tons of food every year from landfil, provides affordable healthy food for people that could not otherwise get access to this quality of produce and employ homeless and disadvantaged people at the same time. This all would not have been possible if there was not cheap warehouses where I could build a kitchen on a budget and get myself going.	Noted. Provision of affordable housing and workspace are important to the Council
687	DM658	Kate Stamp, warehouse resident	Supports Warehouse community	I run workshops from mine for Tottenham youth so we can inspire creativity with them. It would be devastating if we had to leave, we are such a big part of Tottenham and make it even richer in culture	Support for retention of the existing community is noted.
687	DM659	Kate Stamp, warehouse resident	Working with Council	Hi there, I am writing to you for more information and to ask if we (the warehouse folk) can work with the council so we can keep the creative hub that is the warehouses and the art that comes out of them.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
688	DM660	Tess Woodward, warehouse resident (out of the borough)	Supports Warehouse community	I am really upset to hear about the warehouse agenda. I myself live in a warehouse and feel it is an amazing space for creative people to meet and collaborate. I have thrived in this environment and found people to help me film speculative projects to assist in my career as a scriptwriter. They are vibrant communities where people support each other and network. Creative industries thrive because of these warehouse projects. I do not live in your area but in another group of warehouses but feel very passionate about the continuation of warehouse communities.	Support for retention of the existing community is noted.
689	DM661	Chris Macmeikan, Continental Drifts	Supports Warehouse community	We urge you to "re think " the plans for Transforming these important communities Im the Director of one of the Boroughs largest Cultural Organisations Continental Drifts, being based in the Tottenham Hale area we actually utilise many of the artists in the Fontayne and Manor House areas, Having been a part of the regeneration culturally of many of the now	Support for retention of the existing community is noted.

				booming parts of London over the years , the almost inevitable destruction of the artistic communities that have played a major role in pioneering the area , are ALWAYS the first to be moved on, controlled and often forced out. My understanding of the LBH cultural strategy was that areas like this were to be fully recognised and supported , now in the greater picture of London , this area is one of the last Islands of mass cultural industry left !. We certainly can prove that economically they have played and continue to be a part of the entertainment we need to use and rely on in a city where such artists are being forced to leave in ever large droves. The loss of studio and creative spaces to new zoning and development is driving this loss , these areas are not limitless , these are the last such spaces inside of the North Circular . Tottenham Hale is reaching a pinnacle driven by clever regeneration and development but its really requires a cultural kicking heart and soul to become the destination venue that it really could be, As a local cultural business and a citizen, it would be incredible if there was a Local Authority who could spot this and protect some of the very spaces which in the long run benefit the whole area massively	
690	DM662	Natalie Cherry, warehouse resident	Supports Warehouse community	I have lived in two warehouses and through my time there expanded my network of creative friends into the hundreds. I have had about 80 housemates in my lifetime. These relationships are utterly invaluable for gathering together people to work on all sorts of projects from fashion shows to filmmaking, sound design and animation to bands and music videos to tech startups ... real, valuable projects which gain traction and make money and sell! It's all here, and it's all growing out of this fantastic melting pot of passion and enthusiasm. You don't get this anywhere else in London. There are individuals living in tiny flats where they don't have the space to really make and be who they want to, or can't decorate the walls or hang apparatus around because of strict landlords. In the warehouses, you can build what you need. Warehouse space is like wings to a creative individual, but it's not just space that allows us to flourish: it's being surrounded by other like-minded individuals, all of the time. Every talent and skill should be nurtured and celebrated, and they really are within the relaxed and informal communities who live and work in these converted spaces. I'm asking you, the council, to recognise it and work with us to continue to create and thrive and evolve. The people living and working in these spaces are all of them hard-working citizens who earn their way, pay their rents and taxes, and contribute positively to their community all whilst doing work they love and spending leisure time with respected peers who appreciate them and their work. How many other social communities can you say all of those things about?	Support for retention of the existing community is noted.
691	DM663	Joseph Harvey, warehouse	Supports Warehouse community	The warehouse community is a vibrant and creative place that gave me a transition into London as a 23 year old graduate.	Support for retention of the existing community is noted.

		resident		There is good news for the digital economy in London through what young creatives like myself have driven..... The majority of which live in the outskirt developments like this one... I understand laws and obligations, but, look this is a culturally rich part of London. Please consider what your actions will do	
692	DM664	Atticus Pappin, warehouse resident	Supports Warehouse community	fountain road is the greatest road in london. It is so special to me and so many people. it not only brings vibrant atmosphere to tottenham but to the whole of London. before you get rid of the warehouse community why dont you come and see for yourself what a special community it is	Support for retention of the existing community is noted.
693	DM665	Rebecca Parkin, warehouse occupant (business)	Affordable workspace	I am writing with regards to future proposals of development in the Fountayne Road area. It has only been brought to my attention today via word of mouth that proposals which may greatly affect the future of my workshop are being discussed. I have little knowledge as to the details of this and I am greatly concerned as to how this will impact my future. I rent a workshop at 7 Fountayne Road which I have divided into three artists studios. As I am sure you are aware affordable studio/workshop space for designer's / artist's just setting out in business is in limited supply in london. I have put a great deal of time and effort into my workshop and it is a valuable asset for this time in my career and for those designers and artists sharing with me. I am using my studio space to further my career as a fine artist and also to undertake commercial pieces of work for events, backdrops for tv etc. we are all registered self employed.	Noted. Provision of affordable housing and workspace are important to the Council.
818	DM666	Our Tottenham	Warehouse living	DM51 should be reconsidered in order to consider the risk that the policy destroys rather than protects the live-work uses in the area by facilitating new development which displaces existing residents and workers. The policy should be developed in collaboration with those who live and work in the relevant areas to ensure this is not the case.	It is considered that the policy sets out a balanced position, with a considerable emphasis on meeting the needs of the existing community. The policy seeks to regularise uses in the area.

Comments on DM52 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
400	DM667	Ms J Hancher	Objection	This paragraph should be re-worded to only resist the loss of designated employment floor space.	Disagree. The Council considers that non-designated employment floorspace makes an important contribution to the local economy and can play a role in helping the borough meet its job target; therefore any loss should be carefully managed.
430	DM668	Derek Horne & Associates for Majorlink Ltd	Rewording	This paragraph should be re-worded to only resist the loss of designated employment floor space.	Disagree. The Council considers that non-designated employment floorspace makes an important contribution to the local economy and can play a role in helping the borough meet its job target; therefore any loss should be carefully managed.
564	DM669	Savills on behalf of Archway Apartments		We would note that these policies should ensure consistency with paragraph 22 of the NPPF, which seeks to avoid the long term protection of sites for employment use where there is no reasonable prospect of a site being used for that purpose. Similarly, paragraph 5.1.4 of the LBH Local Plan states that the Council will take a more flexible approach where local employment areas are no longer suitable for industrial or other employment generating uses, and a progressive	Flexibility regarding the development for non- employment generating uses on non-designated employment sites is set out in draft policy DM52. The Council considers that the principle of safeguarding employment uses on non-designated employment sites is sound, particularly given the relative land values of employment and residential uses in the borough. Where developments on non-designated employment sites are able to

				release of surplus industrial land will be carried out, in order to facilitate urban regeneration. We therefore consider that emerging Policy DM48 should be revised to acknowledge that site specific circumstances and the viability of retaining land for employment uses should be reviewed when considering whether land should be retained for employment uses. In particular, we consider that the requirements of Policy DM52(b) are unduly onerous and should be revised to reduce the minimum marketing period. The requirement to undertake marketing for a continuous period of three years will significantly delay the delivery of redevelopment within the borough on sites which are demonstrably no longer suitable for employment uses. As such, it will also delay the delivery of regeneration benefits, including the provision of affordable housing, that could be provided on these sites. We also consider that emerging Policies DM49 and DM52 do not offer sufficient recognition to the employment benefits of uses which do not fall within Class B uses. Employment opportunities can be provided through a wide mix of non-residential uses, other than Class B uses, and retail, leisure, and community uses can also provide significant employment benefits, in addition to promoting economic activity. We consider that these uses should be encouraged within the borough and their ability to deliver employment opportunities should be acknowledged within the emerging policy.	help meet the Council's regeneration objectives and spatial vision for the borough, they will be considered on a site-by-site basis, applying the principles set out in DM52. The release of non-designated employment land will be monitored and managed to ensure a sufficient stock is retained in the borough. **Action: Delete DM48 part B, but ensure provision for management of non-designated employment sites is included in DM52.** The tests set out in current policy EMP4 with regards marketing are similar to those included in DM52. The Council considers the vacancy and marketing requirement for non-designated sites to be appropriate and in line with industrial land release criteria set out in the Mayor's Land for Industry and Transport Supplementary Planning Guidance.
566	DM670	Capita on behalf of Capital & Regional plc	Overly Onerus	The draft policy is excessively onerous with regard to the requirement for a marketing campaign covering a minimum continuous period of three years in order to justify a change to a non-employment use, having first considered the potential for a community use. This approach does not sit comfortably with the policies of the National planning Policy Framework (Para 22).	The tests set out in current policy EMP4 with regards marketing are similar to those included in DM52. The Council considers the vacancy and marketing requirement for both designated and non-designated sites to be appropriate and in line with industrial land release criteria set out in the Mayor's Land for Industry and Transport Supplementary Planning Guidance.
584	DM671	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Further detail needed	The wording of the policy suggests that sites allocated for mixed use redevelopment (including employment generating uses) which involve the demolition of existing employment floorspace may be required to satisfy all of the criteria to justify the loss of existing employment floorspace to alternative employment generating uses. As the definition of employment uses referred to in this policy is not defined in the policy, we reserve our right to comment further on this policy, once the "employment uses" to which this policy refers are defined.	The acceptable range of uses for designated employment areas is set out in policy SP8. The Council will assess whether a use is "employment generating" on a case by case basis.
609	DM672	Apcar Smith Planning on behalf of Wedge Investments Ltd	Residential use	There should be an additional criterion that should refer to the site being suitable for a mixed use development incorporating residential development in appropriate locations.	This is already included in draft Policy DM50, Part A.
616	DM673	CgMs on behalf of Parkstock Ltd	Overly restrictive	The suggested criteria against which the loss of employment floorspace will be considered includes documented evidence of an unsuccessful marketing campaign over a period of 3 years. It is considered that a marketing period of 3 years is overly restrictive and does not allow sufficient flexibility to respond to particular circumstances or site characteristics. A blanket marketing period of 3 years before alternative uses are permitted will go further to hamper	The tests set out in current policy EMP4 with regards marketing are similar to those included in DM52. The Council considers the vacancy and marketing requirement for both designated and non-designated sites to be appropriate and in line with industrial land release criteria set out in the Mayor's Land for Industry and Transport Supplementary Planning Guidance. **Action: Amend DM52 to require non-designated**

				development. It is recommended that the policy is revised to allow marketing requirements to be agreed with the Council on a site by site basis once the nature of the site and specific issues are fully understood during pre-application discussions.	**employment sites to be proven to have been vacant, and marketed, including provision of evidence of marketing, before granting permission for a change of use.**
661	DM674	Tottenham Business Group	NPPF compliance	Strategic Policy (DM52) as expressed in paragraph 5.26 is not in line with the NPPF guidelines, which states employment land, should not be protected where there is NO PROSPECT of it being used. Political pledges made during initial consultations on the Regeneration promised to improve local employment and provide more opportunities for youth training and apprenticeships. This has not been followed through in Policy DM57 but abandoned with the Council merely seeking contributions to facilitate local employment and training Many small shops, businesses and affordable industrial workspace will be displaced in regard to High Road West and yet there is nothing in this document that addresses that scenario. There is no vision for the economic future	The policy as written provides an approach to managing the renewal of redundant employment land, in line with the NPPF and the London Plan. With regards DM57, the Council considers that it is important to gain contributions from developers, where there is a loss of employment floorspace, towards enabling local residents to access the jobs in the local and wider regional economy.
666	DM675	Federation of Small Businesses	Risk to local businesses	We are particularly concerned that this development will make it far more difficult for the current small businesses operating within Tottenham, independent traders of long-standing which form an intrinsic part of the local community, to continue to operate in the future of at least be given a guarantee of remaining in their current workplace if rents increase dramatically. A similar situation is occurring with the regeneration under Brixton arches by Network Rail. We want Tottenham to be a leader on this vitally important issue to the local community – gentrification must not come at the expense of independent local businesses. We call for traders to be guaranteed an offer of equal, or at the very least, fair rental costs. Small businesses are not simply part of the local economy, they are the local economy. For every £1 spent in local small businesses, 63 pence remains within the local economy compared to only 40 pence if spent within large businesses.	Placing control on existing rents is not within the scope of the Local Plan. Through DM50, efforts will be made to place a restriction on the price of newly-developed employment floorspace to help enable small businesses to grow in Haringey. The policy as written seeks to manage the loss of employment floorspace, to ensure that there is a sufficient stock of employment land for business growth in the local economy.
694	DM676	Iceniprojects on behalf of Berkeley Homes	NPPF consistency	Object to two elements of this draft policy B and C. The draft Policy is unsound, as it is unjustified and is not consistent with national policy. Draft Policy DM52b) – there is no evidence to suggest why a three year marketing campaign is required. It is typical in other London boroughs to exercise periods of 12months. Paragraph 22 resists the long term protection of sites, where there is no reasonable prospect of the site being used for that purpose, having consideration to market signals and relative need for different land uses. Draft Policy DM52c) should remove reference to 'as part of a strategically coordinated regeneration scheme or programme'. This infers that the site should be allocated to even be considered for loss of employment. This should not be the case. As emphasised in the housing policies above, windfall sites will help to the borough to meet and exceed its challenging housing delivery targets. An onerous policy requirement such as this would predicate any redundant employment	The tests set out in current policy EMP4 with regards marketing are similar to those included in DM52. The Council considers the vacancy and marketing requirement for non-designated sites to be appropriate and in line with industrial land release criteria set out in the Mayor's Land for Industry and Transport Supplementary Planning Guidance. **Action: Remove DM52.c and policy point which provides release of land as part of strategically coordinated regeneration scheme or programme.**

				windfall site being brought forward for housing.	
818	DM677	Our Tottenham	Employment land	**Policy DM52 is not sound.** There is strong demand for employment space in London, and the evidence base for Haringey suggests strong demand for its own supply, as discussed above. Employment sites which are experiencing problems should be supported and improved rather than given over to housing uses. We are concerned that owners and investors may use the bullet points under point A to justify the redevelopment of employment land for other uses even where it is perfectly well used and occupied e.g. by not renewing leases; only offering short leases; not investing in their buildings; not advertising spaces effectively etc. Much clearer statements should be included that this policy will not apply to existing, occupied, in use sites.	Local evidence has identified a future need for additional employment floorspace. The Local Plan therefore seeks to safeguard for both designated and non-designated employment land and floorspace. The NPPF states that the Council should avoid the protection of sites where there is no reasonable prospect of the site being used for that purpose. The policy is considered to be sufficiently rigorous to ensure protection of employment land whilst remaining consistent with national policy. The release of non-designated employment land will be monitored and managed to ensure a sufficient stock is retained in the borough.
818	DM678	Our Tottenham	Employment land	**Para 5.26** suggests a misunderstanding of the NPPF. The issue is not that employment land cannot be protected where there is no prospect of *development* coming forward, but that it cannot be protected where there is no prospect of it being *in use.* Again, this suggests a dominance of developers perspectives rather than users perspectives in thinking about the employment land policies.	Noted.

Comments on DM53 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
258	DM679	Ladder Community Safety Partnership	Town centre	Support for town centre policies which priorities retention of A1 at floor level. Disappointed existing UDP policies weakened by omission of two key provisions "*that the change of use [from A1] does not result in a significant break, normally 3 frontages, in the continuity of retail frontage and, individually or cumulatively the proposed use does not have an adverse effect on the vitality, viability or predominately retail function of the centre*" (UDP / TCR 3b/c). Removal of these weakens case for retention and should be reinstated.	Support for policy is welcomed. The policy will be revised with criteria to ensure continuity of retail frontage. **Action: Additional criteria to ensure continuity of retail frontage.**
566	DM680	Capita on behalf of Capital & Regional plc	Inflexible	In principle, C&R support the protection of A1 uses in the town centre. However, the policy does not provide sufficient flexibility to enable a destination such as The Mall to respond to the ever changing retail environment. The growth of online retailing and competition from higher order destinations require a speed of response that this policy would not provide. The effect of the two year vacancy period does not, in practice, protect key retail uses. The effect is to bring forward short-term, low value retail uses that detract from the overall quality of the shopping centre and the user experience. Uses such as restaurants, cafes and banks serve to support the retail function of the shopping centre, providing uses that encourage shared trips and support the long-term health of the town centre. This has been a particular trend over the preceding five years as town centres struggle to adapt to the changing face of retail and particularly the competition from online retailers. The policy needs to recognise the wider value of non-retail uses in supporting the primary retail function by providing the flexibility required to meet changing markets. The Government's Planning Practice Guidance document recognises the economic drivers that influence town centre uses and requires local planning authorities to have regard to them. As currently drafted the policy lacks the flexibility required to respond to these 'market signals', to the potential detriment of The Mall's longer	Noted. The Council considers that the proposed approach for managing town centre uses is sufficiently flexible to support town centre vitality and viability, allowing opportunities for a range of complementary town centre uses whilst ensuring a necessary retail core. However, taking account of this consultation response the town centre policies will be amended to set a framework which is more responsive to market signals, particularly where there is evidence of long term vacancies. **Action: Additional policy criteria on managing town centre uses where there is evidence of long-term vacancy rates that threaten town centre vitality and viability. New policy point to support meanwhile uses in vacant shops.**

				term health. The policy needs to respond more quickly and flexibly to changes in consumer behaviour, such as the recent demand for A3 uses in town centres. The emphasis of the policy should perhaps be amended to facilitate changes between A class uses.	
582	DM681	David Freake local resident	Additional TCR4 note	Just wanted to make a quick comment regarding the proposed new policy DM53 B regarding local shopping centres within the Development Management Policies. I am pleased that there is a requirement to provide robust evidence around marketing of an empty shop. But TCR4 in the saved UDP policies additionaly stated in regard to possible change of use from A1 that "b) individually or cumulatively the proposed use does not have an adverse affect on the vitality, viability or where appropriate predominant retail function..." I believe that there should be something similar in DM53 B to consider the impact of change of use on the surrounding area	Noted. The policy will be revised to ensure appropriate consideration of impact on retail function of town centre, including continuity of retail frontage. **Action: Additional criteria to ensure appropriate consideration of impact on retail function of town centre, including continuity of retail frontage.**
593	DM682	John Crompton, local resident	Too onerus	A, B and C The intention may be good, but is it really necessary for a shop to have been vacant for up to 24 months. Wouldn't a better test be to say that the business has been marketed for 24 months?	The test for vacancy should be that the premises have been both vacant and unsuccessfully marketed, and proof that the marketing has been undertaken in a suitable manner at a price that is competitive with surrounding uses.
593	DM683	John Crompton, local resident	Support policy	Support para 5.34	Support is noted.
607	DM684	Muswell Hill & Fortis Green Association	Supports Policy	In particular Para 5.34 Re residential uses at ground floor level breaking frontages in district centres.	Support is noted.
694	DM685	Iceniprojects on behalf of Berkeley Homes	Support with tweak	Suggest that the policy aim is tweaked to consider the important supporting role housing can play in sustaining vibrant and vital town centres, in light of changing shopping habits, references Outer London Commission third report and Experian consumer expenditure report.	Noted. The Council agrees that adding residential into town centres can help to provide demand for town centre uses, and encourage investment. Residential development will not be permitted on designated frontages however. The Council agrees that the Local Plan should provide further clarification on this matter and a new policy on maximising the use of town centre land and floorspace will be included. **Action: New policy on maximising the use of town centre land and floorspace, including scope for mixed development.**
729	DM686	Father Simon Morris, St Mary's Vicarage	Betting shops; Fast food	I welcome the restrictions on betting shops and those mentioned on fast food outlets, both of which are too relevant in Tottenham and benefit our community little.	Noted.
818	DM687	Our Tottenham	Town centres	Policy DM53 re: town centres does not detail the Council's approach to permitted development in terms of conversion of office to housing – how will this be managed to ensure it does not undermine high streets and town centres? The protections to limit conversion of retail to housing do not go far enough.	Noted. Permitted Development is outside the scope of the Local Plan.

Comments on DM54 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
729	DM688	Father Simon Morris, St Mary's Vicarage	Betting shops; Fast food	I welcome the restrictions on betting shops and those mentioned on fast food outlets, both of which are too relevant in Tottenham and benefit our community little.	Support for policy is noted.

Comments on DM55 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
258	DM689	Ladder Community Safety Partnership	Betting shops	LCSP welcomes any proposal to preventing clustering and oversupply of betting shops. Suggested 5% threshold may be a double edged sword. It allows for large numbers of betting shops in a small area i.e. of 165 primary frontages in Green Lanes this could be 8 betting shops. GL already has 8 so although won't reduce may prevent anymore. It may however facilitate a growth in other areas of the borough. Are AGCs included in the 5%?	Noted. The policy will be considered in conjunction with other policies which manage uses on designated primary and secondary shopping frontages. The policy does not promote but seeks to control the overconcentration of these uses. Adult gaming centres fall under the sui generis use class and proposals will be considered on a case by case basis having regard to other town centre policies.
259	DM690	Archdeacon of Hampstead Fr Luke Miller	Betting shops	It is good to see the limitations proposed on betting shops and it is hoped that these will be as strong as the law permits. It would be good if the Council could equally promote beneficial uses such as premises for Credit Unions.	Support for policy is noted. Noted. The town centre policies manage the range of acceptable uses within town centres.
408	DM691	Mario Petrou	Betting Shops	The 5% limit for betting shops within certain centres should be reduced to 2%	There is no evidence to support this arbitrary change in policy.
589	DM692	Anonymous	Supports policy	Stop all Betting Shop clusters, poor men/women losing the little they have got, and it attracts unsavoury characters	Support for policy is noted.
593	DM693	John Crompton, local resident	Widen policy	Betting shops –no objection to it being here but isn't this all too late –ie. Is there still a pressure to open more of them? What about widening the wording so it could apply to other premises the Council may wish to restrict such as those mainly selling legal highs.	Noted. The town centre policies manage the range of acceptable uses within town centres.
597	DM694	Mary White, local resident	Support Policies	I also strongly support the proposals regarding DM 55 Betting Shops as these can be a blight on neighbourhoods. Our recent experience of enormous local opposition to the Paddy Power takeover of the former Lordship Public House which could not be prevented because of the2005 Gaming Act, means that any restriction on the proliferation of these shops would be very welcome.	Support for policy is noted.

Comments on DM56 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
258	DM695	Ladder Community Safety Partnership	Hot food takeaways	Welcomes emergence of policies on hot food takeaway which weren't in UDP to promote healthy communities and tackle obesity.	Support is noted.

511	DM696	SSA Planning on behalf of KFC GB Ltd	400m Radius too simple	Further difficulty of using simple distance radii as shown in Map 5.1 is that it takes no account of real barriers, either physical or perceptual, so that premises on the other side of a line feature such as a canal or busy road	Noted. It is considered that the 400m represents a minimum of a 5-minute walk.
511	DM697	SSA Planning on behalf of KFC GB Ltd	A5 use class too vague	Some hot food takeaways, together with restaurants, pubs and shops are clearly a source of cheap, energy dense and nutrient poor foods; however, not all hot food takeaways, restaurants, pubs and shops are, and the planning system is ineffective in distinguishing between those that are and those that are not.	Noted. The policy is informed by the evidence base linking the location of hot food takeaways and health indicators. The policy seeks to control development of unhealthy hot food takeaways and applies the Use Class Order as a means to set a clear framework for policy implementation.
511	DM698	SSA Planning on behalf of KFC GB Ltd	Definition of unhealthy food	Using the concept of 'unhealthy food', is at best unhelpful in isolation from an understanding of the person eating the food	Noted. It is recognised that that there are a number of factors that influence eating behaviours. The policy is informed by the evidence base linking the location of hot food takeaways and health indicators.
511	DM699	SSA Planning on behalf of KFC GB Ltd	Implications of policy	Economic or environmental impacts of banning hot food takeaways from large parts of the borough not suitably appraised.	Social, environmental and economic impacts of the Local Plan policies are considered through the Sustainability Appraisal process.
511	DM700	SSA Planning on behalf of KFC GB Ltd	Lack of evidence	There is no objective evidence for any link between the incidence of obesity and the proximity of hot food takeaways to schools, so it is at best unclear whether refusing planning applications for hot food takeaways on the basis suggested could ever have an effect on the incidence of obesity, childhood or adult, near schools or elsewhere	The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the link between health outcomes and the proximity of hot food takeaways. **Action: Update supporting text to refer relevant technical evidence.**
511	DM701	SSA Planning on behalf of KFC GB Ltd	Not appropriately justified	The text at paragraphs 5.41 – 5.49 nor the evidence base support zonal restrictions on food and drink uses	The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the link between health outcomes and the proximity of hot food takeaways **Action: Update supporting text to refer relevant technical evidence.**
511	DM702	SSA Planning on behalf of KFC GB Ltd	Not justified	The only evidence referred to specific to the draft policy appears to be a Government Office for Science Report from 2007 that simply observes that diet is a key determinant of obesity levels. It does not make a spatial link between the incidence of obesity and the proximity of hot food takeaways to schools or indeed any other locations.	The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the link between health outcomes and the proximity of hot food takeaways. **Action: Update supporting text to refer relevant technical evidence.**
511	DM703	SSA Planning on behalf of KFC GB Ltd	Not positively prepared policy	evidence of either a link between the incidence of childhood obesity and the proximity of hot food takeaways to schools or of any particular distance at which that link is demonstrated	The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the link between health outcomes and the proximity of hot food takeaways. **Action: Update supporting text to refer relevant technical evidence.**
511	DM704	SSA Planning on behalf of KFC GB Ltd	NPPF Compliance	Because the NPPF doesn't deal with dietary issues, preparing a policy on this subject isn't in line with sub-section 19(2)(a) of the Planning & Compulsory Purchase Act 2004.	NPPF paragraph 7 clearly sets out the three dimensions of sustainable development that the planning system has a role in addressing. This includes a social role of supporting strong, vibrant and healthy communities. The Council considers the policy is consistent with the NPPF.
511	DM705	SSA Planning on behalf of KFC GB Ltd	NPPF Compliance	Taking into account the proximity of hot food takeaways to schools or indeed any other type of facility has no basis in national policy	NPPF paragraph 7 clearly sets out the three dimensions of sustainable development that the planning system has a role in addressing. This includes a social role of supporting strong,

					vibrant and healthy communities. The Council considers the policy is consistent with the NPPF.
511	DM706	SSA Planning on behalf of KFC GB Ltd	Primary schools not pertinent	Children at primary schools are not usually permitted to leave the premises at lunchtime and, given their age, are unlikely to travel to or from school unaccompanied. Planning Appeal granted : (APP/P4415/A/11/2159082)	Noted.
511	DM707	SSA Planning on behalf of KFC GB Ltd	Regulatory compliance	Do not consider a reasoned justification for the draft policy has been substantially provided in accordance with regulation 8 (2) of The Town and Country Planning (Local Planning) (England) Regulations 2012	The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the link between health outcomes and the proximity of hot food takeaways. **Action: Update supporting text to refer relevant technical evidence.**
511	DM708	SSA Planning on behalf of KFC GB Ltd	Requested change	The amendment sought by KFC (GB) Limited, and the only change to the LP DMP-PO that would render it sound, is deletion of Part (A) entirely, and, from Part (B), the text "only" and "outside of the exclusion zone" and the criteria (b) and (c). It may be that the criteria are sound, but evidence is needed for the particular figures used	The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the link between health outcomes and the proximity of hot food takeaways. The Council is aware of several examples of similar policies being found elsewhere in London. **Action: Update supporting text to refer relevant technical evidence.**
511	DM709	SSA Planning on behalf of KFC GB Ltd	Support for open space improvement	Focussing on improving access to open space, sport and recreation facilities would be a far more appropriate strategy for reducing childhood obesity	Noted. There are other policies in the Local Plans that support these objectives.
511	DM710	SSA Planning on behalf of KFC GB Ltd	Supports diverse retail mix	Consider high concentrations of any one type of use are unhealthy in retail health terms	It is considered that there is ample scope for variance of high street retail opportunities with this restriction.
511	DM711	SSA Planning on behalf of KFC GB Ltd	Unomintorable	Due to the size of the exclusion zone, do not consider it is possible to monitor success or failure of this policy.	This policy is considered to be monitorable.
570	DM712	Planware Ltd on behalf of McDonald's		Access to hot food takeaways is limited by school day operation (around 50% of the year) and whether or not pupils are allowed outside to take breaks/ lunches. These are important in determining dietary outcomes, and are more effective than a blanket policy.	Noted. Increasingly schools are used as activity nodes outside of school hours however.
570	DM713	Planware Ltd on behalf of McDonald's	5% too restrictive	We consider that a 5% restriction on hot food takeaways is too restrictive. For a London borough (urban area) to introduce such a low percentage restriction is considered unjustified.	Noted. It is considered appropriate given the requirement to provide a retail core along with a range of complementary town centres uses in designated centres.
570	DM714	Planware Ltd on behalf of McDonald's	Greenwich example	The Inspectorate recently concluded that the Greenwich Local Plan would be unsound if it contained the attempt in paragraph 4.3.55 to restrict new hot food takeaways within 400 m of a school. The Inspectors Report published May 2014 confirms *"If such a restriction is to be imposed as a matter of policy then it must be included in Policy TC(c). However, I do not consider that such a restriction serves any land use planning purpose. In any event, I can foresee difficulties in attempting to implement such a restriction. For example, what criteria would be used to determine "unhealthy" food, and how frequently would this be assessed for an individual business? In addition, the practicalities of enforcement at a time when public expenditure is being reduced may render such a policy incapable of enforcement. Whilst it*	The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the link between health outcomes and the proximity of hot food takeaways. The Council is aware of several examples of similar policies being found elsewhere in London. **Action: Update supporting text to refer relevant technical evidence.**

				may be a laudable aim, the Local Plan would be unsound if it contained this provision.	
570	DM715	Planware Ltd on behalf of McDonald's	No evidence	We consider that restricting the location of hot food takeaways would be unsound. By way of overview, the Framework provides no justification at all for using the development control system to seek to influence people's dietary choices. We recognise that the Framework has a role to enable people to live healthier lifestyles, however this should be done through creating choice, not restricting it. There is no adequate evidence to justify the underlying assumption, that locating any A5 use within certain distances of schools causes adverse health consequences, which would in turn have negative land use planning consequences. The evidence does not support this chain of reasoning or the significant restriction on the location of A5 uses	NPPF paragraph 7 clearly sets out the three dimensions of sustainable development that the planning system has a role in addressing. This includes a social role of supporting strong, vibrant and healthy communities. The Council considers the policy is consistent with the NPPF. The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the link between health outcomes and the proximity of hot food takeaways. The Council is aware of several examples of similar policies being found elsewhere in London. **Action: Update supporting text to refer relevant technical evidence.**
570	DM716	Planware Ltd on behalf of McDonald's	NPPF conformity	We have considered the document with regard to the principles set out within the Framework. Local Plans should "plan" positively for development; be justified; effective; and consistent with the Framework.	Noted.
570	DM717	Planware Ltd on behalf of McDonald's	Other use classes selling unhealthy food	There is lack of evidence to demonstrate that purchases in fast food outlets are any more or less healthy than purchases in other A Class premises	The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the link between health outcomes and the proximity of hot food takeaways. The Council is aware of several examples of similar policies being found elsewhere in London. **Action: Update supporting text to refer relevant technical evidence.**
570	DM718	Planware Ltd on behalf of McDonald's	Primary/ Secondary	Whilst we disagree with the notion of restricting the location of A5 uses in close proximity to secondary schools, we understand the reasoning. To limit the location of A5 uses within 400m of primary schools has no justification or need. Primary school children are not allowed access outside of school grounds at any time of the day. Any trips to takeaways will therefore be conducted with their parents. Proximity to primary schools should therefore not be considered viable or justified in a planning context.	The Public Health Directorate has published a Health Evidence Base (2012) to inform preparation of Haringey's Local Plan. This highlights the link between health outcomes and the proximity of hot food takeaways. The Council is aware of several examples of similar policies being found elsewhere in London.
589	DM719	Anonymous	Supports policy	400m fast food free zone around schools for it encourages obesity in children, and the roads around the fast food shops become squalid with litter and debris	Support is noted.
593	DM720	John Crompton, local resident	Robustness	Take away – again no objection to it being in here, but has any of this been put to the test through the appeal process?	The Council is aware of several examples of similar policies being found elsewhere in London.
597	DM721	Mary White, local resident	Support Policies	Restrictions regarding DM 56 hot food takeaways, would also be very welcome given concerns over rising obesity levels and their associated health issues. It is very alarming to see queues of primary school children at a fried chicken takeway shop just yards from their school, so measures to restrict this would hopefully be of help.	Support is noted.

Comments on DM57 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
818	DM722	Our Tottenham	Jobs and training	**DM57** is inadequate. No targets are provided nor any consideration of what kinds of jobs and training Haringey needs. No evidence base is referred to or cross references to other strategic documents	Noted. Strategic Policy SP9 sets out the policy on this issue. The proposed policy reinforces the approach. Further information will be set out in a new policy on the use of planning obligations. **Action: New policy on the use of planning obligations.**

Appendix 2.5 - Comments on the Community Infrastructure section of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Comments on DM58 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
260	DM723	Catalyst Housing (CgMs Consulting)	Community facilities	Note requirements of protection of existing social and community facilities (such as hospitals), and that there is a process through which a release and redevelopment or change of use of such accommodation will need to be tested to provide appropriate justification. Example: Coppetts Wood Hospital is a former high security unit for infectious diseases and has been vacant since 2008. It is now being disposed of by the NHS Trust. There are occasions when evidence of need for a particular facility or the fact that it cannot be utilised for other community purposes (because of its size, configuration and so on), can be demonstrated clearly without the need for a 12 month marketing period (as set out in criteria c). This is particularly pertinent for large estate rationalisations, especially health facilities where the clear reason for closure, lack of adaptability and requirement for wholesale redevelopment (subject to heritage) is clear and should not be held up by irrelevant marketing requirements. It is appreciated that this would be on a case by case basis, but this flexibility should be inserted within the policy or made clear in the supporting text at least.	The Council acknowledges that, where it can be demonstrated that the disposal of existing community assets (such as health facilities) is part of an agreed programme of social infrastructure reprovision to provide for the continued delivery of the related service, the policy should not unduly prevent or delay such investment. The Council will therefore amend the policy to ensure sufficient flexibility as suggested. **Action: Amend policy to provide greater flexibility, as set out above.**
412	DM724	NHS Property Services	Community Infrastructure	The NHS requires flexibility in its estate. In particular, the disposal of unneeded or unsuitable sites and properties for best value is an important component in funding new or improved services within an area. Restrictive policies that prevent the loss or change of use of community facilities and include healthcare facilities within this definition can prevent or delay required investment in alternative facilities and work against the Council's aim of providing essential services for the community. In particular it should be noted that requirements for surplus healthcare facilities to be marketed would prevent or delay the sale of unneeded or unsuitable properties and therefore this should not be imposed. Where it can be demonstrated that healthcare facilities would be lost or have their use changed as part of the wider NHS estate reorganisation programme it should be accepted that this provides sufficient evidence that a facility is neither needed nor viable and that adequate alternatives would be provided in accessible locations. Surplus healthcare facilities are normally purpose built and at the end of their useful lives, and can only be disposed of once the NHS's rigorous testing and approval processes have been satisfied. NHSPS would only support Policy DM58 if it is clear that evidence of the wider NHS estate reorganisation programme would be accepted as justification for the loss of a community facility. On this basis, any such new policy or its supporting text should include the following clarification, which would also be consistent with paragraph 3.87A of the London Plan (FALP): *The loss or change of use of existing community facilities will be acceptable if it is shown that the disposal of assets is part of a wider estate reorganisation programme to ensure the continued delivery of public services and related infrastructure, such as those being undertaken by the NHS. Evidence of such a programme will be accepted as a clear demonstration that the facility under consideration*	The concerns raised are noted. However, the Council does not consider the policy to be unduly onerous, as the matters raised in respect of healthcare facilities apply equally to the much wider range of community facilities and services that the Council itself provides. As the population of London and Haringey increases so too does the demand & need for additional community infrastructure to support healthy and sustainable communities. In addition, land values across the Capital continue to increase and in turn negatively impact upon the viability of delivering new or additional community infrastructure. Land availability for all types of land uses, but especially essential infrastructure, also remains scarce. For these reasons, the Council considers it appropriate that all efforts should be taken to retain existing land and buildings in community use even where they are surplus to the existing operator's requirements. Nevertheless, the Council does agree that, where it can be demonstrated that the disposal of existing community assets is part of an agreed programme of social infrastructure reprovision to provide for the continued delivery of the related service, the policy should not unduly prevent or delay such investment. The Council therefore agrees that wording similar to that suggested be inserted into the policy's supporting text. **Action: Amend policy to provide greater flexibility, as set out above.**

				is neither needed nor viable and that adequate facilities are or will be made available to meet the ongoing needs of the local population. In such cases no accounts or marketing information will be required. Although no other specific amendments are suggested, it is noted Policy DM58 is unduly onerous. If a community facility is no longer required in its current use, then it would be excessive to impose further requirements. Policy DM58 should be amended on this basis, to allow redundant sites where there is no ongoing operator requirement to be considered favourably for alternative, viable uses, in accordance with the NPPF's presumption in favour of sustainable development. The Council should justify any further requirements, should it make them, with a robust, up-to-date evidence base that clearly demonstrates the local level of need for community uses and facilities.	
583	DM725	Planware Ltd	Public Houses	Public houses should be removed from the definition of community facilities. The Framework does not include public houses as a community facility.	The Council has included public houses within the definition of community facilities in line with NPPF paragraph 70.
583	DM726	Planware Ltd	Overly restrictive	It is considered that 12 months is highly restrictive in the current economic climate. It is unfeasible and unreasonable to expect a developer to wait for a year for the chance to develop. This is contained within the policy to stop developers even trying to develop	The concerns raised are noted. However, the Council does not consider the policy criterion to be unduly onerous.
583	DM727	Planware Ltd	Viability	No consideration is given to the viability of the community facility. The policy outlines that consideration will be made if the facility is "*no longer required*". This is considered vague and does not effectively outline parameters of exception. It is considered that Policy DM58 would support the retention of an unviable community facility	Policy DM58(C) gives consideration to financial viability. **Action: Amend policy wording to clearly reflect that financial viability will be considered in proposals involving a loss of facility.**
583	DM728	Planware Ltd	not positively prepared, justified, effective or consistent with the NPPF	The proposed policy is overly protective and not justified or positive in its approach. This is contrary to para 14 of the Framework which advises authorities to positively seek opportunities to meet development needs of their area. Thus the policy is inconsistent with para 19 and 21 of the Framework. Para 19 states: *Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.*	Disagree. To help deliver sustainable development the Council's Local Plan policies seek to ensure that the borough is appropriately supported by social and community infrastructure. NPPF paragraph 70 states that planning policies should guard against the unnecessary loss of valued facilities and services. Given the expected increase in demand for social infrastructure that will coincide with population growth, the Council considers it prudent to set a rigorous, criteria-based approach to considering proposals which involve the loss of community facilities.
603	DM729	The Theatres Trust	Supports Policy	The Trust supports the amendments made to the policy for community infrastructure. We are pleased the term 'community infrastructure' has been clarified and now clearly includes cultural facilities and Policy DMP58 protects and enhances existing community infrastructure. This reflects the National Planning Policy Framework item 70 which states that to deliver the social, recreational and cultural facilities and services that the community needs, planning policies and decisions should plan for the use of shared space and guard against unnecessary loss of valued facilities. Also to ensure that established facilities and services are retained and able to develop for the benefit of the community.	The Council welcomes support for this policy.
616	DM730	CgMs on behalf of Parkstock Ltd	Clarification on ACVs	Supporting para. 6.11 notes that whilst an Asset of Community Value (ACV) designation is important, it is not an objective assessment of community value and the value of an ACV still needs to be assessed objectively on a case-by-case basis. However, Policy DM58 relates to all ACV and therefore does not take into account the requirements contained within para. 6.11which notes that the value of an ACV needs to be assessed on a case-by-case basis. In order to ensure consistency	Agreed. The policy will be amended with paragraph 6.11 in the supporting text retained to appropriately reflect assessment of ACV on case by case basis. **Action: Amend policy to delete references to assets of community value**

				with para. 6.11we therefore recommend that Policy DM58 does not contain a blanket requirement relating to all ACV but instead requires the assessment of the community value of each ACV on a site-by-site basis, before the requirements of Policy DM58 are applied.	
653	DM731	CBRE on behalf of Hermes and Argent	Developer contributions	We recommend that a new sub-section is included in the DPD which summarises the overall strategy for developer contributions. This should make clear that pooled section 106 contributions will be only be sought where they are specified in the DPD in specific site allocations, and that where pooled contributions are sought the Council recognises that it may have a bearing on the extent to which developments can bear site-specific section 106 contributions (including affordable housing).	Haringey's Strategic Policies Local Plan policy SP17 sets out the approach for plan delivery, including through planning contributions. However it is considered that an additional policy can help to clarify and reinforce the Council's approach and a new policy will be added. It is noted that further details on section 106 contributions are set out in the Council's adopted Planning Obligations Guidance SPD. **Action: New policy on the use of planning obligations.**
659	DM732	Haringey Federation of Residents Associations (HFRA)	Our Tottenham Charter	IMPROVE COMMUNITY FACILITIES: - Protect and expand the 'social infrastructure' our communities value and rely on, including community centres, local pubs, corner shops, playgrounds, parks, GP surgeries, post offices etc - All planning policies must ensure that Tottenham gets the best facilities to serve our communities eg protect and expand our local community-run community centres SUPPORT AND EXPAND YOUTH SERVICES AND FACILITIES: - Encourage and support local youth speaking out for the services, centres and facilities they need - All planning policies must: demand the best possible opportunities and funding due to young people (equal to the best practice elsewhere); support organisations who work with young people - in a way they are happy with - to deliver future services (using successful youth activities and projects as an example to emulate); Re-establish and open additional dedicated venues for young people to meet and socialise, that are adequately supported and resourced; Ensure young people can access the information and skills they need DEFEND AND EXPAND THE PROVISION OF GOOD, FREELY-ACCESSIBLE TO ALL, PUBLIC SERVICES - They should be responsive to the everyday needs of our communities eg Health, Education, Welfare, Social Services and Social Care, Public Transport etc	Our Tottenham Charter is noted. The Local Plan seeks to increase the provision of social and community infrastructure across the borough to meet identified need.
659	DM733	Haringey Federation of Residents Associations (HFRA)	S106	Do S106 agreements lead to actual planning gains? Community facilities and amenities of all kinds essential to sustainable communities (eg open spaces, childrens' play areas, health, education, sports, leisure and meeting places, local shopping parades etc) are not only failing to be extended to address existing deficiencies, let alone the ever greater population pressures, but are under threat and being eroded on a daily basis in local neighbourhoods and town centres alike. No amount of S106 contributions (or contributions from the future Community Infrastructure Levy fund) can mitigate such real effects on the ground.	The framework for securing S106 agreements and Community Infrastructure Levy funding is set out by Government policy and legislation. Both S106 and CIL have scope to fund social and community infrastructure requirements. The Council's Planning Obligation Guidance SPG sets out details on the types of obligations and charges that will be required in connection with different types of development. Comments regarding capture of funding / contributions are noted. The CIL charge is set on the basis of a viability appraisal and will be subject to review over the plan period. S106 contributions are required to make proposed development acceptable in planning terms. The Local Plan policies seek to ensure that Haringey's communities are appropriately supported by social and community infrastructure.

659	DM734	Haringey Federation of Residents Associations (HFRA)	Protect community facilities amenity land	How can we ensure that, in boroughs with serious land stress and competition, that all available land is earmarked for community needs - rather than for what developers can grab in order to make the most profit? Existing amenity land (eg for health services, education, and community facilities and services of all kinds) is being whittled away and sold off.	Haringey's Local Plan must be consistent with the NPPF and as such plan positively for the development and infrastructure required in the area. Available land will need to be used to accommodate a range of uses to meet objectively assessed needs, including for community uses. The Council will use site allocations to assist in delivering social and community infrastructure on individual sites, responding to identified need particularly in key growth areas. In addition, the DM policies seek to ensure that existing community facilities are protected and wherever possible enhanced.
667	DM735	Turnaround Publisher Services	Ambulances	It's a matter of deep concern that so many residents are expected to live and work in an area in which emergency ambulance call out performance is unacceptable - one of the worst in the country. People suffering life threatening emergencies simply are not being cared for adequately in Haringey and Barnet. Until response times improve, it is reckless to place more people at risk. The infrastructure is inadequate, and A&E departments are too inaccessible to sustain massive current housing and employment development plans	Concerns are noted. Emergency ambulance response times and patient care are outside the scope of the Local Plan. The Council has prepared an Infrastructure Delivery Plan (IDP) to assist in the identification of key infrastructure, including health infrastructure, needed to support delivery of the spatial strategy. The IDP will be updated and monitored over the course of the plan period. The Council will continue to engage with key stakeholders to facilitate delivery of identified infrastructure programmes and projects.
698	DM736	Savills on behalf of the London Diocesan Fund	Redeveloping social infrastructure	These representations consider that the criteria within draft Policy DM 58 should be an "either/or" situation and importantly recognise that where there is no longer an operator requirement on site for a particular community related use then that should be sufficient to consider alternative, viable land uses where appropriate and in accordance with a presumption in favour of sustainable development.	The Council does not consider that the policy criteria should be applied on an 'either/or' basis. As the population of London and Haringey increases so too does the demand & need for additional community infrastructure to support healthy and sustainable communities. In addition, land values across the Capital continue to increase and in turn negatively impact upon the viability of delivering new or additional community infrastructure. Land availability for all types of land uses, but especially essential infrastructure, also remains scarce. For these reasons, the Council considers it appropriate that all efforts should be taken to retain existing land and buildings in community use even where they are surplus to the existing operator's requirements.
818	DM737	Our Tottenham	Loss of social and community infrastructure	We also demand that any new development encouraged on sites earmarked in the SA DPD should not lead to any net loss of social infrastructure, and should include additional social infrastructure to serve the existing and future residents of the Borough. There should be a strict policy of protection of existing community centres - some of which are under threat or seeking new or longer leases, of pubs, post offices, and corner shops from change of use.	The Local Plan seeks to increase the provision of social and community infrastructure across the borough to meet identified need. It is considered that a 'no net loss' approach on all individual site allocations does not provide for sufficient flexibility to deliver the spatial strategy. Site allocations require re-provision of community facilities, where appropriate. This policy sets out the approach for managing provision of social and community infrastructure. It sets criteria to ensure that proposals involving the loss of community facilities demonstrate that the facility is no longer required in current use, the loss would not result in a shortfall of related provision and there is no demand for alternative community uses on site. In addition, the DM Policies seek to resist the loss of public houses.

Comments on DM59 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
259	DM738	Archdeacon of Hampstead Fr Luke Miller	Traffic	Successful and sustainable community facilities including churches will generate traffic as community facilities are not solely for local people but also for communities of interest, those who have mobility difficulties	Noted. In promoting sustainable development the Local Plan seeks to ensure that high trip generating uses, such as community facilities, are located where there is good public

				and others with a valid reason for vehicular access.	transport accessibility. It is recognised that community facilities will be used by communities of interest and users with specialist needs. Accordingly, the Local Plan seeks to ensure access for all including by requiring that all developments secure inclusive environments. The DM policies also include consideration for blue badge parking via parking standards.
566	DM739	Capita on behalf of Capital & Regional plc	Pooling planning obligations	From the 1st April 2015, the Community Infrastructure Regulations will limit the number of s106 contributions that can be pooled to provide a single item of infrastructure, or contribute to a single 'pot', to five. The policy needs to make reference to this change	The proposed Alterations to the Strategic Policies Local Plan appropriately reference changes in Government legislation and policy relevant to s106 contributions. The Council does not consider it necessary to set out further information in the Development Management Policies document.
659	DM740	Haringey Federation of Residents Associations (HFRA)	Our Tottenham Charter	IMPROVE COMMUNITY FACILITIES: - Protect and expand the 'social infrastructure' our communities value and rely on, including community centres, local pubs, corner shops, playgrounds, parks, GP surgeries, post offices etc - All planning policies must ensure that Tottenham gets the best facilities to serve our communities eg protect and expand our local community-run community centres SUPPORT AND EXPAND YOUTH SERVICES AND FACILITIES: - Encourage and support local youth speaking out for the services, centres and facilities they need - All planning policies must: demand the best possible opportunities and funding due to young people (equal to the best practice elsewhere); support organisations who work with young people - in a way they are happy with - to deliver future services (using successful youth activities and projects as an example to emulate); Re-establish and open additional dedicated venues for young people to meet and socialise, that are adequately supported and resourced; Ensure young people can access the information and skills they need DEFEND AND EXPAND THE PROVISION OF GOOD, FREELY-ACCESSIBLE TO ALL, PUBLIC SERVICES - They should be responsive to the everyday needs of our communities eg Health, Education, Welfare, Social Services and Social Care, Public Transport etc	Our Tottenham Charter is noted. The Local Plan seeks to increase the provision of social and community infrastructure across the borough to meet identified need.
659	DM741	Haringey Federation of Residents Associations (HFRA)	S106	Do S106 agreements lead to actual planning gains? Community facilities and amenities of all kinds essential to sustainable communities (eg open spaces, childrens' play areas, health, education, sports, leisure and meeting places, local shopping parades etc) are not only failing to be extended to address existing deficiencies, let alone the ever greater population pressures, but are under threat and being eroded on a daily basis in local neighbourhoods and town centres alike. No amount of S106 contributions (or contributions from the future Community Infrastructure Levy fund) can mitigate such real effects on the ground.	The framework for securing S106 agreements and Community Infrastructure Levy funding is set out by Government policy and legislation. Both S106 and CIL have scope to fund social and community infrastructure requirements. The Council's Planning Obligation Guidance SPG sets out details on the types of obligations and charges that will be required in connection with different types of development. Comments regarding capture of funding / contributions are noted. The CIL charge is set in view of a viability appraisal and will be subject to review over the plan period. S106 contributions are required to make proposed development acceptable in planning terms. The Local Plan policies seek to ensure that Haringey's communities are appropriately supported by social and community infrastructure.
659	DM742	Haringey Federation of Residents Associations	Protect community facilities amenity land	How can we ensure that, in boroughs with serious land stress and competition, that all available land is earmarked for community needs - rather than for what developers can grab in order to make the most profit? Existing amenity land (eg for health services, education, and community facilities and services of all kinds) is being whittled away and	Haringey's Local Plan must be consistent with the NPPF and as such plan positively for the development and infrastructure required in the area. Available land will need to be used to accommodate a range of uses to meet identified needs, including community uses. The Council will use site allocations

		(HFRA)		sold off.	to assist in delivering social and community infrastructure on individual sites, responding to identified need, particularly in key growth areas. In addition, DM policies seek to ensure that existing community facilities are protected and wherever possible enhanced.
667	DM743	Turnaround Publisher Services	Ambulances	It's a matter of deep concern that so many residents are expected to live and work in an area in which emergency ambulance call out performance is unacceptable - one of the worst in the country. People suffering life threatening emergencies simply are not being cared for adequately in Haringey and Barnet. Until response times improve, it is reckless to place more people at risk. The infrastructure is inadequate, and A&E departments are too inaccessible to sustain massive current housing and employment development plans	Concerns are noted. Emergency ambulance response times and patient care are outside the scope of the Local Plan. The Council has prepared an Infrastructure Delivery Plan (IDP) to assist in the identification of key infrastructure, including health infrastructure, needed to support delivery of the spatial strategy. The IDP will be updated and monitored over the course of the plan period. The Council will continue to engage with key stakeholders to facilitate delivery of identified infrastructure programmes and projects.

Comments on DM60 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
258	DM744	Ladder Community Safety Partnership	Support	Welcomes protecting public houses from unnecessary re-development or cynical change of use.	Council welcomes support for this policy.
583	DM745	Planware Ltd	Not positively prepared, justified, effective or consistent with the NPPF	The proposed policy is overly protective and not justified or positive in its approach. This is contrary to para 14 of the Framework which advises authorities to positively seek opportunities to meet development needs of their area. 2.4 Thus the policy is inconsistent with para 19 and 21 of the Framework.	Disagree. To deliver sustainable development the Local Plan policies seek to ensure that the borough is appropriately supported by social and community infrastructure. Consistent with the NPPF, the Council considers that public houses are essential community facilities and seeks to safeguard against their unnecessary loss. The London Plan also encourages boroughs to set policies to retain, manage and enhance public houses.
583	DM746	Planware Ltd	Overly prescriptive	This is substantially more prescriptive than the test in para 21 “Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstance”. No consideration is given to the achievement of sustainable development as required throughout the Framework. No consideration has been given to the potential negative impact that the policy may have on the local community, employment provision or to sustainability.	The Council considers that the policy, whilst seeking to protect against the loss of community use, is sufficiently flexible enough to allow other development proposals to come forward.

Comments on DM61 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
593	DM747	John Crompton, local resident	Nurseries and child care	Need another criteria to state that the use can only be carried out within the curtilage of the premises.	The Council considers planning applications on the basis of proposed uses within identified site boundaries, having regard to the adopted Development Plan. Development and uses carried out where they are not permitted are dealt with via planning enforcement, which is outside the scope of the Local Plan.
593	DM748	John Crompton,	Nurseries and child care	Also, is the policy saying that this is not permitted at all within flats?	The proposed policy sets out that the Council will not permit day nurseries and child care facilities within flats.

		local resident			
418	DM749	Sport England	Nurseries	Sport England requests that the policy be amended to include an addition bullet ‘g’ which states: “The proposal does not result in the loss of playing field land*” * As defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010.	The Council recognises the importance of open space provision, including recreational playing fields, in supporting sustainable communities. The Council considers that Policy SP13 and the proposed open space DM policy provide appropriate policy protection for open space in the borough and the suggested additional criterion is not considered necessary in light of other Local Plan policies.

Comments on DM62 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

No comments

Comments on DM63 of the Local Plan: Development Management Policies Regulation 18 consultation Feb-Mar 2015

No comments

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London Borough of Haringey

Haringey Local Plan Preferred Option consultation of 4 Local Plan Documents held Feb-Mar 2015:

Site Allocations DPD

Regulation 22(1)(c) Consultation Statement

October 2015

Appendix F (1) Site Allocations consultation report

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1. Introduction

The Consultation

1.1 Consultation on the Preferred Option of four Haringey Local Plan documents took place between 5 February and 27 March 2015. These were:

- Amendments to the Local Plan: Strategic Policies (Adopted 2013);
- Development Management Policies;
- Site Allocations; and
- Tottenham Area Action Plan.

1.2 The consultation was undertaken in accordance with the Council's Statement of Community Involvement and in line with the Town and Country Planning (Local Planning)(England) Regulations 2012. These regulations required the Council to produce a statement (the 'Consultation Statement') setting out the consultation undertaken in the course of preparing the local plan document, a summary of the main issues raised to consultation, and to detail how the Council took account of the comments received in preparing the subsequent version of the plan - the Preferred Option version.

This Document

1.3 The details of the consultation undertaken are included in the next section, which includes reference to the consultation documentation, who was contacted seeking consultation responses and a summary of representations.

Process & next steps

1.4 This consultation report, submitted to Cabinet in October 2015, builds upon the recommendations of Regulatory Committee on a summary version of this document in September 2015.

1.5 Following decisions on amendments to the documents, the next stage will be to conduct a Proposed Submission consultation, seeking comments on soundness and legality, prior to submission to the Secretary of State for Examination in Public of the planning documents by an independent Planning Inspector. The exact dates for the submission, and length of time taken to examine the documents, will depend on the number of issues arising from the proposed submission consultation. It is planned that the Proposed Submission consultation will take place from December 2015 to January 2016, with Submission and Examination taking place in 2016. Following the Examination, the Inspector will issue an Examination Report on the soundness of the plan. It is expected that should they decide the Plan is sound, the Council will adopt the plan in mid-late 2016.

2. Summary of consultation undertaken on the Site Allocations DPD Preferred Option consultation document

Summary of consultation undertaken on the Site Allocations Regulation 18 consultation document

2.1 Following Cabinet approval in January 2015, the alterations to the Strategic Policies and the 'preferred option' drafts of three local plan documents, were published for public consultation from 9 February to 27 March 2015.

2.2 Public consultation on the four Local Plan documents was carried out in accordance with the Council's adopted Statement of Community Involvement (2011) and statutory requirements. This included:

- Notification by letter/e-mail on 9 February to over 1,200 individuals and organisations already registered on the planning consultation database;
- A reminder e-mail sent to those on the database on 14 March;
- Notification letters to all landowners and occupiers within the boundary of sites proposed for allocation;
- Public notice placed in the local newspaper on 12 February;
- Reference and loan copies of each document and the accompanying sustainability appraisals were made available in each of the borough libraries, at the Civic Centre & Planning Reception at River Park House, and on the Council's website.

2.3 In addition to the above, and in an effort to engage the wider public in the consideration of the draft local plan documents, articles were placed in the February editions of the Haringey People Magazine (which is delivered to all households in the borough) and the Tottenham News. The following drop in sessions and public meetings were also held:

- Turner Avenue Steering Group (22 January)
- Park Grove and Dunsford Road Steering Group (29 January)
- St Ann's & Haringey Area Forum Meeting (3 February)
- Northumberland Park Area Forum (5 February)
- Tunnel Gardens / Blake Estate Residents Meeting (5 February)
- Highgate & Muswell Hill Area Forum (5 February)
- Tamar Residents Meeting (12 February)
- Reynardson Residents Meeting (12 February)
- River Park House drop in session (16 February)
- Tangmere Steering Group (18 February)
- Broad Water Farm RA (18 February)
- Turner Avenue Drop in Session (21 February)

- High Road West / Love Lane RA (25 February)
- Wood Green Library drop in session (25 February)
- River Park House Member drop in session (4 March)
- Hillcrest RA (9 March)
- West Green & Bruce Grove Area Forum (9 March)
- Musewell Hill Library Drop in Session (10 March)
- Stellar House, Altair Close, The Lindales and Bennetts Close Residents and Community Association (10 March)
- 163 Park Lane Drop in Session (11 March)
- Northumberland Park and Park Lane Residents and Community Association (12 March)
- All Ward Member drop in session (18 March)
- Headcorn & Tenterden Residents Association (24 March)
- Summersby Road RA (26 March)

2.4 Additionally all addresses within identified Site Allocations (in both the site Allocations and Tottenham AAP sites) were contacted (see Appendix 1d for a copy of the letter that was sent, and 1e for the list of addresses contacted).

2.5 In addition, following requests from local residents in close proximity to sites at Keston Centre and Lynton Rd, additional letters were sent out to adjoining properties. The list of addresses is included at Appendix 1f.

2.6 The aim of the consultation was to invite public and stakeholder views and comments on the proposed policies and sites being put forward for consideration. It enabled consultees to offer up further information, to enable the preparation of the next iterations of the documents – the pre-submission versions.

2.7 Notwithstanding the above, criticism was received on the extent and adequacy of the consultation process. Whilst meeting the obligations within the Council's adopted Statement of Community Involvement (2011), officers have subsequently met with some of the concerned parties representing some of the residents' groups to see how consultation on the documents could be improved. Where feasible, these new techniques and standards have been incorporated in the update to the Council's Statement of Community Involvement. Officers will also be seeking to ensure that the lessons learnt and feedback received on the earlier consultation process can be incorporated into the next round of consultation on these documents planned for later in the year.

3. Who responded and number of representations received

3.1 The site allocations document was the most responded to of the four documents which went out for consultation. Approximately 80 per cent of all respondents made at least one comment on the site allocations document. In total 606 individuals, businesses, community groups and government departments responded to the consultation. Between them they raised 4,385 individual points.

3.2 The most responses were received to the site allocation for Broadwater Farm. 293 representations were received accounting for 1,421 comments. This represents approximately a third of all the comments to the document. Many of the individual respondents to the Broadwater Farm site allocation submitted a form letter.

3.3 The Keston Centre received the second highest number of comments with 1,076. These were submitted by 80 different respondents. Many of the Keston Centre responses also came in a standard form letter.

3.4 Other significant allocations included those outlined in the amended strategic policy SP2 as potential estate renewal sites: Summersby Road (82 representations and 345 comments); Hillcrest (28 representations and 241 comments); and Tunnel Gardens (14 representations and 52 comments).

3.5 Additionally Lynton Road (24 representations and 148 comments); Overbury and Eade Roads (20 representations and 76 comments) and Pinkham Way (12 representations and 120 comments) received a significant number.

4. Summary of Issues Raised During the Consultation

General responses

14 respondents: 42 comments

4.1 Respondents made general comments regarding the consultation process, tall buildings and the inclusion of MOL in three of the site allocations. One respondent stated that concerns raised in previous consultations had been confirmed rather than addressed.

4.2 The sites that included MOL, Broadwater Farm and Finsbury Park Bowling Alley, have been amended to remove MOL while Hornsey Water Treatment Works was removed entirely. There were also suggestions heights generally are too tall and will put pressure on the existing facilities.

4.3 Historic England also suggested the plan was an opportunity to address at risk heritage assets. The Council will continue to work with Historic England on the protection of heritage assets.

4.4 Minor changes were also made to reflect concerns with wording errors and to amend the quality of maps which was highlighted as an issue.

New sites

7 respondents, 7 comments

4.5 A number of new sites were put forward for allocation. However, these were generally considered inappropriate as they were not of large enough size or were considered likely to come forward without an allocation.

Sustainability appraisal

3 respondents: 8 comments

4.6 One respondent had a number of concerns relating to the perception that the sustainability appraisal allows open space to be built on. This is not the case and the Council believes open space is adequately protected by Local Plan policies.

4.7 It is also suggested the Council has not addressed reasonable alternatives. These were however considered as part of the sustainability appraisal process and as the site allocations give effect to an agreed spatial strategy (Local Plan: Strategic Policies), alternatives are limited in terms of deliverability.

General issues for multiple site allocations

4.8 Infrastructure providers made comments relating to the need for new design guidelines or site requirements to be added for specific sites. These included:

- the need for a piling statement before works can take place;
- flood risk assessments to be undertaken;

- ‘build over or near to’ agreements relating to the presence of sewers; and
- the need to consult with Thames Water on wastewater and water supply capacity.

4.9 The site allocations were amended to reflect these new requirements. Thames Water also expressed concern regarding the cumulative impact of new development on their networks. This is an issue that will be addressed through the update to the infrastructure delivery plan.

SA1 *(Indicative Crossrail 2 Areas)*

6 respondents: 11 comments

4.10 There is concern among some respondents that identifying zones around future stations is a form of planning blight; however the Council remains committed to support the introduction of Crossrail as important infrastructure to meet the needs of the growing population. To this end the site has been revised to ensure a 1000 metre radius around potential Crossrail 2 stations to properly safeguard the sites and reflect the appropriate area required based on experiences of impacts from Crossrail1.

SA2 (*Designated Employment Areas*)

9 respondents: 16 comments

4.11 Respondents to SA2 were concerned about the loss of industrial designations and that the release of land is seen as appropriate for the residential needs of the gypsy and traveller community. While Council agrees that industrial land is less accessible areas is appropriate it is considered that in more accessible locations higher density mixed uses can better meet the housing and employment demand. Additionally, it is recognised that these sites have the highest value uplift, and therefore potential to accommodate new pitches. Any sites would need to consider the appropriateness of pitches from a design perspective using SP3 of the Local Plan.

4.12 There was also confusion about the status of White Hart Lane - this has been amended to LSIS - and concern about Omega Works designation as a regeneration area, which Council considers the only suitable designation for the mix of uses proposed for the site.

SA3 (*Changes to Town Centre boundaries*)

3 respondents: 3 comments

4.13 There were no major issues with SA3.

SA4 (*Safeguarded Waste Sites*)

3 respondents: 3 comments

4.14 An objection was received to SA4 (Licensed Waste Capacity) from the landowner to the requirement to maintain licensed waste capacity on one of the sites. The Council does not consider it appropriate to release existing licensed waste capacity before it is reprovided.

Extant planning permissions

4.15 The comments on these sites (SA5 – SA9) were minor due to the fact the sites all have extant planning permissions.

- **SA5 *(Clarendon Square)*:** 4 respondents: 15 comments
- **SA6 *(Hornsey Depot)*:** 2 respondents: 3 comments
- **SA7 *(St Luke's Hospital Site)*:** 2 respondents: 3 comments
- **SA8 *(Hornsey Town Hall)*:** 2 respondents: 3 comments
- **SA9 *(Highgate Magistrates Court)*:** 3 respondents: 4 comments

Wood Green

5 respondents: 9 comments

4.16 A number of respondents made comments generally on issues associated with the sites in Wood Green. One respondent was concerned with tall buildings noting that generally 10-12 storeys would be more appropriate in Wood Green. Another noted that it considered the location of tall buildings appropriate. One respondent also questioned whether the scale of regeneration was appropriate across Tottenham noting that if only half completed it will be worse than the disease it is trying to cure.

4.17 One resident was particularly concerned about the prevalence of betting shops and the detrimental effects they are contributing to discouraging better quality businesses from locating in Wood Green. The respondent was advised there is a new DM policy which will help address the prevalence of betting shops in town centres. Another respondent recognised the potential of Wood Green and the need to invest in the area. The aim of the site allocations and forthcoming area action plan is to bring investment into the area.

SA10 (*London Borough of Haringey Civic Centre*)

4 respondents: 6 comments

4.18 The main issue for SA10 relates to the existing traveller pitch. The existing pitch would need to be reprovided before any development occurs. The site allocation was amended to reflect a comment from Transport for London regarding the requirement to retain a bus stop adjacent to the site.

SA11 (*Green Ridings House*)

3 respondents: 5 comments

4.19 Concerns for SA11 included that the heights proposed would be detrimental to the amenity of residents on Ringslade Road. They suggested a recommendation of mews type development however this is not considered appropriate on a retained road within a town centre and that the reduced heights along Watson's Road are already to the benefit of Ringslade Road properties.

SA12 (*Wood Green Bus Garage*)

4 respondents: 8 comments

4.20 SA12 has been amended to reflect that the access to the bus garage may not be feasible from just Station Road and that the High Road should also be included. This will ensure flexibility within any future design. Additionally it is noted that access from the high road should be successfully integrated into the secondary frontage.

SA13 (*Station Road offices*)

6 respondents: 12 comments

4.21 SA13 has been amended to strengthen text about the requirement that temporary reprovision of the bus garage should be secured before any redevelopment and also to reflect that any development should be aware of the provision of the bus garage on the adjacent site. There is both support for and opposition to tall buildings on this site. One respondent has noted that the justification for tall buildings as a place marker of the station is unnecessary as 10,000s of people find the station every day. Council is undertaking further analysis to validate its position on tall buildings including their role in place making and housing / employment delivery.

SA14 (*Mecca Bingo*)

2 respondents: 4 comments

4.22 SA14 has only been amended to reflect infrastructure requirements as set out above. Environment Agency suggested an eight metre buffer for development adjacent to Moselle Brook culverts however this is not consistent with meeting housing targets. Where deculverting is viable an eight metre buffer could be acceptable.

SA15 (*Morrison's Wood Green*)

3 respondents: 8 comments

4.23 SA15 has been amended to reflect support for bringing Gaumont Theatre back into use and providing for soundproofing on adjacent sites.

SA16 (*Wood Green Library*)

6 respondents: 17 comments

4.24 Respondents to SA16 were concerned with the loss of the library building. However, as it is not considered a building of architectural merit it is not considered necessary to retain the building itself, only the use. A respondent was also concerned the idea of a sky cafe is a folly however it is considered appropriate to retain this reference to maximise opportunities in Wood Green including the value from tall buildings. This allocation was also amended to reflect the need to be aware of the theatre on the neighbouring site and soundproofing.

SA17 (*The Mall*)

4 respondents: 6 comments

4.25 SA17 has been amended to reflect a suggestion for the addition of a development guideline to support upgrading the public realm on the Mayes Road side of the Mall. A requirement has also been included regarding optimizing the developable part of the site to optimise the local cycling and pedestrian network.

SA18 (*Bury Road Car Park*)

2 respondents: 7 comments

4.26 There are no major issues associated with SA18.

SA19 (*16-54 Wood Green High Road*)

2 respondents: 7 comments

4.27 There are no major issues associated with SA19.

SA20 (*Westbury and Whymark Avenues*).

6 respondents: 17 comments

4.28 There have been no major amendments to SA20. There is concern regarding the proposed location of a tall building on this site. . Reference to specific heights in the allocation has been deleted and the site will be assessed against the development management policies.

SA21 Turnpike Lane Triangle

2 respondents: 6 comments

4.29 Transport for London has suggested a car free development for SA21. It is noted that there may be a need for wheelchair access for both residential and town centre uses on site.

SA22 (*North of Hornsey Rail Depot*)

5 respondents: 11 comments

4.30 No major amendments to SA22. One respondent commented on the fact that the site is in two ownerships and there is no realistic prospect of the site coming forward at the same time for development. It is considered necessary for any proposed development to meet the strategic objectives of the site before planning permission is granted. It is also suggested that a yield of 70 residential units is too low and that at least 100 would be possible. Densities allocated for these sites are in line with London Plan compliant methodology.

SA23 (*Wood Green Cultural Quarter North*)

4 respondents: 27 comments

4.31 SA23 has been amended to remove reference to the 33 per cent floor employment space target and replace this with a requirement for the maximum feasible floor space instead. There is opposition to active frontages, public realm improvements, capped commercial rents, decentralised energy networks and the pedestrian-cycle link. These are all considered appropriate for this site and comments did not result in amendments to the allocation. There are concerns with the height limits in the allocation; both that they are too tall and too restrictive. Reference to specific heights in the allocation has been deleted and each site will be assessed against the tall and taller buildings policy in the development management policies.

4.32 A guideline has also been added that development on the site should make a positive contribution to the neighbouring conservation area. A respondent is also concerned about the requirement to follow a council approved masterplan considering it has not yet been developed. This is currently underway as part of the Wood Green area action plan for which council approval will be sought in spring 2016.

SA24 (*Wood Green Cultural Quarter south*)

3 respondents: 12 comments

4.33 This allocation has been amended to reflect infrastructure requirements and to replace the employment floorspace target with a requirement to provide the maximum viable employment floorspace. There is disagreement with the location of the tall building proposed on site and it is considered by a respondent that a landmark building should be integral to the wider development rather than tucked away by the railway. The location of this building is proposed to mark the entrance to Alexandra Palace from Wood Green and the location is considered appropriate. A respondent also objected to the 8 storey limit for development considering the site is within a metropolitan centre and has good transport links. Reference to height limits have been removed from the allocation and any development will be assessed against the development management policy on tall and taller buildings.

SA25 (*Wood Green Cultural Quarter east*)

3 respondents: 14 comments

4.34 The boundary of SA25 has been amended to reflect that a small part of one of the sites has been included in SA23 rather than SA25. It was also amended to remove the 33 percent employment target and the specific height requirement of eight storeys. The landowner supports many of the requirements for the site including the adoption of a master plan and the possibility of connecting into a decentralised energy network. There is concern, however, about the need to retain the existing buildings on site. However, council considers that the Chocolate Factory building 2 creates a positive active frontage well suited to being part of the future of the site while providing a link with the past.

SA26 (*Clarendon Square Gateway*)

4 respondents: 27 comments

4.35 This allocation has been amended to remove reference to the height requirements. Development will be assessed against a new policy on tall and taller buildings in the development management policies therefore height limits in individual allocations are not considered necessary. The allocation has also been amended to make it clear that a pedestrian cycle link through the site is proposed, rather than a road. A respondent has suggested that A1/A3/A4 uses should also be considered for this site, however as the site does not have a town centre frontage these are considered inappropriate. There is support for the inclusion of a requirement for student accommodation however Wood Green town centre is the preferred location for this use.

SA27 (*Clarendon Road South*)

3 respondents: 11 comments

4.36 SA27 has been amended to reflect the change in employment land space requirements and to remove references to building heights in accordance with reasons set out above. The allocation has also been amended to reflect that residential is appropriate on site in order to subsidise employment floorspace.

SA28 (*NW of Clarendon Square*)

2 respondents: 6 comments

4.37 There is concern that the height limits for SA28 are too high and should be amended to reflect heights for the other Clarendon allocations. References to specific heights have been removed as all new development will be assessed against a new development management policy on tall and taller buildings.

SA29 (*Land Adjacent to Coronation Sidings*)

5 respondents: 9 comments

4.38 Respondents expressed concern with the proposed tall building location within SA29 at the entrance to Penstock Tunnel. There is concern a building of such a significant height would have a detrimental effect on Alexandra Park. The specific height of the building has been removed as development will be assessed against the tall buildings policy in the development management policies. A requirement was added that the building should be slim in appearance to help minimise the impact on the park.

SA30 (*Hawes and Curtis, Green Lanes*)

3 respondents: 7 comments

4.39 SA30 had no major amendments.

SA31 (*Wightman Rd*)

2 respondents: 3 comments

4.40 There are no major issues associated with SA31.

SA32 (*St Ann's Hospital Site*)

7 respondents: 18 comments

4.41 There have been no major amendments made to SA32. One residents' association expressed concern with the proposed access to Warwick Gardens. It is considered that the use of Secured By Design principles which are included in the development management design policies will ensure this is mitigated. There is also support for public open space within the site rather than individual private gardens.

SA33 (*Arena Retail Park*)

7 respondents: 29 comments

4.42 There were no major amendments made to SA33. The respondents brought up concerns relating to the impact of increased traffic on congestion and air quality. It is hoped that changes to the site will mean a reduction in car use which in turn will decrease congestion and air pollution.

Harringay Warehouse District sites

4.43 The Harringay Warehouse site allocations (SA34 – SA39) are listed below with the number of respondents and number of comments. However for the discussion on the main issues for these sites please refer to the main issues discussion under DM51. This can be found in Appendix D DMDPD Consultation Report Part 7.

- **SA34 (Arena Design Centre)** 12 respondents: 45 comments
- **SA35 (Crusader Industrial Estate)** 6 respondents: 17 comments
- **SA36 (Omega Works)** 10 respondents: 35 comments

- **SA37 (Vale / Eade roads)** 6 respondents: 14 comments
- **SA38 (Overbury & Eade roads)** 20 respondents: 76 comments
- **SA39 (L/b Seven Sisters Rd & Tewkesbury Rd)** 3 respondents: 9 comments

SA40 (*Finsbury Park Bowling Alley*)

8 respondents: 18 comments

4.44 Amendments were made to SA40 to clarify the requirements regarding the provision of a new link in to Finsbury Park and the need to retain existing leisure use in any new development. A number of respondents also expressed concern about the possibility of a 15 storey building on the site and the likelihood that it would overshadow the park. Specific reference to building height has been removed and any proposed development will be assessed against the development management policies. A respondent also questioned the inclusion of metropolitan open land in the allocation. The site boundary has been redrawn to reduce the amount of MOL in the allocation.

SA41 (*18-20 Stroud Green Road*)

1 respondent: 2 comments

4.45 There were no major issues associated with SA41.

Highgate general: 1 respondent, 1 comment

4.46 One respondent expressed support for the identification of the neighbourhood plan in the site allocations document.

SA42 (*460-470 Archway Road*)

7 respondents: 18 comments

4.47 Opposition to specific height limits of up to six storeys on SA42 has meant the specific reference has been deleted from the allocation. All development proposals will be assessed against the tall buildings policy in the development management policies. It is also suggested that the proposals will have an adverse impact on the conservation area including on views. The site allocation together with the development management policies will ensure the impact of any development on the conservation area is minimised.

SA43 (*Highgate Station and Gonnermann*)

9 respondents: 27 comments

4.48 SA43 has been substantially amended as it has been split into two separate site allocations. The first covers the old Highgate train station and the second, the Gonnermann's site to the east of Shepherd's Hill.

4.49 The main concern for respondents to this allocation was the opening up of the tunnels to link with Parkland Walk. Respondents were concerned that this would have a detrimental effect on biodiversity. The new site allocations reflect the opportunity to safeguard biodiversity values on the former station site while enhancing access and the need for carefully managed redevelopment for the Gonnermann site.

4.50 The new Gonnermann site allocation has no height limits as height will be assessed against the development management policies.

SA44 (*Highgate School*)

4 respondents: 4 comments

4.51 No major amendments have been made to SA44. A respondent was unclear on what is intended for parts of the site including the sports field. The Council's Core Strategy will ensure any future development results in no net loss of open space unless an assessment indicates it is surplus to requirements.

SA45 (Highgate Bowl)

14 respondents: 82 comments

4.52 The site boundary of SA45 has been redrawn to reflect the most recent Appeal decision on the garden centre and the exclusion of buildings and land to the rear of Dyne House. There was concern for the loss of Harington Scheme. The allocation has been amended to provide recognition of this facility and its long term community value is translated into a requirement for safeguarding of these facilities within any future proposals for development on this land.

4.53 There were also concerns that the access through the bowl would impact on the amenity of residents, and specific objection to access from Chomeley Park. The Council is seeking to increase access to and through the new metropolitan open land. These accesses will be assessed against the development management policies which seek to address issues of amenity and local character.

4.54 The owner of the nurseries site also believes the bowl should not be designated SLOL. However, as the bowl is an important contributor to the character of the conservation area, the SLOL designation is considered appropriate.

SA46 (*Summersby Road*)

82 respondents: 345 comments

4.55 The boundary of SA46 has been substantially altered to exclude the Summersby Road estate and the car parks on South Close. Respondents had concerns about the inclusion of the estate because the buildings were considered to be in good condition, Decent Homes work is commencing on the site, and because it had not been included in an earlier version of the plan. It has therefore been removed. The car parks on South Close are part of a different estate and so have also been excluded.

SA47 (*Hillcrest*)

28 respondents: 241 comments

4.56 Respondents to SA47 had many concerns regarding the inclusion of Hillcrest in the site allocations document. They made specific mention to the play space that would be lost in the area. Any development would be required to make appropriate provision for amenity and children's play space. Respondents were concerned about proposed heights and the effect this would have on density and overcrowding of the site. Specific height limits have been removed and heights will be assessed against development management policies which will require that consideration is given to residential amenity, and that density has regard to the local character. Views and parking loss were also issues and these will also be addressed through development management policies. A transport and parking assessment would also be required as part of a detailed development proposal.

4.57 Respondents also suggested the allocation is contrary to the emerging neighbourhood plan which intends to protect open spaces at Hillcrest. The neighbourhood plan is not yet adopted. When it is, it will form part of the development plan but as a lower level document it must be in general conformity with the strategic policies of the Local Plan.

4.58 There was also confusion regarding the PRP report and its relationship to the Local Plan with many respondents referencing development proposed on specific sites within Hillcrest. The site allocation sets out principles to guide future development of the site but does not propose specific development. It allows for a range of options to be considered. The PRP report was prepared for the housing team within Council to consider development options and site capacity.

SA48 (*Hornsey Water Treatment Works*)

13 respondents: 32 comments

4.59 SA48 has been removed from the site allocations document due to the specific challenges associated with the site such as the impact on MOL, the setting of Alexandra Palace and the heritage value of the filter beds, and the absence of a detailed proposal indicating how these could be addressed.

SA49 (*Cross Lane*)

2 respondents: 4 comments

4.60 There were no major issues with SA49.

SA50 (*Chettle Court*)

3 respondents: 6 comments

4.61 Following further discussions with the housing investment team SA50 was removed from the allocations document due to the unlikelihood of its coming forward for development during the plan period.

SA51 (Lynton Road)

24 respondents: 148 comments

4.62 Minor amendments to SA51 include the addition of a new development guideline requiring the retention, where possible, of mature trees on site and the need to replace jobs in the allocation. Specific height limits and the reference to extending the district centre have been removed in line with responses to the consultation. Respondents also expressed concern regarding the impact of new development on parking. This will be picked up through the transport and parking assessment which would be required at the time of development.

SA52 (Pinkham Way)

12 respondents: 120 comments

4.63 One respondent, a local advocacy group, feels the site is not suitable for employment use. The existing designations, both as employment land and SINC, are considered appropriate on the basis that there is a continuing need for employment spaces in the borough. Any development would be required to consider the SINC designation as well. The evidence the group submitted on the biodiversity present on the site is not sufficient to demonstrate that employment couldn't coexist on the site. Flood risk and culverted watercourse were also reasons suggested as to why the site is unsuitable for development. Any proposed development would require a flood risk assessment to demonstrate no adverse impact in flood risk while the impact upon the watercourse is already covered by the policy.

4.64 There is specific opposition to the use of the site for waste, which is noted by the Council. The allocation does not specify that this is the use that will be on site.

4.65 Respondents were also concerned about views from Friern Barnet Bridge Park to Alexandra Paces being disrupted. Any development would require an impact assessment on long distance views to be undertaken.

SA53 (*Cranwood and St James' School*)

15 respondents: 52 comments

4.66 There have been no major amendments to SA53. Respondents' concerns included the impact of development on infrastructure, and in particular on school places. This will be addressed through the update to the infrastructure delivery plan. Respondents were also concerned about the potential demolition of houses on the site. The houses have been included to ensure a comprehensive approach to development to make best use of the land.

4.67 Urban realm concerns included the possibility of housing being demolished to form this new urban realm. Enhanced entrances to Parkland Walk and the school are not considered necessary by residents. However these site requirements help to contribute to the site having a mix of uses helping address open space, accessibility and housing objectives.

SA54 (Tunnel Gardens)

14 respondents: 52 comments

4.68 Respondents to SA54 are concerned about plans to redevelop their homes and have expressed an interest in seeing evidence which suggests refurbishment is not an option. The site allocation has been based on a preliminary assessment that found the houses are constructed from a defective material which makes restoration uneconomical. More detailed work is being undertaken to compare the costs of redevelopment and refurbishment. At this stage the site allocation allows for either option to be pursued in the future.

4.69 Height limits have been removed in line with other allocations. Drainage was also an issue and this will be addressed through a flood risk assessment at the time of detailed design.

SA55 (Alexandra Palace)

5 respondents: 8 comments

4.70 Respondents to SA55 expressed concern that the allocation meant that comprehensive redevelopment of Alexandra Palace and the park could be undertaken, which is not the case. The allocation was amended to highlight that Alexandra Palace is the centrepiece of the conservation area rather than just part of it.

SA56 (Coppetts Wood Hospital)

3 respondents: 20 comments

4.71 Respondents to SA56 have expressed concern at the ambiguous wording of the site allocation in particular the requirement for facilities to be deemed surplus to requirement before any development can take place. The site allocation has been amended to make it clear that this requirement refers to each individual use. Respondents also expressed concern over the loss of parking. This is a detailed design issue and not strategic enough to prevent inclusion in the document. A parking and transport assessment will be required as part of any development plans.

SA57 (*Park View & Durnsford Road*)

6 respondents: 22 comments

4.72 The site boundary of SA57 has been amended in line with responses to include the car park and empty site to the south of the existing allocation. Respondents also suggested the inclusion of Park Court however it is not made from the same materials which have informed the decision to allocate the other houses.

4.73 Respondents also requested to see the evidence suggesting refurbishment is not an option. The site allocation has been based on a preliminary assessment that found the houses are constructed from a defective material which makes restoration uneconomical. More detailed work is being undertaken to compare the costs of redevelopment and refurbishment. At this stage the site allocation allows for either option to be pursued in the future. Height limits have been removed in line with other allocations.

4.74 There was also support for the improvement of the open spaces on site and a suggestion that they could be combined with Springfield Park. Reference has been made in the allocation to the potential for open space improvements with Springfield Park.

SA58 (*Myddleton Road Local Centre*)

4 respondents: 8 comments

4.75 Respondents to SA58 were unhappy about the support for back land development in this allocation. A new policy has been included in the development management policies on back land development. There is also concern about the reference to echelon parking as it is considered the street is too narrow and shared space could be a better option. This is a detailed design issue and the policy has been revised to remove reference to specific types of parking so all options can be considered in any proposals for redevelopment.

SA59 (Red House)

5 respondents: 16 comments

4.76 SA59 was amended to reflect concerns regarding the proposed height of buildings close to smaller proprieties. The text was amended to bring it in line with other allocations where the allocation provides that heights will be reduced to respect the amenity of adjacent properties. Additionally specific height requirements were removed from the allocation. Two respondents also supported the policy to improve the adjacent open space in any proposed development.

SA60 (Haringey Professional Development Centre)

3 respondents: 4 comments

4.77 There were no major issues with SA60.

SA61 (Keston Centre)

80 respondents: 1076 comments

4.78 Respondents had five main concerns regarding SA61. These were: the building height; the opportunity to retain the Victorian school building; the potential land swap of MOL and its impact on the park; the replacement of the nursery on site and traffic issues.

4.79 The allocation was amended to remove the specific building heights as any development will be assessed against development management policies which address issues of local character and impact on neighbouring sites. While the Victorian school building has some architectural merit, it is not considered appropriate to retain it as the site could be used more optimally by making use of the space for residential use.

4.80 The use of MOL for a land swap is considered appropriate to improve access and as per strategic policies there would be no net loss of open space. The development management policies will address the issues of the impact on the park and traffic while the reprovision of the nursery will be addressed by the infrastructure delivery plan update.

SA62 (Barber Wilson)

6 respondents: 10 comments

4.81 The main issue associated with SA62 included the displacement of a viable business which has been operating on the site for many years. The allocation was amended to clarify that any proposal does not result in a loss of employment uses with the presumption in favour of retention /conversion of historic industrial buildings on site.

SA63 (Broadwater Farm)

293 respondents: 1421 comments

4.82 Respondents were generally concerned that the text of the allocation did not match what they were being told might happen, which included building on the park and potential demolition of buildings on Broadwater Farm. The allocation reflects comments by residents about the need for improvements to the site, therefore it allows for improvements to the estate. However a delivery model for this has not been consulted on. The policy highlights the need for further work and engagement to determine the appropriate way forward.

4.83 As a result of numerous respondents to SA63 the allocation was amended to remove the part of Lordship Recreation Ground which was in the allocation. Multiple objections were received to building on the park including: the loss of the football pitch which is an essential facility for young people in Tottenham; the park being vital for health and well being; the park being award winning and protected by a covenant; that there would be less space for events and that the park is linked with the history of the area. Respondents were also concerned that the loss of the park would be

detrimental to the people of Tottenham as it is already a very built-up area with a deficiency of open space and that the loss of park space would set a dangerous precedent. There were concerns that development would mean more people with less green space. There were also concerns about implementation including the increased risk of flooding, poor drainage, the reduction of water quality in the Moselle and the potential impact on biodiversity. Therefore the allocation has been amended to remove the park.

4.84 Respondents were also concerned about the idea of estate renewal for Broadwater Farm, suggesting that it would destroy the vibrant, cohesive and inclusive communities they have worked hard to create. They also suggested that the community hasn't been consulted properly on proposals for the area and that the council should work with the community to improve the area and facilities. Any proposal for improvements to the area would involve masterplanning which would be undertaken in full consultation with the community and would intend to ensure there were opportunities to enhance the community cohesion and vibrancy already present within the estate.

4.85 They have suggested there are no structural problems and therefore no reason to suggest demolishing houses. Respondents suggested that it would be better to continue with Decent Homes programme rather than demolition as the estate is only 30 years old and generally in good condition. There was also the suggestion that the council shouldn't use the problems with Tangmere block to justify renewal of the entire estate. There was support for demolition of Tangmere block as repairs are ongoing and don't seem to make a difference.

4.86 Other concerns with the estate renewal included the potential loss of affordable housing and the suggestions that new affordable housing would not be affordable to many in the community. There should be no net loss of social housing. They were concerned that poorer people would be displaced because they wouldn't be able to afford to live in the new buildings. It was also suggested that housing associations generally meant an increase in rents and a reduction in tenancy rights. They argued that the Council is displacing poorer people from the borough with wealthier ones from outside the borough. There is concern about where the people of Broadwater Farm will go. They are concerned that development will follow the example set by Woodberry Down where it is suggested existing residents are given substandard care and attention compared to newcomers. Affordable housing would be reprovided in any development on the estate to ensure no net loss of affordable housing by habitable room. In the event of any development, tenure split would be determined by housing need, viability and development management policies informed by the adopted housing strategy.

4.87 Respondents were also concerned about the inclusion of freeholds on Lordship Lane and the culs-de-sac surrounding the estate including Moira Close. Moira Close residents provide support networks for each other and there is concern that separation of residents could lead to mental illness. Any master planning for this area would seek to address this. The allocation includes these properties as all properties that may have a role to play in the delivery of the objectives of the site allocation were identified. They also suggested that private owners should be offered a sufficient amount of money to find a similar house nearby and that private tenants

may end up homeless if they don't fit one of councils priority need categories. While these are not strictly planning issues they will be addressed through Council's rehousing strategy.

4.88 There are also other concerns with potential development on site including traffic congestion, pollution associated with development, pressure on local facilities and the potential loss of community facilities. These issues would be addressed through the development management policies and the update to the infrastructure delivery plan.

4.89 There were suggestions that redevelopment could include phasing of development using empty properties to decant people into while blocks were redeveloped one by one. These particular issues are beyond the scope of the site allocation but have been noted.

4.90 Tall buildings were also a concern, with respondents suggesting they were not in line with SP11 of the Local Plan: Strategic Policies. One respondent also suggests that as two dwellings are usually built and sold for every social unit any new development would be the size of the barbican to re-house council tenants. However, there was some support for tall buildings with one person suggesting a increasing the heights in some areas could accommodate more units. In line with other allocations, specific heights have been removed from the document as any proposed development will be assessed against development management policies.

4.91 Respondents also expressed concern that development seems to be unbalanced in favour of the west of the borough. They suggested there are numerous brownfield sites which could be used for development instead. The site allocations follow the spatial strategy outlined in the Local Plan: Strategic Policies. The Council has explored sites across the borough for development and where appropriate these have been included in the site allocation for development.

SA64 (The Selby Centre)

5 respondents: 27 comments

4.92 There was strong support from The Selby Trust for retention of the site and the role it can play in meeting the need for community use produced by nearby development. The policy seeks to secure reprovision of the community use before any development can occur.

SA65 (The Roundway)

7 respondents: 12 comments

4.93 SA65 has been amended to reflect the changes to the height requirements of the site allocations. This was particularly a concern for The Roundway as a previous inspector's report stated that a building of four storeys would undermine the dominance of Bruce Castle. An increase in density will be required to ensure redevelopment is viable however the height will be assessed against the development management policies which take into account impact on local character including heritage buildings.

SA66 (Leabank and Lemsford Close)

4 respondents: 11 comments

4.94 There were no major amendments made to SA66.

Appendix 1a: Public Notice sent out seeking consultation

London Borough of Haringey Draft Local Plan Consultation (Regulation 18)

The Council is writing to consult on Haringey's draft development plan documents. This suite of documents will form the new Haringey Local Plan, which will become the basis upon which planning applications are decided in the borough. As part of the statutory plan making process, the Council is required to consult. We would be grateful for your comments on the proposed documents during the coming consultation period.

Subject matter:

The four Development Plan Documents below will form Haringey's Local Plan for the period to 2026.

- Alterations to the Strategic Policies (DPD) (adopted 2013)
- Draft Tottenham Area Action Plan: Preferred Option
- Draft Development Management Policies (DPD): Preferred Option
- Draft Site Allocations (DPD): Preferred Option

The Strategic Policies sets out the Council's spatial strategy for how Haringey will develop and grow over the period to 2026. A partial review is proposed to take account of new growth requirements for the Borough as set out in the London Plan as well as the findings of updated evidence base studies. A schedule of proposed changes is subject to public consultation and comment.

The draft Tottenham Area Action Plan proposes a comprehensive set of policies, proposals and site allocations for future development within the Tottenham area based around the four neighborhoods of Tottenham Hale, Bruce Grove, Seven Sisters/Tottenham Green, & North Tottenham.

The draft Development Management Policies DPD sets out the policies that will be used to assess and determine planning applications for development across the borough. Once adopted, the policies will supersede those contained in the Haringey Unitary Development Plan (2006).

The draft Site Allocations DPD allocates 'proposal sites' for development where opportunities have been identified, and identifies new or revised designations to which planning policies will apply (including shopping frontages and reclassification of industrial designated land), outside of the Tottenham AAP area. Once adopted, the proposal sites and designations will appear on the Haringey policies map, replacing that which accompanies the Haringey Unitary Development Plan (2006).

Area covered:

The draft Tottenham Area Action Plan area comprises the wards of Northumberland Park, Tottenham Hale and Tottenham Green, and parts of the Bruce Grove, St. Ann's and Seven Sisters.

The Strategic Policies (Partial Review) and draft Development Management Policies apply to the entire Borough, while the draft Site Allocations DPD applies to that part of the Borough outside of the draft Tottenham AAP boundary.

Period within which representations must be made:

Representations can be made over the six week publication period, beginning on Monday 9th February and ending at 5pm on Monday 23rd March 2015.

Where have the documents been made available, and the places and times at which they can be inspected:

The four DPDs and supporting documentation are available for inspection at the following locations:

- Council's Local Plan Consultation website: www.haringey.gov.uk/localplan ;
- Council's Planning Office: River Park House, 6th Floor, Wood Green, N22 8HQ;
- Council's Civic Offices, High Road, Wood Green, N22 8LE;
- During normal opening hours at all Haringey Council Libraries.

Making a representation:

The Council welcomes comments on the four DPDs. At this early stage in the plan making process there is no prescribed form for how comments are to be made, however, it does help the Council to analyse comments if the comment references the part or section of the document to which they apply. The Council would also encourage people to suggest the changes they would make to the document to address their concern.

Representations can be made:

- by email at: ldf@haringey.gov.uk; or
- by post to: Local Plan Consultation, Planning Policy, Haringey Council, River Park House, 225 High Road, Wood Green, London N22 8HQ.

Please note that all representations received will be made publicly available. If you wish to be notified about the progress of the plan, please note this in your response to the consultation.

Comments must be received by 5pm on Monday 23rd March 2015.

Further information:

For any further enquiries, please email ldf@haringey.gov.uk or contact the Local Plan Team on Tel. 020 8489 1479.

Appendix 1b: Letter of Notification sent to Consultees on the Consultation Database and Specific Consultation Bodies

Dear Consultee,

London Borough of Haringey Draft Local Plan Consultation (Regulation 18)

The Council is writing to consult on Haringey's draft development plan documents. This suite of documents will form the new Haringey Local Plan, which will become the basis upon which planning applications are decided in the borough. As part of the statutory plan making process, the Council is required to consult. We would be grateful for your comments on the proposed documents during the coming consultation period.

Subject matter:

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The Strategic Policies sets out the Council's spatial strategy for how Haringey will develop and grow over the period to 2026. A partial review is proposed to take account of new growth requirements for the Borough as set out in the London Plan as well as the findings of updated evidence base studies. A schedule of proposed changes is subject to public consultation and comment.

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Area covered:

The draft Tottenham Area Action Plan area comprises the wards of Northumberland Park, Tottenham Hale and Tottenham Green, and parts of the Bruce Grove, St. Ann's and Seven Sisters.

The Strategic Policies (Partial Review) and draft Development Management Policies apply to the entire Borough, while the draft Site Allocations DPD applies to that part of the Borough outside of the draft Tottenham AAP boundary.

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- During normal opening hours at all Haringey Council Libraries.

Making a representation:

The Council welcomes comments on the four DPDs. At this early stage in the plan making process there is no prescribed form for how comments are to be made, however, it does help the Council to analyse comments if the comment references the part or section of the document to which they apply. The Council would also encourage people to suggest the changes they would make to the document to address their concern.

Representations can be made:

- by email at: ldf@haringey.gov.uk; or
- by post to: Local Plan Consultation, Planning Policy, Haringey Council, River Park House, 225 High Road, Wood Green, London N22 8HQ.

Please note that all representations received will be made publicly available. If you wish to be notified about the progress of the plan, please note this in your response to the consultation.

Comments must be received by 5pm on Monday 23rd March 2015.

Further information:

For any further enquiries, please email ldf@haringey.gov.uk or contact the Local Plan Team on Tel. 020 8489 1479.

Yours sincerely,

Stephen Kelly

Stephen Kelly, Assistant Director, Planning

Appendix 1c: Newspaper avert

Haringey Local Plan: Alterations to Strategic Policies, Development Management Policies, Site Allocations Development Plan Document, Tottenham Area Action Plan

The Council is consulting on its emerging Local Plan documents.

This consultation is an initial consultation (Regulation 18 under the Town and Country Planning (Local Planning) (England) Regulations 2012) introducing the content that the documents will cover.

The documents the Council are consulting on are:

- The Alterations to Strategic Policies Document
- Development Management Policies Consultation Document
- Site Allocations Consultation Document
- Tottenham Area Action Plan Consultation Document and

Together these documents will form the Local Development Plan for the area and will be used to make decisions on Planning Applications up until 2026.

The documents are available to view at 6th Floor, River Park House, N22 8HQ, the Civic Centre, High Road, Wood Green, N22 8LE, in local libraries and online at www.haringey.gov.uk/localplan

Responses should be made by email to ldf@haringey.gov.uk or in writing to Planning Policy, 6th Floor, River Park House, Wood Green, N22 8HQ. Responses should be received by **5pm Monday, 23rd March 2015.**

For further details please contact the Planning Policy Team on 020 8489 1479 or email ldf@haringey.gov.uk.

Appendix 1d: List of Contacts on the Council's Consultation Database

A Anva Ltd
A P T Consulting
A S Z Partners Ltd
A. E. Butler & Partners
A.C.H. Turkish Speaking Pensioners Club
Aarogya Medical Centre
Abbeyfield (North London) Society
Abbeyfield Society
Access Committee for England
ACHE (Action for Crouch End & Hornsey Environment)
Adams Holms Associates
Adult Literature Group
Adult Literature Group
Adult Literature Group
African Caribbean Association
African Cultural Voluntary Organisation
African Women's Welfare Group
Africans & Descendants Counselling Services Ltd
Age UK
Agudas Israel
AH Architects
Air Transport Users Council
Aitch Group
AJ Architects
Alan Cox Associates
Albany & Culross Close Residents Association
Alexander Elliot Ltd
Alexandra Mansions Tenants Association
Alexandra Palace Action Group

Circle Housing Group
Andrew Mulroy Architects Ltd
Anglo Asian Women's Association
Anthony Byrne Associates

Apcar Smith Planning
Arab Society
Arbours Association
Architectural Heritage Fund
Architectyourhome-Highgate

Archi-Tone Ltd
Archway Road Residents Association
Archway Road Tenants Association
ARHAG Housing Association
Arnold Road Residents Association
Arnos Grove Medical Centre

Arta Architectural
Ashdown Court Residents Association

Asian Carers Support Group
Asian Community Centre
Asian Community Group
Asian Family Group
Aspire Design & Survey Ltd
ASRA (GLHA)
Avenue Mews Tenants Association
Aztech Architecture Ltd

Altaras Architecture
Anatolitis Associates

Ancient Monuments Society
Andrew Kellock Architects

Sahil HA
W and M James
M Satyanarayana
M Lamb

A Ayub
G Holt
C Narrainen
ER Nurten
A O.Olufuriwa

R David
L Zilkha
J Woodcock
H Wood
K Wong
J Wise

T Wing

C Whitehead

KD Plutz
R Perry
A Papadopoulos
P Pachovský
C Owen
S Overell
B Blount
K Elias

Mr Kerr
F Madon

R Warbus
C Roberts

Muswell Hill & Fortis Green Association
E Webb
J Warburton
J Vellapah

N Triviais
M Tomlinson
J Toller
J Thompson
R Tedesco

A Taylor-Smith
E Sutton-Klein
H Stuchtey
C Menich
M Stoves
K Stanfield

M Edwards

M Myers

C Olive
H Osman
M Petrou
A.West
B Bermange
E Soundaranayagam
E Ryan
T Ryan

N Rusz
J Rosser

J Rollings
L Reith

Alexandra Palace Residents Association
Alexandra Park/Grove Lodge Meadow Allotments
Alexandra Primary School
Alexandra Residents Association
Alexandra Tenants Association Group
Allenson House Medical Centre
Ally Pally Allotment Society

Al-Rasheed Dauda Architect
AMEC for National Grid
Bahai Community

Bangladesh Muslim Organisation
Bangladeshi Cultural Society

Bangladeshi Women's Association
Baptist Church
Barnet, Enfield and Haringey Health Authority
Barratt East London
Bashkal & Associates
Bounds Green Owner/Occupier Ass. & Neighbourhood Watch
Bowes Park Community Association

Bowes Park Community Association
Bracknell Close/Winkfield Road Residents Association
Brendan Woods Architects
Bridge House Health Care Centre

Briffa Phillips Architects

Britannia Hindu Temple Trust
Brunswick Park Health Centre
CABE

Bedford Road Tenants Association

Belcher Hall Associates
Bell Residents Association
Belmont Infant & Junior School

Bethel United Church of Jesus Christ
Bhagwati Sai Culture & Social Centre
Bibles Christian's Assembly
Bicknell Associates Chartered Architects
Blitzgold Ltd
Born Again Evangelistic

Haringey Police
Bostall Architecture Services
Bounds Green & District Residents Assocation
Bounds Green Group Practice

Bounds Green Health Centre
Bounds Green Infant & Junior School
British Telecom Plc

London TravelWatch
Broadwater Farm Community Centre
Broadwater Farm Community Health Centre
Broadwater Farm Residents Association
Broadwater Residents Association
Brown & Co (Surveyors) Ltd
Bruce Castle Village Residents Association
Buckingham Lodge Residents Association
Building Design Consultants
CA (UK) Ltd

G Ormel

C Ogilvie-Browne
J Oerton
C Norton

J Nicholas
O Natelson
J Naeem

E Murphy
D Morris
S Moridi

Haringey Deaf Group
F Morgan

M Mitchell
S Miller

C McNamara
L McNamara
Yabsley Stevens Architects

P Caddu
F Joubert

N Jenkins

T Hopkins
M Hone
E & B Holgado

S Holden

M Herbert
F Heigham
C Hawkins

B Rawlings

K Pyper
A Poli
P McNamara

R Max
K Mason
C Marr

J MacKay
S Lubell
J Long
Pollard Thomas & Edwards Architects
A Lister

B and L Lewis
R Lellis Ferreira

E Lazell
C Kronick
H Kinnersley

Urban Homes Ltd
A Kikkides

G Kagan

L and M Graham
M Godinho
S Fuller

J Friedman

H French
E Graham
S Fewlass

Calvary Church of God in Christ
Campbell Court Residents Association
Campsbourne Baptist Church
Campsbourne Centre
Campsbourne Infant School
Campsbourne Residents Association
Campsbourne Tenants Association
Capital Architecture Ltd
Caribbean Senior Citizens Association
Carolyn Squire
Carr Gomm Society
Chestnut Northside Residents Association
Chestnuts Community Centre
Chinese Community Centre
Chomley & Causton Residents Association
Chris Thomas Ltd
Christ Apostolic Church Kingswell
Christ Church
Christchurch West Green
Christopher Wickham Associates
Church Commissioners
Church Crescent Residents Association
Circle 33 Home Ownership Ltd
Circle 33 Housing Group
Clark Designs Ltd
Clarke Desai Ltd
Claudio Novello Architects
Client Design Services Ltd
Cllr Adamou Gina
Cllr Alexander Karen

CAAC Highgate
Carter Surveying Associates
Casch
Caryatid Architects
Casa de la Salud Hispano Americana
CASAHA
CASCH
CASCH
CASE
Causeway Irish
CB Architects
Cemex (UK) Operation Ltd
Central & Cecil
Centre for Accessible Environments
Charisma Baptist Church
Charlton House Medical Centre
Cherry Tree House Residents
Chestnut Area Residents Association (CARA)
Wood Green Area Youth Project
Clyde Area Residents Association
Coldfall Community Centre
Coldfall Primary School
Coleraine Park Primary School
Collage Arts
Commerce Road Tenants Association
Community Action Sport
Community Church of God
Community Gay & Lesbian Association
Community Response Unit
Community Safety Unit
Confederation of British Industry

L Hansen-Bay
S Brice
P Hancock
D Burrowes MP
P Bumstead
P Brown
J Bowden
T Blake
A Blackburn
M Bauss
F Basham
M Attenborough
J Athanassiou
R Antoniades
P Amadi
L Alliston
Wood Green Regeneration
A Adamides
L Sifri
C Chadwick
B James
B Maltz
F Poli
R Payne
H Redler Hawes
J Murray
C King
J Brooks
C Warburton
D Lichtenstein

C Ferrarello
P Fearon
J Dixon
C Evans
S Ettinger
C Elser
K Edwards
A Davies
F Da Rocha
R Cowan
S Cook
K Connelly
A Christofis
E Kaczynska-Nay
C Jenkins
R Franks
S & D Egerton
TWG FoE/FoE London
T Cornish
L Brusati
T Brierley
A Leigh
B Hyams
V R Berry
B Temple-Pediani
L Forrest-Hay
S Lane
E Gray
N Venning
P Nicolaides

Cllr Allison Rachel
Cllr Amin Kaushika
Cllr Basu Dhiren
Cllr Beacham David
Cllr Bevan John
Cllr Bloch Jonathan
Cllr Brabazon Zena
Cllr Browne David
Cllr Bull Gideon
Cllr Strang Paul
Cllr Strickland Alan
Cllr Vanier Bernice
Cllr Weber Lyn
Cornerstone Trading
Corporation of London
Council for British Archaeology
Crammond Browne Architects
Crawford Partnership
CRH Tenants Association
Cromwell Avenue Residents Association
Crouch End Dental Practice
Crouch End open Space (CREOS)
D R M Associates
DASH
David Langan Architects
Dental Health Centre

Dental Practice
Dental Surgery
Department for Culture Media and Sport

Department for Education
Department for Transport

Department for Work and Pensions
Devonshire Hill Primary School

Co-op Homes
Haringey Fire Service
Cllr Butcher Edmund
Cllr Canver Nilgun
Cllr Christophides Joanna
Cllr Cooke Matt
Cllr Davies Matt
Cllr Demirci Ali
Cllr Diakides Isidoros
Cllr Dogus Dilek
Cllr Egan Patrick
Cllr Ejiofor Joseph
Cllr Engert Gail
Cllr Waters Ann
Cllr Watson Richard
Cllr Wilson Richard
Metropolitan Development Service
Coppetts Residents Association
Crouch End Health Centre

Crouch End Traders Association
Crouch End URC Church
Crowland Primary School
Cube Building Consultancy
CUE
Crouch Hall Road Surgery
CUFOS Community Centre

Cypriot Centre
Cypriot Women's League
Cyprus Turkey Democratic Association

Downhills Infant & Junior School
DPA (London) Ltd

DPDS Consulting Group
Women & Medical Practice

Cllr Erskine Sophie
Cllr Gibson Pauline
Cllr Gmmh Rahman Khan
Cllr Goldberg Joe
Cllr Gorrie Robert
Cllr Griffith Eddie
Cllr Hare Bob
Cllr Jenks Jim
Cllr Kober Claire
Cllr Mallett Antonia
Cllr McNamara Stuart
Cllr Meehan George
Cllr Whyte Monica
Cllr Williams Neil
Lynne Featherstone
Xeva Design Concepts
N Oparvar
R Ortiz
U Riniker

D Baker
C Mayled
J Munday
N Embling
M Eastmond
A Tiffney
3 Valleys
African Caribbean Leadership Council
Alexandra Palace & Park CAAC

Alexandra Palace Charitable Trust
Al-Hijra Somali Community Association
Alliance Planning
The North London Gay & Lesbian Association
Angolan Community Association

P Rose
Cllr Newton Martin
Cllr Peacock Sheila
Cllr Reece Katherine
Cllr Reid Errol
Cllr Reith Lorna
Cllr Rice Reg
Cllr Schmitz David
Cllr Scott Nigel
Cllr Solomon Juliet
Cllr Stanton Alan
Cllr Stennett Anne
Cllr Stewart James;
Cllr Winskill David
David Lammy

Urban Futures London Ltd
E Barnett
A Rossi Carter

T Baker
G Forbes
B Nottage
F Limbaya
F Calboli
H Nieuwstadt
S Penny

British Waterways
Bruce Grove Primary School
Burghley Road Residents Association

Buying Solutions
CARA Irish Housing Association

CB RE
Twentieth Century Society

Direct Planning Ltd
Discount Plans Ltd
Dron & Wright
English Heritage - London Region
Environment Agency
FA Drawing Service
Faith Baptist Church
Faith Mosque
Faith Restoration Ministry
Family Health Service Authority
Family/Landmark Housing Association
Federation of African Peoples Organisation
Ferry Lane Estate Residents Association
Finsbury Park Track & Gym
FirstPlan
Flower Michelin Ltd
Forestry Commission England
Forthright Design Ltd
Fortismere Residents Association
Fortismere School
Friends of Priory Park
Friends of Stationer's Park
Friends of the Earth (London Region)
Duckett Dental Surgery
Earlsmead Primary School
Eastbourne Ward Residents Association
Ebenezer Foundation Advisory Association
Ecodomus
Haringey Group London Wildlife Trust
Whitehall Community Centre
White Young Green Planning
Edgqcott Grove Residents Association
Eldon Road Baptist Church
EMJCC Community Side
ENKI Architectural Design
Eritrean Community in Haringey
Ermine House Residents Association
Ermine Road Residents Association
Evering Pentecostal Church
Extra Windows
Friends of Bruce Castle
FQW
Frederick Knight Sports Ground
Freight Transport Association
Friends of Albert Road Recreation Ground
Friends of Bowes Park Garden
Arriva London
Asian Action Group
Asian Women's Association
Avenue Gardens Residents Association
Haringey Arts Council
The Georgian Group
The Gainsborough Clinic
Avenue Gardens Residents Association
Barnard Hill Association
Barton Willmore
Bellway Homes
Beresford Road Residents Association
Black & Ethnic Minority Carers Support Service
BME Community Services - Selby Centre
BPTW
Friends of Brunswick Road Open Space
Friends of the Earth Tottenham & Wood Green
Friends of Cherry Tree Wood
Friends of Chestnut Park
Friends of Crouch End Open Space
Friends of Downhills Park
Muswell Hill and Hornsey Friends of the Earth
Friends, Families and Travellers and
CGMS Consulting
Chestnuts Northsid Residents Assn
Chettle Court Ranger Youth (FC)
Cheverim Youth Organisation
Chitts Hill Residents Association
Groundwork London
Turkish Cypriot Women's Project
Turkish Cypriot Peace Movement in Britain
Alderton Associates
Christian Action (Enfield) Housing Association
City Planning Group
Civil Engineers Ltd
Cluttons LLP
College of Haringey, Enfield and North East London
Colney Hatch Management Company Ltd.
Connexions
Council of Asian People (Haringey)
Department of Environment Food and Rural Affairs
Crossover Group
Cypriot Elderly & Disabled Group
Department for Business, Innovation and Skills
Department for Business, Innovation and Skills
Alexandra Park School

Friends of Tottenham Cemetery
Friends of Wood Green Common

G T Project Management

G V Building Services Ltd

Gage Limited

Garden Drive Neighbourhood Watch
Garden Residents Association
Haringey Cycling Campaign
Haringey Fire Service

Haringey NHS
Haringey Peace Alliance
Haringey Play Association
Haringey Racial Equality Council
Haringey Somali Community & Cultural Association
Haringey Teaching Primary Care Trust
Haringey Womens Forum

Hornsey Lane & Colwick Close RA
Hornsey Lane Association
Hornsey Lane/Colwick Close Residents Association
Hornsey Moravian Church
Hornsey Mosque
Hornsey Police Station

Hornsey School for Girls

Hornsey YMCA
Housing 21

HPN Ltd

Friends of Hornsey Church Tower
Friends of Ivatt Way

Friends of Lordship Rec
Friends of Markfield Recreation Ground

Friends of Muswell Hill Playing Fields
Friends of Muswell Hill Playing Fields & Coldfall Wood
Friends of Noel Park
Friends of Paignton Road
Friends of Queen's Wood

Friends of Railway Fields
HAVCO
Her Majesty's Court Service
Wood Green Black Tenants Group
HFRA (Haringey Federation of Residents Association)

Home Builders Federation - London
Home Office

Home-Start Haringey
Wood Green Dental Practice

Hornsey CAAC
Hornsey Dental Practice
Hornsey Housing Trust
Hornsey Lane & Colwick Close RA

Hornsey Lane Association
Hornsey Lane/Colwick Close Residents Association
Hornsey Moravian Church

Hornsey Mosque

Traveller Law Reform Project
Fusion Online Limited
Genesis Housing Group
Glasslyn, Montenotte Tivoil Road Residents Assoc.

GLC-RAG
Grace Organisations - Elderly Care Centre

Greek Cypriot Women's Organisation
GreenN8 Community Group
Gt. Lakes Initiative & Support Project
Haringey Chinese Centre
Jala - Johnanthan A Law and Associates
Jamait-Al-Nissa
The Archdeacon of Hampstead
Joint CAAC

Jones Lang LaSalle Planning

King Sturge Llp
Knight Frank
Woodlands Park Infant & Junior School
Guyana People's Congress

The Mulberry Primary School
The Planning Inspectorate
The Ramblers
The Theatres Trust

bryn.lockwood@sustrans.org.uk

Tiverton Primary School
Tottenham CAAC
Tottenham Civic Society + Tottenham CAAC

Derek Horne & Associates
Dialogue Communicating Planning

DP9 Planning Consultants

Drivers Jonas Deloitte

The Old Surgery

Ethiopian Community Centre
Euroart Studios
Family Mosaic
Fields in Trust

First Plus Planning
Gf Planning Limited
Gladesmore Community School
Tynemouth Medical Practice
Gladesmore Girl's & Young Women's Club

Gladesmore Youth Club
Globe Projects Ltd

Goan Community Centre
Unit One Architects

Grace Baptist Chapel
Kush Housing Association
L & P Consultants
Ladybur Housing Co-operativr
Lancaster Road Residents Association

LB Barking & Dagenham
LB Brent

LB Croydon

HTBG Residents Association
IBI Design Associates
Industrial Dwellings Society
Inland Waterways Association

Innisfree Housing Association
Irish Community Centre
Irish in Britain Representation Group
Islamic Community Centre
Islamic Community Centre Women's Group

JA Architecture
Jack Cruickshank Architects
Jacksons Lane Community Centre
Jackson's Lane Residents Association
James Place/Church Road Residents Association

James Ross Architects
Jason Read Pugh
Jesus for the Word Community Project

Jewish Orthodox Association

John Grooms Housing Association

John L Sims Surveyor
John Perrin & Co

JS Surveying And Design
Julian Cowie Architects
Kings Avenue Dental Practice
Kingsley Place Residents Association

Kurdish Advice Centre

Hornsey Police Station
Hornsey School for Girls
Hornsey YMCA
Housing 21

HPN Ltd
HTBG Residents Association
St. Peter in Chains RC Infant School
IBI Design Associates

Industrial Dwellings Society

Innisfree Housing Association
Irish Community Centre
Irish in Britain Representation Group

Islamic Community Centre
Islamic Community Centre Women's Group

JA Architecture
Jack Cruickshank Architects

Jacksons Lane Community Centre
Jackson's Lane Residents Association
James Place/Church Road Residents Association

James Ross Architects
Jason Read Pugh
Jesus for the Word Community Project
Jewish Orthodox Association
John Grooms Housing Association

John L Sims Surveyor

John Perrin & Co

Transport For London
Tree Trust for Haringey
Triangle Community Centre
Turley Associates
Campaign to Protect Rural England (CPRE)
Young Lesbian Group
Turnaround Publisher Services
Turnaround Publisher Services

Unite Group PLC
Veolia Environmental Services (UK) Plc
Wards Corner Community Coalition
Warner Estate Residents Association

Haringey Citizen's Advice Bureau

West Green Residents' Association
Woodlands Park Residents Association
Haringey Trades Council
Woodstock Road Residents Association

Workspace Group

YMCA

Cabinda Community Association
Veolia Water Partnership

London Parks and Gardens Trust
Pinkham Way Alliance
Thames Water
Freehold Community Association

Natural England Consultation Service

LB Ealing
LB Hammersmith & Fulham
LB Harrow
LB Havering

LB Kensington & Chelsea
LB Lambeth
Highways Agency
LB Merton

LB Newham

LB Richmond Upon Thames
LB Sutton
LB Tower Hamlets

LB Wandsworth

Lea Valley Primary School

League of Jewish Women
LETEC

Levvel Ltd

Liberty Church

Lidl UK
Tamil Community Housing Association Ltd
London & Quadrant

London & Quadrant
London & Quadrant
London and Quadrant
British Waterways Board (London Office)

Friends of Parkland Walk

Ladder Community Safety Partnership
Ladder Community Safety Partnership
Lambert Smith Hampton
LB Bexley

LB Redbridge

LB Waltham Forest Spatial Planning
Lee Valley Estates
Lee valley Park Authoritty

Lipton Plant Architects

Living World Temple
Livingstone Youth & Parent Support Centre
Lomond Close & Brunswick Road RA
Lomond Close Residents Association
London Ambulance Service
London Ambulance Service
London Basement Company Ltd
London Bat Group

London Borough of Barnet
London Borough of Camden
London Borough of Hackney

London Borough of Islington
London City Airport
London Continential Railway
London First
London Forum of Amenity & Civic Societies
London Historic Parks & Gardens Trust

London Housing Federation

JS Surveying And Design

Julian Cowie Architects
Sunlight Lofts Ltd
Hornsey Historical Society

Wise thoughts - gaywise
Hornsey Vale Community Association
Methodist Church
Ministry of Justice

Greater London Authority

Morrish Residents Association

Mount Anvil plc
Haringey Allotments Forum
Montagu Evans
Newlon Housing Trust
Newlon Housing Trust
CG Architects
Tottenham Police Station
Wood Green Central Area Tenants & Community Assoc.
Methodist Homes
Network Housing

West Green Primary School
West Green Regeneration Group
Westbury Dental Practice
Westbury Medical Centre

Arhag HA

Mulalley and Company Ltd
Haringey Irish Cultural & Community Centre

Office of the Green MEPs,

Habinteg Housing Association
The John Loughborough School
Haines Philip Architects

Hale Estate Residents Association

Hamilton Bishop Ltd.
Youth One Stop Shop
Hancock Architects

Haringey African Organisation
Member of Parliament for Chipping Barnet

Planner
One Housing Group
One Housing Group
Hyde Housing
Viridian Housing
Wood Green Youth Club
Notting Hill Housing Association

Nottinghill Housing Group
The Alexandra Surgery
The Bowes Road Dental Practice
The Chine & Cascade Residents Association
The Christchurch Hall Surgery
Origin Housing
Haringey Area Youth Project

Haringey Asian Women Aid

Origin Housing

Origin Housing Group

Friends of Woodside Park

The Highgate Society
LB Southwark
Greek Community Care
Turnpike Lane Citizens Advice Bureau

Greek Orthodox Church
Greek Parents Association
Green City Landscapes Ltd
Departments for Communities and Local Government

Greig City Academy

Gridline Architecture
Lee Valley Regional Park Authority
Martineau
Milmead Industrial Management Ltd.
Mobile Operators Association
Muswell Hill CAAC
Planning Potential

Uganda Welfare Association
Shire Consulting
Moselle Close Residents Association

Transco
Trinity at Bowes Methodist Church
Turkish Cypriot Counselling Group
Turkish Cypriot Elderly Group

Mountview Arts Centre
Grosvenor Road Residents Association

Gus Alexander Architects

London Islamic Cultural Society
London Port Health Authority
London Walking Forum
London Waste Ltd
London Wildlife Trust
London Windows Direct Ltd
Lord Morrison Community Centre
Lordship Lane Infant School
Lordship Lane Junior School
Loren Design Ltd
Love Lane Residents Association
Lovell Partnerships Ltd
M C Dentistry
Manor House Dental Practice
Marianne Davys Architects Ltd
Mario Pilla Architects
Markfield Project
MD Designs
Metropolitan Development Consultancy
Metropolitan Home Ownership
Metropolitan Housing Trust
Metropolitan Police
Metropolitan Police Authority
Metropolitan Police Service
Middle Lane Methodist Church
Middlesex Area Probation Service
Millennium Neighbourhood Watch & Residents Association
Lee Valley Estates
Lee Valley Estates
Innisfree HA
Karin Housing Association
Highgate CAAC
Highgate CAAC
Apna Ghar Housing Association
Carr-Gomm
Circle 33 Housing Trust
Community HT (One HG)
Grainger PLC
Guinness Trust
Habinteg Housing Association Ltd
Hornsey Housing Trust
Housing 21
Islington and Shoreditch HA
Lien Viet Housing Association
Logic Homes Ltd
North London Business
North London Sub-Region
Space Design Consultants Ltd
LB Bromley
St. Martin of Porres RC Primary School
Haringey Leaseholders Association
Haringey Mencap
Turkish Cypriot Community Association
Iceni Projects Limited
Pocket
Pocket Living
Sahil Housing
Sanctuary Group
Sanctuary Housing
Shian Housing Association
Southgate Churches & Wood Green
St Mungo
Teachers Housing Association
The Abbeyfield Society
Pinkham Way Alliance
Muswell Hill Sustainability Group
S. Mary's Vicarage
Networked Neighbourhoods
Cranley Gardens Residents' Association
The Hawthorns RA and Neighbourhood Watch
Haringey Forum for Older People
Woodside High School
LB Lewisham
Barker Parry Town Planning Ltd
Lancasterian Primary School
Haringey Autism
Haringey Breastfeeding Centre
Exposure Organisation
Open Door
Noel Park Over 55's Club
North Grove Residents Association
Mt. Olivet Baptist Church
Murray Graham Architecture Ltd
Murray Mackeson Associates
Muswell Colney Residents Association
Muswell Hill & Highgate Handicapped Pensioners Club
Muswell Hill & Highgate Pensioners Action Group
Muswell Hill & Highgate Pensioners Action Group
Muswell Hill FoE
Muswell Hill Police Station
Muswell Hill Synagogue
Muswell Hill Youth Project
N London Cultural Diversity Group
N.A.G.
National Romany Rights Association
Neelkamal Asian Cultural Centre
Neil Wilson Architects
Nelson Mandela Residents Association
Neo Architects
New Deal for Communities
New Image Design
New River Action Group
New River Sports Centre
New Space
Peacock & Smith for WM Morrison Supermarkets plc
Peacock and Smith
New Stroud Green Health Centre
Newton Architecture

Millicent Fawcett Tenants Association
Millyard 7th day Baptist Church
Ministry of Praise
Missionaries of Africa
MJW
Moravian Church
More Space
Morris House Dental Surgery
Morris House Surgery
Nathaniel Lichfields and Partners
National Federation of Gypsy Liaison Groups
National Market Traders' Federation
Natural England
New Testament Church of God
NHS London
NHS London Healthy Urban Development Unit
Noel Park CAAC
Noel Park North Area Residents Assoication/Noel Park Conservation Area Advisory Committee/Friends of Noel Park
North London Business
North London Chamber of Commerce
North London Partnership Consortium
North London Waste Authority
Office of Government Commerce
Mind In Haringey
Pellings Llp
Oliver Burston Architects
Highgate URC Church
Earlham Primary School
John Rowe-Parr Architects
The Garden History Society
Westminster City Council
Wood Lane Residents Association
Gardens Residents Association (GRA)
Royal Borough of Kingston upon Thames
St. John the Baptist Greek Church
Haringey Pakistan Cultural Society
Haringey Phoenix Group
Haringey Refugee Consortium
Weston Park Primary School
Haringey Solidarity Group
Wood Green Community Link
Haringey Sports Council
Haringey United Church
Haringey Young Carers Project
North Middlesex Hospital
Caldotec Ltd
North Harringay Infant & Junior School
North London West Indian Association
Northumberland Park Community School
Northumberland Park Tenants & Community Association
Northumberland Park Women's & Childrens Centre
npower
Oakdale Resident Association / South Tottenham RA
Okpanam Women's Association
Oromo Community in Haringey
Osel Architecture
Haringey Carers Centre
Haringey Community Volunteer
Haringey Faith Forum
The Clock Tower Practice
Haringey Ghanaian Community
Woodberry Down Baptist Church
Harmony Close Residents Association
HART Architecture
Health and Safety Executive
High Cross Church
High Cross United Reformed Church
Highgate Group Practice
Highgate Library Action Group
NHS London
Nightingale Primary School
Noel Park Infant & Junior School
Noel Park North Area Residents Association
Millennium Dental Practice
St. Paul's Catholic Primary School
Rokesly Junior School
Tynemouth Area Residents' Association
Papa Architects Ltd
Friern Village Residents' Association
Enfield, Haringey and Barnet Samaritans
Dixon Searle LLP
PEEC Family Centre
Planning Perspectives
PTEA
Turkish Cypriot Forum
Rapleys
Umfreville Road Neighbourhood Watch
Redrow Homes (Eastern) Ltd
Restoration Community Project
RPS Planning
Sandlings Residents Association
Savills

People's Christian Fellowship
Perfect Fit Kitchen & Interiors Ltd
Peter Brades Architects
Phoenix Group
Plevna Crescent Residents Association
Police & Community Working Group
Port of London Authority
Post Office
Post Office Counters Ltd
Powergen plc
Pride of Ferry Lane
Propel Projects
Protect Bruce Castle Area (PBCA)
Pyramid Counselling Services
Quorum Associates
Randall Shaw Billingham
Redemption Church of God
Refugee Helpline
Remington Road Residents Association
Rennie & Partners
Resident Association
Rhodes Avenue Primary School
Richard S McCarthy Architect
Rie Nijo Architecture
Risley Avenue Infant & Junior School
Robert Burns Residents Association
Campsbourne School
Parkside & Malvern Residents Association
LB Greenwich
Grovelands, Lemsford & Leabank Residents Assoc.
Muswell Hill Primary School
Family Mediation Service
Sovereign Group Ltd
St. Francis de Sales
Leads Design Partnership
St. Aidan's VC Primary School
Keeping it Simple Training (KIS) Ltd
Home Group
The Parish of Wood Green
Ferry Lane Primary School
St. John Vianney School
Action for Kids Charitable Trust
Muswell Hill Centre
Coleridge Primary School
Stroud Green Primary School
Barnet, Enfield and Haringey Mental Health Trust
Our Lady of Muswell Hill Primary School
Torrington Park Residents Asscociation
The Willow Primary School
Sophia House Residents Association
South Harringay Infant School
South Harringay Junior School
Woodside Residents Association
Outline Building Limited
P R P Architects
P. E. Ottery
P.D. Associates
Palace Gardens Association
Palace Gates Residents Association
Palace View Residents Association
Park Lane Close Residents Association
Park Road Dental Practice
Park Road Pool
Park View Academy
My Dental Care
Park Vue Dental Practice
Parsons Brinckerhoff Ltd
Partridge Way Residents Association
St. Mary Community Centre
St. Mary's CE Infant School
St. Mary's CE Junior School
St. Mary's Greek Orthodox Cathedral
St. Mary's RC Infant & Junior School
St. Michael's CE Primary School
St. Paul the Apostle
St. Paul's
St. Paul's and All Hallows CE Infant School
St. Paul's Church
Savills Planning
Highway Youth Club
Universal Church of the Kingdom of God
Mario Pilla Architects Ltd
LB Merton
Pathmeads
Patrick Hickey Design
Paul Archer Design
Paul Buxton Associates
Peabody Design Group
Peabody Trust
The Bounds Green and District Residents Association
Rapleys LLP
Savills
Mario Pilla Architects Ltd
Planning Bureau - McCarthy and Stone
Dowset Road Residents Association.
Bridge Renewal Trust
Winbourne Martin French (chartered surveyors).
Muswell Hill & Fortis Green CAAC
Transition Crouch End
Hornsey Historical Society member.
MHFGA
CgMs Consulting
London borough of Enfield

Robert Harrison Property
Rolfe Judd Planning Ltd
Royal Mail Property Holdings
Royal Society for the Protection of Birds
RSPB

Rutland House Surgery
Saheli Asian Girls & Young Womens Group
Sakumoh Dance Group
Sanctuary Housing Association
Sanctuary Youth Club
Save Britain's Heritage
Save the Environment of Park & Palace (STEPP)
Savills (L & P) Ltd for Tottenham Hotspur Football Club
Savills Plc

Scenario Architecture
Schamroth + Harriss Architects
Selby Trust

Servite Houses
Seven Sisters Infant & Junior School
Seventh Day Adventist Church
Seymour Road Residents Association
SGI Sokagakkia

Shian Housing Association Ltd
Sierra Leone Community Empowerment Project
Sierra Leone Family Welfare Association
Sigma Design Build UK

South Hornsey Residents Association
Southwood Lane Residents Association
Spenser Associates

Sport England London Region
Sporting & Education Solution
Springfield Avenue Residents Association
St, Paul's and All Hallows CE Junior School
St. Andrews Vicarage
St. Ann's Primary School
St. Anns Church
St. Benet Fink

St. Cuthbert's Church
St. Francis de Sales RC Infant & Junior School
St. Gildas' RC Junior School

St. Ignatuis RC Primary School
St. James CE Primary School
St. James Dental Surgery

St. John the Baptist Greek Church
St. John Vianney Church
Hollickwood Park Campaign

St. John's
St. Marks Methodist Church

Van Rooyen Design

Veryan Court Residents Association

Victim Support Haringey
Holly Park Clinic

St. Peter Le Poer

St. Philip's
St. Philips Church

St. Philips Youth Club
St. Thomas More School
St. Vincent Social & Economic Association

Stagecoach - SELKENT
Stamford Hill Primary School
Stationers Community Centre
Staunton Group Practice
Stephen Donald Architects

Stokley Court Residents Association

Stroud Green Baptist Church
Stroud Green Housing Co-operative

Stroud Green Residents Association
STS Structural Engineering
Stuart Crescent Health Centre

Highgate Newton Community Centre
Stuart Henley & Partners
Studio 11 Design Ltd

Studio 136 Architects
Suffolk Road Residents' Association
Summersby Road Residents Association

Highgate Primary School

Sunshine Garden Centre
Sure Youth Foundation Project

Collins & Coward

Hornsey Historical Society member
A2 Dominion Group

The Highgate Society
Greater London Authority
Urban Vision Partnership Limited
Regulatory Services

Spur Road Surgery
The Surgery
St John's Road Surgery
Myddleton Road Surgery
The Tree Council

The Tree Trust for Haringey

The United Reformed Church
The Victorian Society
The Weymarks Residents Association
Three Valleys Water
Tibbalds TM2
Tiverton Tewkesbury Residents Association
Tomlinson Tree Surgeons
Hill Homes
Tottenham & Wood Green Pensioners Group
Tottenham Baptist Church

Tottenham Community Sports Centre

Tottenham Green Sports Centre

Tottenham Green Taskforce
Hillcrest Tenants & Residents

Simon Bocking Building Services
Simon Levy Associates
Society for the Protection of Ancient Buildings (SPAB)
Solon Housing Co-operative Housing Services
Somali Community Group
Somali Welfare Association
Somerset Gardens Family Health Care
St. James Church
St. Mary's Church
Stapleton Hall Ltd
Stewart Ross Association/Dev Plan
Stock Woolstencroft
Stonewall
Sustrans
Tan Dental Practice
The Queens Mansions Residents Association
Tottenham CAAC
Union Railways (North) Limited
Whittington Hospital Trust
Zairian & Congolese Community Association
Zatkhon Construction Co. Ltd.
Willoughby Road Methodist Church
Turkish Parents Association
Visit London
Vivendi Architects LLP
Voluntary Action Haringey
W. A. Shersby
Warham Road Neighbourhood Watch
Charalambous Architectural Consultant
Welbourne Community Centre
Welbourne Primary School
West Green Baptist Church
West Green Neighbourhood Watch
Holmes Design Ltd
Holmesdale Road & Orchard Road Neighbourhood Watch
Holy Innocents
Holy Trinity Church
Home Craft Consultant
Homebase Ltd
Homebound Social & Luncheon Group
Homes & Community Agency
Wilson & Bell
Haringey Women's Aid
Winkfield Road Community Centre
Wood Green Police Station
LB Enfield
Symon Smith & Partners
T.B.F.H.A
Tasou Associates
Temple of Refuge
Templeton Associates
Tenants Association
Tetherdown Primary School
Thames Gateway London Partnership
Highgate United Synagogue
Highgate Wood School
Highpoint Dental Surgery
Tetlow King Planning
Thames Water Utilities Ltd
Thames Water Wastewater Services
The Alexandra Residents Association
Haringey Council
The Gypsy Council
Hartleys Projects Ltd
8 Stuart Crescent Health Centre,
Woodridings Court Residents Association
Youth Theatre Project
The Green CE Primary School
Network Rail
Association
Tottenham Irish Women's Group
Tottenham Peoples Initiative
Tottenham Police Station
Tottenham Traders Association
Tottenham Trust
Tottenham Women's Aid
Tower Gardens CAAC
Tower Gardens Residents Network
Town & Country Planning Limited
Trafalgar Christian Centre
Hillside Road Residents Group
Hilltop House Residents Association
HM Prison Service
Kings Avenue Dental Practice
Kingsley Place Residents Association
Kurdish Advice Centre
Kurdish Community Centre
Kurdish Housing Association
Turkish Youth Association
Rookfield Estate Residents Association
Turner Avenue Residents Association
United Apostolic Faith Church

Appendix F (3) Site Allocations consultation report

Appendix 1e: Letter of Notification sent to addresses within site allocation boundaries

Dear Sir/Madam,

London Borough of Haringey Draft Local Plan Consultation (Regulation 18)

The Council is writing to consult on Haringey's draft development plan documents. This suite of documents will form the new Haringey Local Plan, which will become the basis upon which planning applications are decided in the borough. As part of the statutory plan making process, the Council is required to consult. We would be grateful for your comments on the proposed documents during the coming consultation period.

You are receiving this letter as this property lies within the Lynton Rd in the Site Allocations document. We welcome comments from all local residents, and have included the relevant pages from the Site Allocations document in this letter to help facilitate your response. Please note that the end of the consultation period is the 27th March, and we are unable to extend this due to the commencement of the purdah period for the General Election.

Subject matter:

The four Development Plan Documents below will form Haringey's Local Plan for the period to 2026.

- Alterations to the Strategic Policies (DPD) (adopted 2013)
- Draft Tottenham Area Action Plan: Preferred Option
- Draft Development Management Policies (DPD): Preferred Option
- Draft Site Allocations (DPD): Preferred Option

The Strategic Policies sets out the Council's spatial strategy for how Haringey will develop and grow over the period to 2026. A partial review is proposed to take account of new growth requirements for the Borough as set out in the London Plan as well as the findings of updated evidence base studies. A schedule of proposed changes is subject to public consultation and comment.

The draft Tottenham Area Action Plan proposes a comprehensive set of policies, proposals and site allocations for future development within the Tottenham area based around the four neighborhoods of Tottenham Hale, Bruce Grove, Seven Sisters/Tottenham Green, & North Tottenham.

The draft Development Management Policies DPD sets out the policies that will be used to assess and determine planning applications for development across the borough. Once adopted, the policies will supersede those contained in the Haringey Unitary Development Plan (2006).

The draft Site Allocations DPD allocates 'proposal sites' for development where opportunities have been identified, and identifies new or revised designations to which planning policies will apply (including shopping frontages and reclassification of industrial designated land), outside of the Tottenham AAP area. Once adopted, the proposal sites and designations will appear on the Haringey policies map, replacing that which accompanies the Haringey Unitary Development Plan (2006).

Area covered:

The draft Tottenham Area Action Plan area comprises the wards of Northumberland Park, Tottenham Hale and Tottenham Green, and parts of the Bruce Grove, St. Ann's and Seven Sisters.

The Strategic Policies (Partial Review) and draft Development Management Policies apply to the entire Borough, while the draft Site Allocations DPD applies to that part of the Borough outside of the draft Tottenham AAP boundary.

Period within which representations must be made:

Representations can be made over the six week publication period, beginning on Monday 9th February and ending at 5pm on Friday 27th March 2015.

Where have the documents been made available, and the places and times at which they can be inspected:

The four DPDs and supporting documentation are available for inspection at the following locations:

- Council's Local Plan Consultation website: www.haringey.gov.uk/localplan ;
- Council's Planning Office: River Park House, 6th Floor, Wood Green, N22 8HQ;
- Council's Civic Offices, High Road, Wood Green, N22 8LE;
- During normal opening hours at all Haringey Council Libraries.

Making a representation:

The Council welcomes comments on the four DPDs. At this early stage in the plan making process there is no prescribed form for how comments are to be made, however, it does help the Council to analyse comments if the comment references the part or section of the document to which they apply. The Council would also encourage people to suggest the changes they would make to the document to address their concern.

Representations can be made:

- by email at: ldf@haringey.gov.uk; or
- by post to: Local Plan Consultation, Planning Policy, Haringey Council, River Park House, 225 High Road, Wood Green, London N22 8HQ.

Please note that all representations received will be made publicly available. If you wish to be notified about the progress of the plan, please note this in your response to the consultation.

Comments must be received by 5pm on Friday 27th March 2015.

Further information:

For any further enquiries, please email ldf@haringey.gov.uk or contact the Local Plan Team on Tel. 020 8489 1479.

Yours sincerely,

Stephen Kelly

Stephen Kelly, Assistant Director, Planning

Appendix 1f: List of addresses within site allocation boundaries (Except SA63: Broadwater Farm)

Draft Site Allocation	ADDRESS Letter Sent to
16-54 Wood Green High Rd	20 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	22 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	34 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	42 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	18 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	48-50 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	30 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	46 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	36 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	38 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	28 High Road, London, London Borough of Haringey, N22 6BQ
16-54 Wood Green High Rd	32 High Road, London, London Borough of Haringey, N22 6BW
16-54 Wood Green High Rd	26 High Road, London, London Borough of Haringey, N22 6BY
16-54 Wood Green High Rd	40 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	44-46 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	52-54 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	Shop A,, 42 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	24 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	Shop,, 24 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	Second Floor, 10 High Road, Wood Green, London, N22 6BX
16-54 Wood Green High Rd	First Floor,, 16-20 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	Second Floor,, 16-20 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	First Floor Flat, 10 High Road, Wood Green, London, N22 6BX
16-54 Wood Green High Rd	16-20 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	Advertising Right outside 26, High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	Bury Road Car Park, Bury Road, London, London Borough of Haringey, N22 6HS
16-54 Wood Green High Rd	Ground Floor Shop,, 30 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	First Floor Flat,, 24 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	Car Park rear of 28-36, High Road, Wood Green, London, London Borough of Haringey,
16-54 Wood Green High Rd	Media House, 10 Bury Road, London, N22 6HS
16-54 Wood Green High Rd	Flat 1,, 42 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	Flat 2,, 42 High Road, London, London Borough of Haringey, N22 6BX
16-54 Wood Green High Rd	16 High Road, London, N22 6BX
16-54 Wood Green High Rd	Snooker Club, 48-54 High Road, London, N22 6BX
16-54 Wood Green High Rd	Rooftop Telecommunications Station 9095, 26 High Road, 26 High Road, Wood Green, London, London Borough of Haringey
16-54 Wood Green High Rd	Advertising Right Lamp Post HR5P outside 18, High Road, Wood Green, London, London Borough of Haringey,

460-470 Archway Rd	Wellington Sidings, Archway Road, London, London Borough of Haringey, N6 4JD
460-470 Archway Rd	, Archway Road, Hornsey, London, London Borough of Haringey,
460-470 Archway Rd	, Archway Road, Hornsey, London, London Borough of Haringey,
460-470 Archway Rd	, Archway Road, Hornsey, London, London Borough of Haringey,
460-470 Archway Rd	, Archway Road, Hornsey, London, London Borough of Haringey,
460-470 Archway Rd	Builders Merchants Yard, Wellington Sidings, Archway Road, London, London Borough of Haringey, N6 4JD
460-470 Archway Rd	Warehouse, 460 Archway Road, London, N6 4JD
50-56 Mono House	Standard Works, Lawrence Road, London, London Borough of Haringey, N15 4EG
50-56 Mono House	56A Lawrence Road, London, London Borough of Haringey, N15 4EG
50-56 Mono House	54 Lawrence Road, London, London Borough of Haringey, N15 4EG
50-56 Mono House	50-56 Mono House, Lawrence Road, Tottenham, London, N15 4EG
50-56 Mono House	52 Lawrence Road, London, London Borough of Haringey, N15 4EG
50-56 Mono House	Ground Floor Flat,, 52 Lawrence Road, London, London Borough of Haringey, N15 4EG
50-56 Mono House	56B Lawrence Road, London, N15 4EG
Alexandra Palace	Laboratory Spa and Health Club, The Avenue, Hornsey, London, N10 2QE
Alexandra Palace	Flat B, 88 Mayes Road, Wood Green, London, N22 6SY
Alexandra Palace	Flat A, 10 Newnham Road, Wood Green, London, N22 5SS
Alexandra Palace	Flat B, 10 Newnham Road, Wood Green, London, N22 5SS
Alexandra Palace	Flat C, 10 Newnham Road, Wood Green, London, N22 5SS
Alexandra Palace	Flat A, 12 Newnham Road, Wood Green, London, N22 5SS
Alexandra Palace	Flat B, 12 Newnham Road, Wood Green, London, N22 5SS
Alexandra Palace	Flat B, 14 Newnham Road, Wood Green, London, N22 5SS
Alexandra Palace	21 Finsbury Road, London, London Borough of Haringey, N22 4PA
Alexandra Palace	23 Finsbury Road, London, London Borough of Haringey, N22 4PA
Alexandra Palace	Flat C, 88 Mayes Road, Wood Green, London, N22 6SY
Alexandra Palace	Flat 1,, 49 Parkland Road, London, London Borough of Haringey, N22 6SU
Alexandra Palace	Flat 2,, 49 Parkland Road, London, London Borough of Haringey, N22 6SU
Alexandra Palace	Flat C, 11 White Hart Lane, Wood Green, London, N22 5SL
Alexandra Palace	Flat 3, 27 White Hart Lane, Wood Green, London, N22 5SL
Alexandra Palace	Flat B, 28 Wolseley Road, Wood Green, London, N22 7TW
Alexandra Palace	Flat C, 43 Palace Gates Road, Wood Green, London, N22 7BW
Alexandra Palace	Ski Centre, Alexandra Park, Alexandra Palace Way, Wood Green, London,
Alexandra Palace	Flat C, 3-4 Tower Terrace, Wood Green, London, N22 6SX
Alexandra Palace	Flat A, 9 White Hart Lane, Wood Green, London, N22 5SL
Alexandra Palace	Flat A, 11 White Hart Lane, Wood Green, London, N22 5SL
Alexandra Palace	Flat B, 11 White Hart Lane, Wood Green, London, N22 5SL
Alexandra Palace	Flat C, 19 White Hart Lane, Wood Green, London, N22 5SL
Alexandra Palace	Flat A, 21 White Hart Lane, Wood Green, London, N22 5SL

Alexandra Palace	Flat B, 21 White Hart Lane, Wood Green, London, N22 5SL
Alexandra Palace	Flat C, 21 White Hart Lane, Wood Green, London, N22 5SL
Alexandra Palace	Flat A, 35 White Hart Lane, Wood Green, London, N22 5SL
Alexandra Palace	Advertising right adjoining Alexandra Palace, Alexandra Palace, Alexandra Palace Way, Wood Green, London, London Borough of Haringey
Alexandra Palace	Advertising right Palm Court entrance, Alexandra Palace, Alexandra Palace Way, Wood Green, London, London Borough of Haringey
Alexandra Palace	Exhibition Halls and Ice Rink, Alexandra Palace, Alexandra Palace Way, Wood Green, London, N22 7AY
Alexandra Palace	, Alexandra Palace Way, Wood Green, London, London Borough of Haringey,
Alexandra Palace	Street Record, Alexandra Palace Way, Wood Green, London, London Borough of Haringey,
Alexandra Palace	Street Record, Bedford Road, Wood Green, London, London Borough of Haringey,
Alexandra Palace	Flat A, 83 Bounds Green Road, Wood Green, London, N22 8DF
Alexandra Palace	Cricket Ground, Alexandra Park, Alexandra Palace Way, Wood Green, London, London Borough of Haringey
Alexandra Palace	The Lake, Alexandra Park, Alexandra Palace Way, Wood Green, London, London Borough of Haringey
Alexandra Palace	Boat house, Alexandra Park, Alexandra Palace Way, Wood Green, London, London Borough of Haringey
Alexandra Palace	Miniature golf course, Alexandra Park, Alexandra Palace Way, Wood Green, London, London Borough of Haringey
Alexandra Palace	Telecommunications Station 4582, Alexandra Palace, Alexandra Palace Way, Wood Green, London, N22 7AY
Alexandra Palace	Bus Shelter 11211 south of The Grove, Alexandra Palace Way, Wood Green, London, London Borough of Haringey,
Alexandra Palace	Bus shelter 11216 south of path to The Grove, Alexandra Palace Way, Wood Green, London, London Borough of Haringey,
Alexandra Palace	Storage Warehouse, 118 Priory Road, London, London Borough of Haringey, N8 7HP
Alexandra Palace	Alexandra Park Playing Field, Newland Road, Hornsey, London,
Alexandra Palace	Alexandra Park, Alexandra Palace Way, Wood Green, London, London Borough of Haringey,
Alexandra Palace	BBC Television Studios, Alexandra Palace, Alexandra Palace Way, Wood Green, London, N22 7AY
Alexandra Palace	Campsbourne Play Centre, Newland Road, Hornsey, London, N8 7HJ
Alexandra Palace	Electricity Sub Station, The Avenue, Hornsey, London,
Alexandra Palace	Community Centre, The Avenue, Hornsey, London, N10 2QL
Alexandra Palace	, Dukes Avenue, Hornsey, London, London Borough of Haringey,
Alexandra Palace	Paddling pool, Alexandra Park, Alexandra Palace Way, Wood Green, London, London Borough of Haringey
Alexandra Palace	Electricity sub station, Alexandra Palace, Alexandra Palace Way, Wood Green, London, London Borough of Haringey
Alexandra Palace	Alexandra Palace, Alexandra Palace Way, Wood Green, London, N22 7AY
Alexandra Palace	Meeson House , The Avenue, Hornsey, London,

Alexandra Palace	Cricket Pavilion, Alexandra Park, Alexandra Palace Way, Wood Green, London, London Borough of Haringey
Alexandra Palace	Garage Colony adjoining 102, Dukes Avenue, London, London Borough of Haringey, N10 2QA
Alexandra Palace	Former Actual Workshop The Grove, Alexandra Palace Way, Wood Green, London, London Borough of Haringey,
Alexandra Palace	Playground, Alexandra Park, Alexandra Palace Way, Wood Green, London, London Borough of Haringey
Alexandra Palace	Restaurant at The Grove, Alexandra Palace Way, Wood Green, London, N22 7BA
Alexandra Palace	Telecommunications Station 33497, Alexandra Palace, Alexandra Palace Way, Wood Green, London, N22 7AY
Arena Design Centre	Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit M, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit E1A, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit B2, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit K, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit L, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit J, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit G, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit A1, Arena Business Centre, 71 Ashfield Road, Tottenham, London, N4 1NY
Arena Design Centre	Unit A2, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit B1, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit D, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit F, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit I, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit H, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit E1, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit A3, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit B3, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit A5, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY

Arena Design Centre	Flat K1, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Flat K2, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Flat K3, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Flat K4, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Flat K5, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Flat K6, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Flat K7, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Flat Unit G, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit C, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit A, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit B5, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit C5, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Design Centre	Unit D5, Arena Business Centre, 71 Ashfield Road, London, London Borough of Haringey, N4 1NY
Arena Retail Park	430 Green Lanes, Hornsey, London, N4 1DT
Arena Retail Park	Supermarket, 4 Williamson Road, London, London Borough of Haringey, N4 1UJ
Arena Retail Park	Basement Front, 388 Green Lanes, Hornsey, London, N4 1DW
Arena Retail Park	Street Record, Williamson Road, Tottenham, London, London Borough of Haringey,
Arena Retail Park	Harringay Green Lanes Railway Station, Green Lanes, Hornsey, London,
Arena Retail Park	Store, 430 Green Lanes, Hornsey, London, N4 1DT
Arena Retail Park	, Finsbury Park Avenue, Tottenham, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 1, Cornell Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 2, Cornell Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 3, Cornell Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 4, Cornell Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	, Finsbury Park Avenue, Tottenham, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 1, Columbus Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 2, Columbus Apartments, Finsbury Park Avenue, London, London

	Borough of Haringey, N4 1BF
Arena Retail Park	Flat 3, Columbus Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 4, Columbus Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 5, Columbus Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 6, Columbus Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 7, Columbus Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 8, Columbus Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 5, Sommerville Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 6, Sommerville Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 7, Sommerville Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 8, Sommerville Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 2, Wolfson Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 3, Wolfson Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 4, Wolfson Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 5, Wolfson Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 6, Wolfson Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 7, Wolfson Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 8, Wolfson Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 1, Sommerville Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 2, Sommerville Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 3, Sommerville Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Flat 4, Sommerville Apartments, Finsbury Park Avenue, London, London Borough of Haringey, N4 1BF
Arena Retail Park	Arena Shopping Park, Williamson Road, London, London Borough of Haringey, N4 1ED
Arena Retail Park	Unit 3 Royal Mail Sorting Office, Arena Shopping Park, Williamson Road, London, London Borough of Haringey, N4 1ED
Arena Retail Park	Unit 1, Arena Shopping Park, Williamson Road, London, London Borough of Haringey, N4 1ED
Arena Retail Park	Unit 2, Arena Shopping Park, Williamson Road, London, London

	Borough of Haringey, N4 1ED
Arena Retail Park	Unit 4, Arena Shopping Park, Williamson Road, London, London Borough of Haringey, N4 1ED
Arena Retail Park	Unit 5, Arena Shopping Park, Williamson Road, London, London Borough of Haringey, N4 1ED
Arena Retail Park	Unit 6, Arena Shopping Park, Williamson Road, London, London Borough of Haringey, N4 1ED
Arena Retail Park	Unit 5A, Arena Shopping Park, Williamson Road, London, London Borough of Haringey, N4 1ED
Arena Retail Park	Drive through restaurant, Williamson Road, London, London Borough of Haringey, N4 1DR
Arena Retail Park	Ground Floor Factory,, 1A Hermitage Road, London, London Borough of Haringey, N4 1DF
Arena Retail Park	Unit 4C, Arena Shopping Park, Williamson Road, London, London Borough of Haringey, N4 1ED
Arena Retail Park	Unit 4B, Arena Shopping Park, Williamson Road, London, London Borough of Haringey, N4 1ED
Arena Retail Park	Unit 4E, Arena Shopping Park, Williamson Road, London, London Borough of Haringey, N4 1ED
Arena Retail Park	Unit 4D, Arena Shopping Park, Williamson Road, London, London Borough of Haringey, N4 1ED
Barber Wilson	Boundary Garage, Crawley Road, Tottenham, London, N22 6AG
Barber Wilson	Boundary Garage, Crawley Road, Tottenham, London, N22 6AG
Barber Wilson	Victoria House, Crawley Road, Tottenham, London, N22 6AG
Barber Wilson	Victoria House, Crawley Road, Tottenham, London, N22 6AG
Barber Wilson	Units A B E, Victoria House, Crawley Road, Tottenham, London, N22 6AG
Barber Wilson	Units A B E, Victoria House, Crawley Road, Tottenham, London, N22 6AG
Barber Wilson	Foundry, Crawley Road, Tottenham, London, N22 6AG
Barber Wilson	Foundry, Crawley Road, Tottenham, London, N22 6AG
Barber Wilson	Telecommunications Station, Foundry, Crawley Road, Tottenham, London, N22 6AG
Barber Wilson	Telecommunications Station, Foundry, Crawley Road, Tottenham, London, N22 6AG
Barber Wilson	Unit C, Victoria House, Crawley Road, Tottenham, London, N22 6AG
Barber Wilson	Unit C, Victoria House, Crawley Road, Tottenham, London, N22 6AG
Bury Rd Car Park	2B Lymington Avenue, London, London Borough of Haringey, N22 6JA
Bury Rd Car Park	66-68 High Road, London, London Borough of Haringey, N22 6HL
Bury Rd Car Park	Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	2A, Lymington Avenue, Wood Green, London, N22 6JA
Bury Rd Car Park	74 High Road, London, London Borough of Haringey, N22 6HL
Bury Rd Car Park	56 High Road, London, London Borough of Haringey, N22 6BX
Bury Rd Car Park	70 High Road, London, London Borough of Haringey, N22 6HL
Bury Rd Car Park	72 High Road, London, London Borough of Haringey, N22 6HL
Bury Rd Car Park	1 Dovecote Avenue, Wood Green, London, N22 6HP
Bury Rd Car Park	58-60 High Road, London, London Borough of Haringey, N22 6BX

Bury Rd Car Park	103A High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	6-8 Lymington Avenue, London, London Borough of Haringey, N22 6JA
Bury Rd Car Park	72A High Road, London, N22 6HL
Bury Rd Car Park	Flat 1, 72A High Road, London, N22 6HL
Bury Rd Car Park	Flat 2, 72A High Road, London, N22 6HL
Bury Rd Car Park	Shop,, 56 High Road, London, London Borough of Haringey, N22 6BX
Bury Rd Car Park	Flat 69, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 70, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 71, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 72, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 73, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 76, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 77, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 79, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 80, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 81, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 82, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 58, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 59, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 60, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 61, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 62, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 63, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 64, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 65, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 66, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 67, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 83, Page High, 4 Lymington Avenue, London, London Borough of

	Haringey, N22 6JQ
Bury Rd Car Park	Flat 84, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 85, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 88, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 89, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 90, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 91, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 92, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 17, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 18, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 19, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 20, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 21, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 22, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 23, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 24, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 25, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 27, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 29, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 30, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 2, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 3, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 4, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 5, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 6, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 7, Page High, 4 Lymington Avenue, London, London Borough of

	Haringey, N22 6JQ
Bury Rd Car Park	Flat 8, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 9, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 10, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 12, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 15, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 16, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 31, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 32, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 33, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 34, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 35, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 36, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 37, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 39, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 40, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 41, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 42, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 43, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 46, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 47, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 50, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 51, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 52, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 53, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 54, Page High, 4 Lymington Avenue, London, London Borough of

	Haringey, N22 6JQ
Bury Rd Car Park	Flat 55, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	, High Road, Wood Green, London, London Borough of Haringey,
Bury Rd Car Park	1, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	3, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	4, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	5, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	6-7, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	8, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	9, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	10, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	11, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	12, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	13, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	14, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	2, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	62 High Road, London, London Borough of Haringey, N22 6DH
Bury Rd Car Park	Offices rear of 64-74, High Road, London, London Borough of Haringey, N22 6HL
Bury Rd Car Park	64 High Road, London, London Borough of Haringey, N22 6DH
Bury Rd Car Park	Flat 13, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 14, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 44, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 45, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 56, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 57, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 74, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 75, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ

Bury Rd Car Park	Flat 86, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat 87, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Committee Room, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Office, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	Flat A, 11, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	2A Lymington Avenue, London, London Borough of Haringey, N22 6JA
Bury Rd Car Park	First and Second Floor Offices,, 56 High Road, London, London Borough of Haringey, N22 6BX
Bury Rd Car Park	2 Lymington Avenue, London, London Borough of Haringey, N22 6JA
Bury Rd Car Park	Advertising Right, Dovecote Avenue, Wood Green, London,
Bury Rd Car Park	10A, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	Flat B, 11, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	13A, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	Flat 49, Page High, 4 Lymington Avenue, London, London Borough of Haringey, N22 6JQ
Bury Rd Car Park	12A, Cheapside, High Road, Wood Green, London, N22 6HH
Bury Rd Car Park	4A, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	1A, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	3A, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	10B, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	Upper Flat, 12, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Bury Rd Car Park	10C, Cheapside, High Road, London, London Borough of Haringey, N22 6HH
Civic Centre	247 High Road, London, London Borough of Haringey, N22 8HF
Civic Centre	, High Road, Wood Green, London, London Borough of Haringey,
Civic Centre	, High Road, Wood Green, London, London Borough of Haringey,
Civic Centre	Rooftop Communications Station, Civic Centre, High Road, London, London Borough of Haringey, N22 8LE
Civic Centre	Civic Centre, High Road, London, London Borough of Haringey, N22 8LE
Clarendon Rd South	33 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Rd South	10 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Rd South	Clarendon Day Centre, Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ

Clarendon Rd South	60-70 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Rd South	11 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DD
Clarendon Rd South	13 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DD
Clarendon Rd South	15 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DD
Clarendon Rd South	19 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DD
Clarendon Rd South	25-27 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DD
Clarendon Rd South	Unit B13, Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Rd South	50 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Rd South	32 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Rd South	141 Turnpike Lane, London, London Borough of Haringey, N8 0EA
Clarendon Rd South	62 Clarendon Road off Hornsey Park Road, Wood Green, London, London Borough of Haringey,
Clarendon Rd South	Unit 1,, 25-27 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DD
Clarendon Rd South	Unit 1A,, 25-27 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DD
Clarendon Rd South	Unit 2,, 25-27 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DD
Clarendon Rd South	30-36 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Rd South	Flat A,, 50 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Rd South	First Floor Offices,, 50 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Rd South	West Indian Cultural Centre, Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Rd South	First Floor, 30,, 30-36 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Rd South	Street Record, Turnpike Lane, Wood Green, London, London Borough of Haringey,
Clarendon Rd South	Electricity Sub Station,, 50 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Rd South	66-68 Clarendon Road off Hornsey Park Road, Wood Green, London, London Borough of Haringey,
Clarendon Rd South	Dance Studio First Floor,, 50 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Rd South	Acting School First Floor,, 50 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Rd South	Unit 1,, 50 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Rd South	Unit 2,, 50 Clarendon Road off Hornsey Park Road, London, London

	Borough of Haringey, N8 0DJ
Clarendon Rd South	Telecommunications Station,, 60-70 Clarendon Road off Hornsey Park Road, London, London Borough of Haringey, N8 0DJ
Clarendon Square Gateway	Bittern Place, Coburg Road, London, London Borough of Haringey, N22 6TP
Clarendon Square Gateway	20 Brook Road, London, London Borough of Haringey, N22 6TR
Clarendon Square Gateway	59 Mayes Road, Wood Green, London, N22 6TN
Clarendon Square Gateway	St Johns Church, Brook Road, London, London Borough of Haringey, N22 6TR
Clarendon Square Gateway	Unit 3, Bittern Place, Coburg Road, London, London Borough of Haringey, N22 6TP
Clarendon Square Gateway	Unit 1, Bittern Place, Coburg Road, London, London Borough of Haringey, N22 6TP
Clarendon Square Gateway	Unit 4, Bittern Place, Coburg Road, London, London Borough of Haringey, N22 6TP
Clarendon Square Gateway	Unit 2, Bittern Place, Coburg Road, London, London Borough of Haringey, N22 6TP
Clarendon Square Gateway	3A, Bittern Place, Coburg Road, Wood Green, London, N22 6TP
Clarendon Square Gateway	3B, Bittern Place, Coburg Road, Wood Green, London, N22 6TP
Clarendon Square Gateway	3C, Bittern Place, Coburg Road, Wood Green, London, N22 6TP
Clarendon Square Gateway	Unit 1, 20 Brook Road, Wood Green, London, N22 6TR
Clarendon Square Gateway	Unit 2, 20 Brook Road, Wood Green, London, N22 6TR
Clarendon Square Gateway	Unit 3, 20 Brook Road, Wood Green, London, N22 6TR
Clarendon Square Gateway	Unit 5-7,, 20 Brook Road, London, London Borough of Haringey, N22 6TR
Clarendon Square Gateway	Cafe,, 20 Brook Road, London, London Borough of Haringey, N22 6TR
Clarendon Square Gateway	Street Record, Lawton Road, Wood Green, London,
Clarendon Square Gateway	Unit 1-4,, 20 Brook Road, London, London Borough of Haringey, N22 6TR
Coppetts Wood Hospital	Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Greenfield School, Coppetts Road, London, London Borough of Haringey, N10 1JP
Coppetts Wood Hospital	Nurses Home Block A 1, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block D 1, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 23, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 25, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 27, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 28, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 29, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 31, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN

Coppetts Wood Hospital	Nurses Home Block A 32, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 33, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block D 2, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block D 4, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block D 6, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block D 7, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block D 8, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block D 10, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block D 11, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 1-2, Coppetts Wood Hospital, Coppetts Road, Hornsey, London, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 1-4, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 1-8, Coppetts Wood Hospital, Coppetts Road, Hornsey, London, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 1-9, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 1-10, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 1-12, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 2-1, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 2-2, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 2-3, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 2-7, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 2-9, Coppetts Wood Hospital, Coppetts Road, Hornsey, London, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 2-12, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 3-1, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 3-5, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 3-6, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 3-9, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN

Coppetts Wood Hospital	Nurses Home Block J 3-10, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 4-1, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 4-4, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 4-10, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 4-11, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 3-11, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 2, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 5, Coppetts Wood Hospital, Coppetts Road, Hornsey, London, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 6, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 7, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 9, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 10, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 11, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 13, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 15, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 16, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 17, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 19, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 20, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 21, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 24, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block D 3, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 4-12, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block D, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN

Coppetts Wood Hospital	Nurses Home Block A 3, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 1-1, Coppetts Wood Hospital, Coppetts Road, Hornsey, London, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 18, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 22, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 26, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 30, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 34, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block D 5, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block D 9, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 1-3, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 1-7, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 4-5, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 4, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 8, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 12, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A 14, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 2-4, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 2-8, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 3-4, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 3-12, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 4-9, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block J 4-6, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Coppetts Wood Hospital	Nurses Home Block A, Coppetts Wood Hospital, Coppetts Road, London, London Borough of Haringey, N10 1JN
Cross Lane	Pool Motors, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	1A, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	Unit F, 2 Cross Lane, Hornsey, London, N8 7SA
Cross Lane	3 Cross Lane, Hornsey, London, N8 7SA

Cross Lane	Vale Cottages, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	1, Vale Cottages, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	2A, Vale Cottages, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	2, Vale Cottages, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	3, Vale Cottages, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	Unit 1 Ground Floor, Post Mark House, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	Post Mark House, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	Unit 3 First Floor, Post Mark House, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	Unit 2 First Floor, Post Mark House, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	Unit 4 Second Floor, Post Mark House, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	Land to the rear, Cross Lane, Hornsey, London,
Cross Lane	Unit 5 First Floor West, Post Mark House, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	Unit 5 First Floor East, Post Mark House, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	Unit 5 Second Floor, Post Mark House, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	Croft Works, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	Unit 4A, Smithfield Works, Cross Lane, Hornsey, London, N8 7SA
Cross Lane	Unit 4B, Smithfield Works, Cross Lane, Hornsey, London, N8 7SA
Crusader Industrial Estate	Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 3, Crusader Industrial Estate, 167 Hermitage Road, Tottenham, London, N4 1LZ
Crusader Industrial Estate	Unit 14, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 7-9, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1FB
Crusader Industrial Estate	Unit 11, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1FD
Crusader Industrial Estate	Unit 2, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 11A, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 1, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 6, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 10, Crusader Industrial Estate, 167 Hermitage Road, Tottenham, London, N4 1LZ
Crusader Industrial Estate	Unit 12, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	First Floor Flat,, 169 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Ground Floor Flat,, 169 Hermitage Road, London, London Borough of

	Haringey, N4 1LZ
Crusader Industrial Estate	First Floor Flat,, 175 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Ground Floor Flat,, 175 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 11B, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 5, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 13, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 10C, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 10D, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 10A, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 10B, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 3 A, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 3 B, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 3 C, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Crusader Industrial Estate	Unit 3 D, Crusader Industrial Estate, 167 Hermitage Road, London, London Borough of Haringey, N4 1LZ
Finsbury Park Bowling Alley	269 Seven Sisters Road, Hornsey, London, N4 2DE
Finsbury Park Bowling Alley	271 Seven Sisters Road, Hornsey, London, N4 2DE
Finsbury Park Bowling Alley	265 Seven Sisters Road, Hornsey, London, N4 2DE
Finsbury Park Bowling Alley	Public House, 263 Seven Sisters Road, Hornsey, London, N4 2DE
Finsbury Park Bowling Alley	267 Seven Sisters Road, Hornsey, London, N4 2DE
Finsbury Park Bowling Alley	Unit 3a,, 2-8 Upper Tollington Park, London, London Borough of Haringey, N4 3EL
Finsbury Park Bowling Alley	269-271 Seven Sisters Road, Hornsey, London, N4 2DE
Finsbury Park Bowling Alley	Flat 1, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 2, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 4, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 5, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 6, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 7, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 8, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF

Finsbury Park Bowling Alley	Flat 9, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 10, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 11, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 14, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 15, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 17, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 18, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 19, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 20, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 21, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 22, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 23, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 24, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 25, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 26, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 12, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 13, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Entrance to Parkland Walk, Stroud Green Road, Hornsey, London, London Borough of Haringey,
Finsbury Park Bowling Alley	Public Conveniences Finsbury Gate, Finsbury Park, Green Lanes, Hornsey, London,
Finsbury Park Bowling Alley	Finsbury Gate Playground, Finsbury Park, Green Lanes, Hornsey, London,
Finsbury Park Bowling Alley	Flat 27, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat 28, Jennings Court, 2-8 Stroud Green Road, London, London Borough of Haringey, N4 2DF
Finsbury Park Bowling Alley	Flat A, 265 Seven Sisters Road, Hornsey, London, N4 2DE
Finsbury Park Bowling Alley	Flat, Public House, 263 Seven Sisters Road, Hornsey, London, N4 2DE
Finsbury Park Bowling Alley	Flat, 267 Seven Sisters Road, Hornsey, London, N4 2DE
Finsbury Park Bowling Alley	Shop, 265 Seven Sisters Road, Hornsey, London, N4 2DE
Finsbury Park Bowling Alley	Shop, 267 Seven Sisters Road, Hornsey, London, N4 2DE
Green Riding's House	Green Riding House, 245 High Road, London, London Borough of

	Haringey, N22 8HR
Green Riding's House	Rooftop Communications Station, Green Riding House, 245 High Road, London, London Borough of Haringey, N22 8HR
Harringey Proffessional Centre	Haringey Professional Development Centre, Downhills Park Road, Tottenham, London, N17 6AR
Harringey Proffessional Centre	Teacher Development Centre, Unit 7, Haringey Professional Development Centre, Downhills Park Road, Tottenham, London, N17 6AR
Harringey Proffessional Centre	Caretakers House, Haringey Professional Development Centre, Downhills Park Road, Tottenham, London, N17 6AR
Highgate Bowl	10 Broadbent Close, Hornsey, London, N6 5JW
Highgate Bowl	Highgate Garden Centre, Townsend Yard, Hornsey, London, N6 5JF
Highgate Bowl	8 Broadbent Close, Hornsey, London, N6 5JW
Highgate Bowl	1 Townsend Yard, Hornsey, London, N6 5JF
Highgate Bowl	2 Broadbent Close, Hornsey, London, N6 5JW
Highgate Bowl	3 Broadbent Close, Hornsey, London, N6 5JW
Highgate Bowl	6 Broadbent Close, Hornsey, London, N6 5JW
Highgate Bowl	7 Broadbent Close, Hornsey, London, N6 5JW
Highgate Bowl	9 Broadbent Close, Hornsey, London, N6 5JW
Highgate Bowl	Dukes Head, 16 Highgate High Street, London, London Borough of Haringey, N6 5JG
Highgate Bowl	1 Broadbent Close, Hornsey, London, N6 5JW
Highgate Bowl	4 Broadbent Close, Hornsey, London, N6 5JW
Highgate Bowl	5 Broadbent Close, Hornsey, London, N6 5JW
Highgate Bowl	Electricity Sub Station, Townsend Yard, Hornsey, London,
Highgate Bowl	Store rear of 62-64, Highgate High Street, London, London Borough of Haringey, N6 5HX
Highgate Bowl	,
Highgate Bowl	Store, Townsend Yard, Hornsey, London,
Highgate Bowl	12 Broadbent Close, Hornsey, London, N6 5JW
Highgate Bowl	Garage rear of Park View Cottage, Dukes Head Yard, Hornsey, London,
Highgate Bowl	Garages 8-9, Townsend Yard,
Highgate Bowl	Ground Floor Office, 4 Broadbent Close, Hornsey, London, N6 5JW
Highgate Bowl	First Floor Office, 4 Broadbent Close, Hornsey, London, N6 5JW
Highgate Bowl	Transmitter mast 265527, Townsend Yard, Hornsey, London,
Highgate Bowl	Communication Station, Broadbent Close, Hornsey, London,
Highgate Bowl	11 Broadbent Close, Hornsey, London, N6 5JW
Highgate Bowl	Garage 7, Townsend Yard, Hornsey, London,
Highgate Bowl	Communication Station 9775, Dukes Head, 16 Highgate High Street, London, London Borough of Haringey, N6 5JG
Highgate Bowl	7 Townsend Yard, Hornsey, London, N6 5JF
Highgate Rail & Gonnerman's	Highgate Underground Station, Archway Road, London, London Borough of Haringey, N6 5UA
Highgate Rail & Gonnerman's	412 Archway Road, London, London Borough of Haringey, N6 5UA
Highgate Rail &	408-410 Archway Road, London, London Borough of Haringey, N6

Gonnerman's	4NA
Highgate Rail & Gonnerman's	Station Cottage, Priory Gardens, Hornsey, London, N6 5QT
Highgate Rail & Gonnerman's	Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	1, Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	2, Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	3, Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	4, Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	5, Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	6, Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	7, Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	8, Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	10, Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	11, Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	12, Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	13, Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	14, Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	15, Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	16, Goldsmith Court, Shepherds Hill, London, London Borough of Haringey, N6 5AE
Highgate Rail & Gonnerman's	Kiosk, Highgate Underground Station, Archway Road, London, London Borough of Haringey, N6 5UA
Highgate Rail & Gonnerman's	Allotment Gardens adjoining Highgate Library, Shepherds Hill, Hornsey, London, London Borough of Haringey,
Highgate Rail & Gonnerman's	, Shepherds Hill, Hornsey, London, London Borough of Haringey,
Highgate School	Flat A, 6 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat B, 6 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat C, 6 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat A, 8 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat B, 8 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat C, 8 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat D, 8 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	10 Bishopswood Road, Hornsey, London, N6 4NY

Highgate School	Flat A, 10 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	9 Field House, Bishopswood Road, Hornsey, London, N6 4PD
Highgate School	8 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	11 Bishopswood Road, Hornsey, London, N6 4PB
Highgate School	13 Bishopswood Road, Hornsey, London, N6 4PB
Highgate School	15 Bishopswood Road, Hornsey, London, N6 4PB
Highgate School	22A Broadlands Road, Hornsey, London, N6 4AG
Highgate School	24 Broadlands Road, Hornsey, London, N6 4AG
Highgate School	Highgate Tabernacle, Southwood Lane, London, London Borough of Haringey, N6 5EE
Highgate School	Tomb of Thomas Causton, Highgate School, North Road, Hornsey, London, London Borough of Haringey
Highgate School	2 Castle Yard, London, London Borough of Haringey, N6 5DZ
Highgate School	3 Castle Yard, London, London Borough of Haringey, N6 5DZ
Highgate School	4 Castle Yard, London, London Borough of Haringey, N6 5DZ
Highgate School	7 Castle Yard, London, London Borough of Haringey, N6 5DZ
Highgate School	8 Castle Yard, London, London Borough of Haringey, N6 5DZ
Highgate School	9 Castle Yard, London, London Borough of Haringey, N6 5DZ
Highgate School	10 Castle Yard, London, London Borough of Haringey, N6 5DZ
Highgate School	11 Castle Yard, London, London Borough of Haringey, N6 5DZ
Highgate School	26 North Road, London, London Borough of Haringey, N6 4BQ
Highgate School	28 North Road, London, London Borough of Haringey, N6 4AX
Highgate School	Highgate School, North Road, London, London Borough of Haringey, N6 4AY
Highgate School	2B Bishopswood Road, Hornsey, London, N6 4PR
Highgate School	14 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	3 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	The Lodge, 4 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	16 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	18 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	5 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	6 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	7 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Dyne House, Southwood Lane, Hornsey, London, N6 5EE
Highgate School	12 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat 1,, 26 North Road, London, London Borough of Haringey, N6 4BQ
Highgate School	Flat 2,, 26 North Road, London, London Borough of Haringey, N6 4BQ
Highgate School	Second Floor Flat, 18 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Basement And Ground Floor Flat, 18 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Basement Left Flat, 18 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat A, The Lodge, 4 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat B, The Lodge, 4 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat C, The Lodge, 4 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat D, The Lodge, 4 Bishopswood Road, Hornsey, London, N6 4NY

Highgate School	Flat E, The Lodge, 4 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat F, The Lodge, 4 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat G, The Lodge, 4 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat B, 10 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat C, 10 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat D, 10 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat A1, 11 Bishopswood Road, Hornsey, London, N6 4PB
Highgate School	Flat B, 11 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat C, 11 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat A, 13 Bishopswood Road, Hornsey, London, N6 4PB
Highgate School	Flat B, 13 Bishopswood Road, Hornsey, London, N6 4PB
Highgate School	Flat C, 13 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat D, 13 Bishopswood Road, Hornsey, London, N6 4PB
Highgate School	Flat E, 13 Bishopswood Road, Hornsey, London, N6 4PB
Highgate School	Flat A, 15 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat C, 15 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat D, 15 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat E, 15 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat F, 15 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat G, 15 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat A, 16 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	16B, 16 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat C, 16 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat D, 16 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	First Floor Flat B, 18 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat A, 24 Broadlands Road, Hornsey, London, N6 4AG
Highgate School	Flat B, 24 Broadlands Road, Hornsey, London, N6 4AG
Highgate School	5 Castle Yard, London, London Borough of Haringey, N6 5DZ
Highgate School	6 Castle Yard, London, London Borough of Haringey, N6 5DZ
Highgate School	Chapel, Highgate School, North Road, London, London Borough of Haringey, N6 4AY
Highgate School	School House, Bishopswood Road, Hornsey, London, N6 4PP
Highgate School	Ingleholme, Bishopswood Road, Hornsey, London,
Highgate School	War Memorial, Highgate School, North Road, Hornsey, London, London Borough of Haringey
Highgate School	Highgate School Sports Field, Bishopswood Road, Hornsey, London,
Highgate School	Sports Centre, Highgate School Sports Field, Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat D, 11 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Ground Floor Flat, 22 Broadlands Road, Hornsey, London, N6 4AG
Highgate School	First Floor Flat, 22 Broadlands Road, Hornsey, London, N6 4AG
Highgate School	Second Floor Flat, 22 Broadlands Road, Hornsey, London, N6 4AG
Highgate School	Top Floor Flat, 22 Broadlands Road, Hornsey, London, N6 4AG
Highgate School	Flat C1, 13 Bishopswood Road, Hornsey, London, N6 4PB
Highgate School	Flat C2, 13 Bishopswood Road, Hornsey, London, N6 4PB

Highgate School	Flat C3, 13 Bishopswood Road, Hornsey, London, N6 4PB
Highgate School	Flat B1, 16 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat B2, 16 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	22 Broadlands Road, Hornsey, London, N6 4AG
Highgate School	Pavilion, Highgate School Sports Field, Bishopswood Road, Hornsey, London, N6 1LL
Highgate School	Flat B, 15 Bishopswood Road, Hornsey, London, N6 4PB
Highgate School	3A Denewood Road, Hornsey, London, N6 4AQ
Highgate School	3B Denewood Road, Hornsey, London, N6 4AQ
Highgate School	Boundary wall to graveyard, Highgate School, North Road, Hornsey, London, London Borough of Haringey
Highgate School	Street Record, Broadlands Road, Hornsey, London,
Highgate School	Flat 1, 14 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat 2, 14 Bishopswood Road, Hornsey, London, N6 4NY
Highgate School	Flat A2, 11 Bishopswood Road, Hornsey, London, N6 4PB
Highgate School	Sports Ground, Courtenay Avenue, Hornsey, London,
Highgate School	Pavilion, Sports Ground, Courtenay Avenue, Hornsey, London,
Hawes & Curtis	Unit 9, Colina Mews, Tottenham, London, N15 3HS
Hawes & Curtis	Warehouse, 590-594 Green Lanes, Hornsey, London, N8 0RA
Hawes & Curtis	Electricity Sub Station, Colina Mews, Tottenham, London,
Keston Centre	Keston Centre, Keston Road, London, London Borough of Haringey, N17 6PW
Keston Centre	Day Nursery, Keston Centre, Keston Road, London, London Borough of Haringey, N17 6PW
Keston Centre	Offices, Keston Centre, Keston Road, London, London Borough of Haringey, N17 6PW
Land behind Seven Sisters & Tewkesbury Rd	345 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	347 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	379 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	357-359 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	6-10 Tewkesbury Road, Tottenham, London, N15 6SE
Land behind Seven Sisters & Tewkesbury Rd	38 Tewkesbury Road, Tottenham, London, N15 6SE
Land behind Seven Sisters & Tewkesbury Rd	44 Tewkesbury Road, Tottenham, London, N15 6SE
Land behind Seven Sisters & Tewkesbury Rd	14 Tewkesbury Road, Tottenham, London, N15 6SE
Land behind Seven Sisters & Tewkesbury Rd	341 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	343 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	349 Seven Sisters Road, Tottenham, London, N15 6RD

Land behind Seven Sisters & Tewkesbury Rd	353 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	355 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	357 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	359 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	361 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	363 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	365 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	367 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	369 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	371 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	373 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	375 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	377 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Ground Floor, Cara House, 339 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	First Floor, Cara House, 339 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat 1, 341 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat A, 341 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Rear of, 355 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Ground Floor, 6-10 Tewkesbury Road, Tottenham, London, N15 6SE
Land behind Seven Sisters & Tewkesbury Rd	First Floor, 6-10 Tewkesbury Road, Tottenham, London, N15 6SE
Land behind Seven Sisters & Tewkesbury Rd	Second Floor Flat 3, 343 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat A, 357 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat C, 357 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat D, 357 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat B, 357 Seven Sisters Road, Tottenham, London, N15 6RD

Land behind Seven Sisters & Tewkesbury Rd	Flat 2, 359 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	First and Second Floor Flat, 365 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Basement Flat, 365 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Basement Flat 1, 343 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat B, 341 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	351 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat A, 345 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat B, 345 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat F, 347 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat A, 351 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat B, 351 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat C, 351 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat D, 351 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat A, 341 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat 1, 359 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Street Record, Tewkesbury Road, Tottenham, London,
Land behind Seven Sisters & Tewkesbury Rd	Third Floor, Cara House, 339 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Fourth Floor, Cara House, 339 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Electricity sub station, Netherton Road, Tottenham, London,
Land behind Seven Sisters & Tewkesbury Rd	36-46, Tewkesbury Road, Tottenham, London, N15 6JE
Land behind Seven Sisters & Tewkesbury Rd	Flat C, 345 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat E, 347 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Ground Floor Shop, 377 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Second Level Workshop, 351-353 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Vehicle Repair Workshop, 40 Tewkesbury Road, Tottenham, London, N15 6SE

Land behind Seven Sisters & Tewkesbury Rd	Workshop Part Ground Floor, 44 Tewkesbury Road, Tottenham, London, N15 6SE
Land behind Seven Sisters & Tewkesbury Rd	Workshop Part Ground Floor and First Floor, 44 Tewkesbury Road, Tottenham, London, N15 6SE
Land behind Seven Sisters & Tewkesbury Rd	42 Tewkesbury Road, Tottenham, London, N15 6SE
Land behind Seven Sisters & Tewkesbury Rd	Flat C, 363 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat 2, 343 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Advertisement Site, 341 Seven Sisters Road, Tottenham, London,
Land behind Seven Sisters & Tewkesbury Rd	2-4 Store, Tewkesbury Road, Tottenham, London, N15 6SE
Land behind Seven Sisters & Tewkesbury Rd	Flat D, 345 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat G, 345 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat H, 345 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	First Floor Flat, 377 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat A, 363 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat B, 363 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat, 355 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Flat, 361 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Shop, 341 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Shop, 343 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Shop, 351 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Shop, 353 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Shop, 361 Seven Sisters Road, Tottenham, London, N15 6RD
Land behind Seven Sisters & Tewkesbury Rd	Street Record, Footpath from Seven Sisters Road to Tewkesbury Road, Tottenham, London, London Borough of Haringey,
Land between Westbury & Wymark Avenues	2 High Road, London, London Borough of Haringey, N22 6BX
Land between Westbury & Wymark Avenues	4-6 High Road, London, London Borough of Haringey, N22 6BX
Land between Westbury & Wymark Avenues	8 High Road, London, London Borough of Haringey, N22 6BX
Land between Westbury & Wymark Avenues	27 Westbury Avenue, Wood Green, London, N22 6BS

Land between Westbury & Wymark Avenues	17 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	9A Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	14 High Road, London, London Borough of Haringey, N22 6BX
Land between Westbury & Wymark Avenues	10 High Road, London, London Borough of Haringey, N22 6BX
Land between Westbury & Wymark Avenues	19 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	21 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	23 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	25 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	29 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	31 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Shop,, 10 High Road, London, London Borough of Haringey, N22 6BX
Land between Westbury & Wymark Avenues	Flat 5, York House, Whymark Avenue, London, London Borough of Haringey, N22 6DJ
Land between Westbury & Wymark Avenues	Flat 6, York House, Whymark Avenue, London, London Borough of Haringey, N22 6DJ
Land between Westbury & Wymark Avenues	Flat 7, York House, Whymark Avenue, London, London Borough of Haringey, N22 6DJ
Land between Westbury & Wymark Avenues	Flat 8, York House, Whymark Avenue, London, London Borough of Haringey, N22 6DJ
Land between Westbury & Wymark Avenues	Flat 9, York House, Whymark Avenue, London, London Borough of Haringey, N22 6DJ
Land between Westbury & Wymark Avenues	Unit A, York House, Whymark Avenue, London, London Borough of Haringey, N22 6DJ
Land between Westbury & Wymark Avenues	Unit B, York House, Whymark Avenue, London, London Borough of Haringey, N22 6DJ
Land between Westbury & Wymark Avenues	12 High Road, London, London Borough of Haringey, N22 6BX
Land between Westbury & Wymark Avenues	Flat A, 25 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Flat 1, York House, Whymark Avenue, London, London Borough of Haringey, N22 6DJ
Land between Westbury & Wymark Avenues	Flat 3, York House, Whymark Avenue, London, London Borough of Haringey, N22 6DJ
Land between Westbury & Wymark Avenues	Flat 4, York House, Whymark Avenue, London, London Borough of Haringey, N22 6DJ
Land between Westbury & Wymark Avenues	1-5 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Flat A,, 10 High Road, London, London Borough of Haringey, N22 6BX

Land between Westbury & Wymark Avenues	Flat B, 10 High Road, Wood Green, London, N22 6BX
Land between Westbury & Wymark Avenues	Flat C,, 10 High Road, London, London Borough of Haringey, N22 6BX
Land between Westbury & Wymark Avenues	Flat D,, 10 High Road, London, London Borough of Haringey, N22 6BX
Land between Westbury & Wymark Avenues	Raleigh House, 9 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Flat A, Raleigh House, 9 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Flat B, Raleigh House, 9 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Flat D, Raleigh House, 9 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Flat E, Raleigh House, 9 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Flat F, Raleigh House, 9 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Shop, 19 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Shop, 21 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Flat A, 21 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Shop, 12-14 Shop High Road, Wood Green, London, N22 6BX
Land between Westbury & Wymark Avenues	Flat C, Raleigh House, 9 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Flat 6B, Whymark House, 14 Whymark Avenue, London, N22 6DJ
Land between Westbury & Wymark Avenues	Flat 1, Whymark House, 14 Whymark Avenue, London, N22 6DJ
Land between Westbury & Wymark Avenues	Whymark House, 14 Whymark Avenue, London, N22 6DJ
Land between Westbury & Wymark Avenues	Flat 2, Whymark House, 14 Whymark Avenue, London, N22 6DJ
Land between Westbury & Wymark Avenues	Flat 3, Whymark House, 14 Whymark Avenue, London, N22 6DJ
Land between Westbury & Wymark Avenues	Flat 4, Whymark House, 14 Whymark Avenue, London, N22 6DJ
Land between Westbury & Wymark Avenues	Flat 5, Whymark House, 14 Whymark Avenue, London, N22 6DJ
Land between Westbury & Wymark Avenues	Flat 6A, Whymark House, 14 Whymark Avenue, London, N22 6DJ
Land between Westbury & Wymark Avenues	Flat 7, Whymark House, 14 Whymark Avenue, London, N22 6DJ
Land between Westbury & Wymark Avenues	Flat 8, Whymark House, 14 Whymark Avenue, London, N22 6DJ
Land between Westbury & Wymark Avenues	Flat 9, Whymark House, 14 Whymark Avenue, London, N22 6DJ

Land between Westbury & Wymark Avenues	School, 27A Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Restaurant, 29 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Upper Flat, 29 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Flat D1,, 10 High Road, London, London Borough of Haringey, N22 6BX
Land between Westbury & Wymark Avenues	Studio Flat, Whymark House, 14 Whymark Avenue, London, N22 6DJ
Land between Westbury & Wymark Avenues	Shop, 23 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Upper Flat, 23 Westbury Avenue, Wood Green, London, N22 6BS
Land between Westbury & Wymark Avenues	Shop, 25 Westbury Avenue, Wood Green, London, N22 6BS
Lynton Rd	96 Park Road, London, London Borough of Haringey, N8 8JQ
Lynton Rd	Interiors House, Lynton Road, London, London Borough of Haringey, N8 8SR
Lynton Rd	80 Park Road, London, London Borough of Haringey, N8 8JQ
Lynton Rd	82 Park Road, London, London Borough of Haringey, N8 8JQ
Lynton Rd	84 Park Road, London, London Borough of Haringey, N8 8JQ
Lynton Rd	86 Park Road, London, London Borough of Haringey, N8 8JQ
Lynton Rd	88 Park Road, London, London Borough of Haringey, N8 8JQ
Lynton Rd	Warehouse, 72-96 Park Road, London, London Borough of Haringey, N8 8SX
Lynton Rd	First Floor, Warehouse, 72-96 Park Road, London, London Borough of Haringey, N8 8SX
Lynton Rd	Warehouse part ground and first floor, Warehouse, 72-96 Park Road, London, London Borough of Haringey, N8 8SX
Lynton Rd	Shop, 80-82 Park Road, London, N8 8JQ
Lynton Rd	Flat C,, 96 Park Road, London, London Borough of Haringey, N8 8JQ
Lynton Rd	50 Lynton Road, London, N8 8SL
Lynton Rd	Warehouse, 50 Lynton Road, London, N8 8SL
Lynton Rd	Offices, 50 Lynton Road, London, N8 8SL
Lynton Rd	Rare Basics Warehouse, 50 Lynton Road, London, N8 8SL
Lynton Rd	Right Warehouse, 50 Lynton Road, London, N8 8SL
Lynton Rd	90 Park Road, London, N8 8JQ
Lynton Rd	96B Park Road, London, N8 8JQ
Mecca Bingo	Site adjoining 17-20, Wellesley Road, Wood Green, London,
Moorefield Road	Storage depot railway arch, 24 Moorefield Road, London, N17 6PX
Morrison's Wood Green	Supermarket, 199-201 High Road, London, London Borough of Haringey, N22 6DR
Morrison's Wood Green	Unit 2, 199C, Supermarket, 199-201 High Road, London, London Borough of Haringey, N22 6DR
Morrison's Wood Green	Unit 4, 199A, Supermarket, 199-201 High Road, London, London Borough of Haringey, N22 6DR
Morrison's Wood Green	Unit 1, 199B, Supermarket, 199-201 High Road, London, London

	Borough of Haringey, N22 6DR
Morrison's Wood Green	Street Record, Brabant Road, Wood Green, London, London Borough of Haringey,
Morrison's Wood Green	Unit 3, 199D, Supermarket, 199-201 High Road, London, London Borough of Haringey, N22 6DR
Morrison's Wood Green	Unit 5, 199, Supermarket, 199-201 High Road, London, London Borough of Haringey, N22 6DR
Morrison's Wood Green	Rooftop Telecommunications Mast, Supermarket, 199-201 High Road, London, London Borough of Haringey, N22 6DR
Myddleton Road	115 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	65 Myddleton Road, London, London Borough of Haringey, N22 8LZ
Myddleton Road	67 Myddleton Road, London, London Borough of Haringey, N22 8LZ
Myddleton Road	69 Myddleton Road, London, London Borough of Haringey, N22 8LZ
Myddleton Road	107 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	97 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	121 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	127-129 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	139 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	106 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	112 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	118 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	94 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	96 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	66 Myddleton Road, London, London Borough of Haringey, N22 8NW
Myddleton Road	136A Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	125 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	123 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	64 Myddleton Road, London, London Borough of Haringey, N22 8NW
Myddleton Road	136C Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	102 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	84 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	78 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	76 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 66 Myddleton Road, London, London Borough of Haringey, N22 8NW
Myddleton Road	Flat B,, 66 Myddleton Road, London, London Borough of Haringey, N22 8NW

Myddleton Road	98 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	108 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	110 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	117 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	136 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Second Floor Flat D, 126 Myddleton Road, Wood Green, London, N22 8NG
Myddleton Road	Flat B, 136 Myddleton Road, Wood Green, London, N22 8NQ
Myddleton Road	Flat A,, 139 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	1 Myddleton Mews, Wood Green, London, N22 8NF
Myddleton Road	Flat A,, 74 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 76 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 78 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 79 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat C,, 79 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat D,, 79 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat A,, 80 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 84 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat B,, 84 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat C,, 84 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 86 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat B,, 86 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 94 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	First Floor Flat A,, 96 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat B,, 96 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat D,, 96 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 98 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 117 Myddleton Road, London, London Borough of Haringey,

	N22 8NG
Myddleton Road	Flat B,, 117 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat A,, 118 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 120 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 121 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat A, 123 Myddleton Road, Wood Green, London, N22 8NG
Myddleton Road	Flat A,, 125 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat A,, 134 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat D, 126 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat B,, 98 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 102 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A, 105 Myddleton Road, Wood Green, London, N22 8NE
Myddleton Road	Flat A,, 107 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat A,, 108 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 110 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 112 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	54 Myddleton Road, London, London Borough of Haringey, N22 8NW
Myddleton Road	68 Myddleton Road, London, London Borough of Haringey, N22 8NW
Myddleton Road	70 Myddleton Road, London, London Borough of Haringey, N22 8NW
Myddleton Road	71 Myddleton Road, London, London Borough of Haringey, N22 8LZ
Myddleton Road	72A Myddleton Road, Wood Green, London, N22 8NW
Myddleton Road	73 Myddleton Road, London, London Borough of Haringey, N22 8LZ
Myddleton Road	74 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	75 Myddleton Road, London, London Borough of Haringey, N22 8LZ
Myddleton Road	77 Myddleton Road, London, London Borough of Haringey, N22 8LZ
Myddleton Road	79 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	80 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	82 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	83 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	85 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	87 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	88 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	89 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	90 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	91 Myddleton Road, London, London Borough of Haringey, N22 8NE

Myddleton Road	92 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	93 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	95 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	99 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	100 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	101 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	103 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	104 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	105 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	109 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	113 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	114 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	116 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	119 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	120 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	124 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	126 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	128 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	130 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	132 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	133 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	134 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	135 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	137 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	141 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	4 Myddleton Mews, Wood Green, London, N22 8NF
Myddleton Road	5 Myddleton Mews, Wood Green, London, N22 8NF
Myddleton Road	6 Myddleton Mews, Wood Green, London, N22 8NF
Myddleton Road	Office Suite 1,, 111 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Ground Floor Front Office,, 103 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Ground Floor Shop,, 109 Myddleton Road, London, London Borough

	of Haringey, N22 8NE
Myddleton Road	Ground Floor Shop,, 124 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Second Floor Flat,, 82 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Ground Floor Rear Flat,, 83 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	First Floor Flat,, 87 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	First and Second Floor Flat,, 90 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	First Floor And Second Floor Flat, 100 Myddleton Road, Wood Green, London, N22 8NQ
Myddleton Road	First Floor Flat,, 101 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	First Floor Flat, 104 Myddleton Road, Wood Green, London, N22 8NQ
Myddleton Road	Ground Floor Flat, 105 Myddleton Road, Wood Green, London, N22 8NE
Myddleton Road	First Floor Front Flat,, 111 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat A,, 116 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	First Floor And Second Floor Flat, 119 Myddleton Road, Wood Green, London, N22 8NG
Myddleton Road	Ground To Second Floor Flat, 1 Myddleton Road, Wood Green, London, N22 8NQ
Myddleton Road	Flat B,, 126 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	First Floor And Second Floor Flat, 133 Myddleton Road, Wood Green, London, N22 8NG
Myddleton Road	Flat 1,, 137 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat 2,, 137 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat 3,, 137 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat 4,, 137 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat 5,, 137 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	First and Second Floor Flat,, 141 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Ground Floor Studio Flat 2,, 82 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat B,, 127-129 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	First Floor Rear Flat,, 111 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	First Floor Flat, 79 Myddleton Road, Wood Green, London, N22 8NE
Myddleton Road	First Floor And Second Floor Flat, 80 Myddleton Road, Wood Green,

	London, N22 8NQ
Myddleton Road	Ground Floor Rear Flat 1,, 82 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Christopher Place 112D, Myddleton Road, London, N22 8NQ
Myddleton Road	Flat 1, Christopher Place 112D, Myddleton Road, London, N22 8NQ
Myddleton Road	Flat 2, Christopher Place 112D, Myddleton Road, London, N22 8NQ
Myddleton Road	Flat 3, Christopher Place 112D, Myddleton Road, London, N22 8NQ
Myddleton Road	Shop,, 80 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 78 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 83 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Shop,, 84 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 90 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 91 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Shop,, 94 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 81 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Public House,, 101 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat C,, 95 Nightingale Road, London, London Borough of Haringey, N22 8PT
Myddleton Road	Flat A,, 101 Nightingale Road, London, London Borough of Haringey, N22 8PT
Myddleton Road	122 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	86 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Offices rear of 110-112, Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	78-80, Myddleton Road, Wood Green, London,
Myddleton Road	Ground Floor Shop,, 116 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Ground Floor Shop,, 66 Myddleton Road, London, London Borough of Haringey, N22 8NW
Myddleton Road	131 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat B,, 107 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat C,, 107 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat D,, 107 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat C,, 117 Myddleton Road, London, London Borough of Haringey, N22 8NG

Myddleton Road	Flat D,, 117 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat B,, 102 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat C,, 102 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat D,, 102 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat C,, 96 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat D,, 98 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	86-88 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Store B at rear, 104 Myddleton Road, Wood Green, London, N22 8NQ
Myddleton Road	Recording Studio, 108B Myddleton Road, Wood Green, London, N22 8NQ
Myddleton Road	Offices rear of 110-118, Myddleton Road, Wood Green, London, N22 4NQ
Myddleton Road	Ground Floor Front Shop,, 111 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Ground Floor Workshop, 115 Myddleton Road, Wood Green, London, N22 8NG
Myddleton Road	First Floor Factory, 115 Myddleton Road, Wood Green, London, N22 8NG
Myddleton Road	Shop,, 126 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Shop,, 135 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Shop,, 137 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Shop,, 139 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Right Hand Shop,, 68 Myddleton Road, London, London Borough of Haringey, N22 8NW
Myddleton Road	Flat A,, 71 Myddleton Road, London, London Borough of Haringey, N22 8LZ
Myddleton Road	Shop,, 82 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 79 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat B,, 121 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat D,, 119 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Gound and First Floor Flat,, 120 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat C,, 125 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Ground Floor Flat,, 113 Myddleton Road, London, London Borough of

	Haringey, N22 8NE
Myddleton Road	First Floor Flat,, 113 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat B,, 113 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat C,, 113 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat 1,, 73 Myddleton Road, London, London Borough of Haringey, N22 8LZ
Myddleton Road	Flat 2,, 73 Myddleton Road, London, London Borough of Haringey, N22 8LZ
Myddleton Road	Flat 1,, 91 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat 3,, 91 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat A,, 91 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat B,, 112 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 81 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat B,, 81 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat A,, 119 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat B,, 119 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat 1,, 100 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat 2,, 100 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat 3,, 100 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 131 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat B,, 131 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat A,, 126 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	First Floor Rear Flat, 82 Myddleton Road, Wood Green, London, N22 8NQ
Myddleton Road	Flat B, 105 Myddleton Road, Wood Green, London, N22 8NE
Myddleton Road	Flat C, 105 Myddleton Road, Wood Green, London, N22 8NE
Myddleton Road	Flat D, 105 Myddleton Road, Wood Green, London, N22 8NE
Myddleton Road	Flat E, 105 Myddleton Road, Wood Green, London, N22 8NE
Myddleton Road	Flat A,, 133 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat B,, 133 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat C,, 67 Myddleton Road, London, London Borough of Haringey,

	N22 8LZ
Myddleton Road	97B, Myddleton Road, Wood Green, London, N22 8NE
Myddleton Road	Flat 1, 97B Myddleton Road, Wood Green, London, N22 8NE
Myddleton Road	Flat 2, 97B Myddleton Road, Wood Green, London, N22 8NE
Myddleton Road	Flat 4, 97B Myddleton Road, Wood Green, London, N22 8NE
Myddleton Road	Flat 5, 97B Myddleton Road, Wood Green, London, N22 8NE
Myddleton Road	Flat A, 104 Myddleton Road, Wood Green, London, N22 8NQ
Myddleton Road	Flat C,, 112 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 122 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	80A Myddleton Road, London, London Borough of Haringey, N22 7NQ
Myddleton Road	Flat 1,, 80A Myddleton Road, London, London Borough of Haringey, N22 7NQ
Myddleton Road	Flat 3,, 80A Myddleton Road, London, London Borough of Haringey, N22 7NQ
Myddleton Road	Flat 4,, 80A Myddleton Road, London, London Borough of Haringey, N22 7NQ
Myddleton Road	Flat 5,, 80A Myddleton Road, London, London Borough of Haringey, N22 7NQ
Myddleton Road	Flat 6,, 80A Myddleton Road, London, London Borough of Haringey, N22 7NQ
Myddleton Road	Flat 7,, 80A Myddleton Road, London, London Borough of Haringey, N22 7NQ
Myddleton Road	Flat A,, 83 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat B,, 83 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat C,, 83 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat A,, 130 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat B,, 130 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat 2,, 80A Myddleton Road, London, London Borough of Haringey, N22 7NQ
Myddleton Road	Flat C,, 119 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Shop,, 128 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 128 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 130 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 132 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 132 Myddleton Road, London, London Borough of Haringey, N22 8NQ

Myddleton Road	Recording Studio at rear,, 106-108 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 136 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 136C Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 92 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat A,, 92 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 122 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 89 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat A,, 89 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat B,, 109 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Shop,, 93 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat A,, 93 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat B,, 93 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat E,, 107 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat F,, 107 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat D,, 121 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Shop,, 143 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat B,, 143 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Recording Studio rear of 125, 127A Myddleton Road, London, N22 8NG
Myddleton Road	Shop, 65-67 Myddleton Road, London, N22 8LZ
Myddleton Road	Ground Floor Flat,, 122 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat 1,, 105 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat 2,, 105 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat 3,, 105 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat 4,, 105 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat 5,, 105 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat 6,, 105 Myddleton Road, London, London Borough of Haringey,

	N22 8NE
Myddleton Road	Flat 7,, 105 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat 8,, 105 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat 9,, 105 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat 10,, 105 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat 11,, 105 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	131-133 Myddleton Road, London, N22 8NG
Myddleton Road	Flat A,, 127-129 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Shop,, 127-129 Myddleton Road, London, London Borough of Haringey, N17 0HX
Myddleton Road	Flat B,, 108 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 108 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 123 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat 1,, 123 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat 2,, 123 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat 3,, 123 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat 4,, 123 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Flat 4, Christopher Place 112D, Myddleton Road, London, N22 8NQ
Myddleton Road	Flat 5, Christopher Place 112D, Myddleton Road, London, N22 8NQ
Myddleton Road	Shop, 70 Myddleton Road, Wood Green, London, N22 8NW
Myddleton Road	Flat A,, 70 Myddleton Road, London, London Borough of Haringey, N22 8NW
Myddleton Road	Flat A,, 124 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat C,, 126 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	96-98 Myddleton Road, London, N22 8NQ
Myddleton Road	Surgery,, 141 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Shop,, 99 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Upper Flat,, 99 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat B,, 92 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat C,, 92 Myddleton Road, London, London Borough of Haringey, N22 8NQ

Myddleton Road	Flat D,, 92 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Flat C,, 130 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 97 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat 2,, 97 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat 4,, 97 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat 5,, 97 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Shop,, 110 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 87 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Flat E,, 117 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Shop,, 102 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop, 104 Myddleton Road, Wood Green, London, N22 8NQ
Myddleton Road	Shop,, 107 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Shop,, 112 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 113 Myddleton Road, London, London Borough of Haringey, N22 8NE
Myddleton Road	Shop,, 114 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop, 115 Myddleton Road, Wood Green, London, N22 8NG
Myddleton Road	Offices,, 117 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Shop,, 118 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 119 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	120A Myddleton Road, London, N22 8NQ
Myddleton Road	Shop,, 121 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Shop,, 125 Myddleton Road, London, London Borough of Haringey, N22 8NG
Myddleton Road	Shop,, 134 Myddleton Road, London, London Borough of Haringey, N22 8NQ
Myddleton Road	Shop,, 69 Myddleton Road, London, London Borough of Haringey, N22 8LZ
Myddleton Road	Shop, 72 Myddleton Road, Wood Green, London, N22 8NW
Myddleton Road	Betting Shop,, 75 Myddleton Road, London, London Borough of Haringey, N22 8LZ
Myddleton Road	Shop,, 77 Myddleton Road, London, London Borough of Haringey, N22 8LZ

Myddleton Road	Office Suite 2,, 111 Myddleton Road, London, London Borough of Haringey, N22 8NE
North of Hornsey Rail Depot	Wilmott House, Hampden Road, Hornsey, London, N8 0HG
North of Hornsey Rail Depot	Ground Floor Offices, Wilmott House, Hampden Road, Hornsey, London, N8 0HG
North of Hornsey Rail Depot	Second Floor Workshop, Wilmott House, Hampden Road, Hornsey, London, N8 0HG
North of Hornsey Rail Depot	Steel Stockholders Yard, Hampden Road, Hornsey, London, N8 0HG
North of Hornsey Rail Depot	Rooftop Telecommunications Mast, Wilmott House, Hampden Road, Hornsey, London, N8 0HG
North of Hornsey Rail Depot	Front Offices, Wilmott House, Hampden Road, Hornsey, London, N8 0HG
North of Hornsey Rail Depot	Rooftop Telecommunications Mast 5074204000, Wilmott House, Hampden Road, Hornsey, London,
NW of Clarendon Square	Offices, 63 Coburg Road, London, London Borough of Haringey, N22 6UB
NW of Clarendon Square	61 Coburg Road, London, London Borough of Haringey, N22 6UB
NW of Clarendon Square	79-81 Western Road, Wood Green, London, N22 6US
NW of Clarendon Square	83-89 Western Road, Wood Green, London, N22 6UG
NW of Clarendon Square	67-69 Coburg Road, London, London Borough of Haringey, N22 6UB
NW of Clarendon Square	65 Coburg Road, London, London Borough of Haringey, N22 6UB
NW of Clarendon Square	75 Coburg Road, London, London Borough of Haringey, N22 6UB
NW of Clarendon Square	57-59 Coburg Road, London, London Borough of Haringey, N22 6UB
NW of Clarendon Square	69 Coburg Road, London, London Borough of Haringey, N22 6UB
NW of Clarendon Square	71 Coburg Road, London, London Borough of Haringey, N22 6UB
NW of Clarendon Square	73 Coburg Road, London, London Borough of Haringey, N22 6UB
NW of Clarendon Square	77 Coburg Road, London, London Borough of Haringey, N22 6UB
NW of Clarendon Square	61-69 Western Road, Wood Green, London, N22 6UG
NW of Clarendon Square	70 Western Road, Wood Green, London, N22 6UQ
NW of Clarendon Square	Ground floor,, 61 Coburg Road, London, London Borough of Haringey, N22 6UB
NW of Clarendon Square	Ground Floor,, 67-69 Coburg Road, London, London Borough of Haringey, N22 6UB
Omega	Omega Works, Hermitage Road, London, N4 1LZ
Omega	Unit B, Omega Works, Hermitage Road, London, N4 1LZ
Omega	Office, Omega Works, Hermitage Road, London, N4 1LZ
Omega	Warehouse, Omega Works, Hermitage Road, London, N4 1LZ
Omega	Unit 27, Omega Works, Hermitage Road, London, N4 1LZ
Overbury Rd	Cara House, 339 Seven Sisters Road, Tottenham, London, N15 6RD
Overbury Rd	12 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	1 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	3 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	5 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	21 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	25 Overbury Road, Tottenham, London, N15 6RH

Overbury Rd	17 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	11 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	23 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	9 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	19 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	7 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	13 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	10 Liongate Industrial Park, Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	197 Eade Road, London, London Borough of Haringey, N4 1DN
Overbury Rd	195 Eade Road, London, London Borough of Haringey, N4 1DN
Overbury Rd	199 Eade Road, London, London Borough of Haringey, N4 1DN
Overbury Rd	1-19 , Tewkesbury Road, Tottenham, London, N15 6JE
Overbury Rd	Unit 1, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Unit 1,, 199 Eade Road, London, London Borough of Haringey, N4 1DN
Overbury Rd	Units 2-3,, 199 Eade Road, London, London Borough of Haringey, N4 1DN
Overbury Rd	Unit C, 1-19 Tewkesbury Road, Tottenham, London, N15 6SE
Overbury Rd	Unit 1a, 12 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Unit 5,, 199 Eade Road, London, London Borough of Haringey, N4 1DN
Overbury Rd	Flat A, 1-19 Tewkesbury Road, Tottenham, London, N15 6JE
Overbury Rd	Flat B, 1-19 Tewkesbury Road, Tottenham, London, N15 6JE
Overbury Rd	Basement Rear, 388 Green Lanes, Hornsey, London, N4 1DW
Overbury Rd	Unit 2A, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Unit 8, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Unit 3A, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Unit 6, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat A Unit 5, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Unit 4, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Unit 5, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Unit 3, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Street Record, Overbury Road, Tottenham, London,
Overbury Rd	Unit 4,, 199 Eade Road, London, London Borough of Haringey, N4 1DN
Overbury Rd	Ground Floor Unit, 13 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Second Floor Right, Cara House, 339 Seven Sisters Road, Tottenham,

	London, N15 6RD
Overbury Rd	Second Floor Left, Cara House, 339 Seven Sisters Road, Tottenham, London, N15 6RD
Overbury Rd	Unit 2, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Unit 1, Liongate Industrial Park, 10 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Unit 2, Liongate Industrial Park, 10 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Unit 3, Liongate Industrial Park, 10 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Site of 21-29, Tewkesbury Road, Tottenham, London, N15 6JE
Overbury Rd	Flat B Unit 5, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat C Unit 5, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat D Unit 5, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat E Unit 5, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 4 Unit 6, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 5 Unit 6, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 1 Unit 7, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 2 Unit 7, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 3 Unit 7, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	3A Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 1, 3A Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 2, 3A Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 3, 3A Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 4, 3A Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	8 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 1, 8 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 3, 8 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	15 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Unit D,, 195 Eade Road, London, London Borough of Haringey, N4 1DN
Overbury Rd	Burlington House, 21-29 Burli Tewkesbury Road, Tottenham, London, N15 6SE
Overbury Rd	Flat 1, Burlington House, 21-29 Tewkesbury Road, Tottenham, London, N15 6SE
Overbury Rd	Flat 2, Burlington House, 21-29 Tewkesbury Road, Tottenham, London, N15 6SE
Overbury Rd	Flat 3, Burlington House, 21-29 Tewkesbury Road, Tottenham, London, N15 6SE

Overbury Rd	Flat 4, Burlington House, 21-29 Tewkesbury Road, Tottenham, London, N15 6SE
Overbury Rd	Flat 5, Burlington House, 21-29 Tewkesbury Road, Tottenham, London, N15 6SE
Overbury Rd	Flat 6, Burlington House, 21-29 Tewkesbury Road, Tottenham, London, N15 6SE
Overbury Rd	Flat 7, Burlington House, 21-29 Tewkesbury Road, Tottenham, London, N15 6SE
Overbury Rd	Flat 8, Burlington House, 21-29 Tewkesbury Road, Tottenham, London, N15 6SE
Overbury Rd	Flat 9, Burlington House, 21-29 Tewkesbury Road, Tottenham, London, N15 6SE
Overbury Rd	Unit A, 25 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Mezzanine Flat, 13 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Unit E Ground Floor,, 199 Eade Road, London, London Borough of Haringey, N4 1DN
Overbury Rd	Unit E First Floor, 199 Eade Road, Tottenham, London, N4 1DN
Overbury Rd	Flat D, 1-19 Tewkesbury Road, Tottenham, London, N15 6JE
Overbury Rd	Flat 3 Unit 8, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 1 Unit 3A, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 2 Unit 3A, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 3 Unit 3A, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 4 Unit 3A, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	25-27 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 2 Unit 8, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Unit 3B, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Flat 6 Unit 6, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	3B Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Mezzanine Unit 19, 19 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Third and Fourth Floor Offices, Cara House, 339 Seven Sisters Road, Tottenham, London, N15 6RD
Overbury Rd	Flat 1 Unit 8, House of Neo, 2 Overbury Road, Tottenham, London, N15 6RH
Overbury Rd	Unit A,, 199 Eade Road, London, London Borough of Haringey, N4 1DN
Overbury Rd	Unit C,, 199 Eade Road, London, London Borough of Haringey, N4 1DN
Overbury Rd	Unit D,, 199 Eade Road, London, London Borough of Haringey, N4 1DN
Pinkham Way	Road bridge, Pinkham Way, Wood Green, London,
Pinkham Way	Site of former Sewage Works, Pinkham Way, Wood Green, London,

Station Rd Offices	40 Cumberland Road, London, London Borough of Haringey, N22 7SG
Station Rd Offices	Car Park, 36-38 Station Road, Wood Green, London, N22 2SY
Station Rd Offices	48 Station Road, Wood Green, London, N22 7TY
Station Rd Offices	Alexandra House, 10 Station Road, Wood Green, London, N22 7TR
Station Rd Offices	Eighth Floor, River Park House, 225 High Road, London, London Borough of Haringey, N22 8HQ
Station Rd Offices	Basement and Ground Floor,, 247 High Road, London, London Borough of Haringey, N22 8LG
Station Rd Offices	Street Record, River Park Road, Wood Green, London, London Borough of Haringey,
Station Rd Offices	Stuart House, River Park Road, London, London Borough of Haringey, N22 7TB
Station Rd Offices	,
Station Rd Offices	,
Station Rd Offices	Rooftop Communications Station, River Park House, 225 High Road, Wood Green, London, London Borough of Haringey N22 8HQ
Station Rd Offices	, High Road, Wood Green, London, London Borough of Haringey,
Station Rd Offices	Basement, River Park House, 225 High Road, London, London Borough of Haringey, N22 8HQ
Station Rd Offices	First Floor North, River Park House, 225 High Road, London, London Borough of Haringey, N22 8HQ
Station Rd Offices	Second Floor South, River Park House, 225 High Road, London, London Borough of Haringey, N22 8HQ
Station Rd Offices	Fourth Floor, River Park House, 225 High Road, London, London Borough of Haringey, N22 8HQ
Station Rd Offices	Fifth and Sixth Floors, River Park House, 225 High Road, London, London Borough of Haringey, N22 8HQ
Station Rd Offices	Ninth Floor, River Park House, 225 High Road, London, London Borough of Haringey, N22 8HQ
Station Rd Offices	Seventh Floor, River Park House, 225 High Road, London, London Borough of Haringey, N22 8HQ
Station Rd Offices	First Floor South, River Park House, 225 High Road, London, London Borough of Haringey, N22 8HQ
Station Rd Offices	Electricity Sub Station, River Park House, 225 High Road, London, London Borough of Haringey, N22 8HQ
Station Rd Offices	5 River Park Road, London, London Borough of Haringey, N22 7TB
Station Rd Offices	Second Floor North, River Park House, 225 High Road, London, London Borough of Haringey, N22 8HQ
Station Rd Offices	Seventh Floor North, River Park House, 225 High Road, London, London Borough of Haringey, N22 8HQ
Station Rd Offices	5A River Park Road, London, London Borough of Haringey, N22 7TB
Station Rd Offices	River Park House, 225 High Road, London, London Borough of Haringey, N22 8HQ
Stroud Green Rd	20 Stroud Green Road, London, London Borough of Haringey, N4 3EA
Stroud Green Rd	Car Park, Stroud Green Road, Hornsey, London, London Borough of Haringey,
The Mall	60 Park Ridings, London, London Borough of Haringey, N8 0LD
The Mall	62 Park Ridings, London, London Borough of Haringey, N8 0LD
The Mall	64 Park Ridings, London, London Borough of Haringey, N8 0LD

The Mall	Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	98-100 High Road, London, London Borough of Haringey, N22 6HE
The Mall	143 High Road, London, London Borough of Haringey, N22 6BA
The Mall	76 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	104-106 High Road, London, London Borough of Haringey, N22 6HE
The Mall	82-84 High Road, London, London Borough of Haringey, N22 6HE
The Mall	86 High Road, London, London Borough of Haringey, N22 6HE
The Mall	90-94 High Road, London, London Borough of Haringey, N22 6HE
The Mall	108 High Road, London, London Borough of Haringey, N22 6HE
The Mall	112 High Road, London, London Borough of Haringey, N22 6HE
The Mall	110 High Road, London, London Borough of Haringey, N22 6HE
The Mall	78-80 High Road, London, London Borough of Haringey, N22 6HE
The Mall	141 High Road, London, London Borough of Haringey, N22 6BA
The Mall	137-139 High Road, London, London Borough of Haringey, N22 6BA
The Mall	183 High Road, London, London Borough of Haringey, N22 6BA
The Mall	Wood Green Shopping City, Mayes Road, Wood Green, London, N22 6YJ
The Mall	149-153 High Road, London, London Borough of Haringey, N22 6BA
The Mall	147 High Road, London, London Borough of Haringey, N22 6BA
The Mall	145 High Road, London, London Borough of Haringey, N22 6BA
The Mall	96 High Road, London, London Borough of Haringey, N22 6HE
The Mall	122-124 High Road, London, London Borough of Haringey, N22 6HE
The Mall	102 High Road, London, London Borough of Haringey, N22 6HE
The Mall	171-175 High Road, London, London Borough of Haringey, N22 6AU
The Mall	Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	114-126 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	88 High Road, London, N22 6HE
The Mall	90 High Road, London, N22 6HE
The Mall	Market Hall Unit 63 - 65, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Market Hall Unit 65 - 67, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Unit 71, Wood Green Shopping City, Mayes Road, Wood Green, London, N22 6YJ
The Mall	Units 69-70, Wood Green Shopping City, Mayes Road, Wood Green, London, N22 6YJ
The Mall	Unit 68, Wood Green Shopping City, Mayes Road, Wood Green, London, N22 6YJ
The Mall	Market Hall Unit 5 - 7, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 35, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD

The Mall	Market Hall Unit 61, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Unit 30 - 31, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Fourth Floor,, 122-124 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 38, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 85 - 86, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Unit 1,, 88-96 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 2,, 88-96 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 3,, 88-96 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 84, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Unit 95, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 32a, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Units 5-6,, 88-96 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 8,, 88-96 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 63B, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 63A, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 26 - 28, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	65, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	Unit 34, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 39-40, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 41, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 43, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	The Gallery Unit 4, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	The Gallery Unit 8, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 73, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 77, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD

The Mall	Unit 79, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 96 - 98, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 10, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 21, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 18, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 19 - 20, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 26, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 27, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 28, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	The Gallery Unit 10, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	The Gallery Unit 12, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	The Gallery Unit 16, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 72, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 91, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	55, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Unit 99 - 100, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 101, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 104, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Lower Market Hall, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 32, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Market Hall Unit 3-4, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 8, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 35 - 36, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 44, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 46A, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD

The Mall	Unit 51 - 52, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 58 - 59, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit B8, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit B7, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit B1-B5, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Market Hall Unit 1, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 31, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 37, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 38-39, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 47, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Market Hall Unit 48, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Market Hall Unit 51 - 53, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Market Hall Unit 54 - 55, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Unit 7 and 8,, 76 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Third and Fourth Floors, 78-80 High Road, Wood Green, London, N22 6HE
The Mall	Unit 7,, 98-100 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 11,, 112 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 12a,, 112 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 14,, 112 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 19,, 112 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Flat 61, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 62, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 63, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 64, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 65, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX

The Mall	Flat 66, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 69, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 71, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 72, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 73, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 74, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 75, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 1, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 2, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 3, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 4, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 5, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 6, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 7, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 9, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 10, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 14, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 15, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 16, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 17, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 18, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 20, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 21, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 22, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 23, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY

The Mall	Flat 24, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 25, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 26, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 27, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 31, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 32, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 33, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 34, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 35, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 36, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 37, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 38, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 39, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 40, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 41, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 43, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 44, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 47, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 48, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 49, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 50, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 51, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 52, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 53, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 54, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY

The Mall	Flat 55, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 56, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 60, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 61, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 62, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 1, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 2, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 3, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 4, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 8, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 9, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 10, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 11, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 12, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 13, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 14, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 15, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 16, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 17, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 18, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 19, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 23, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 24, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 25, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 26, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX

The Mall	Flat 27, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 28, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 29, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 31, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 33, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 34, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 35, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 38, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 39, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 40, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 41, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 42, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 43, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 44, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 45, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 46, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 47, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 48, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 49, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 50, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 51, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 54, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 55, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 56, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 57, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX

The Mall	Flat 59, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 60, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	1, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	2, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	3, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	4, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	5, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	6, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	7, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	8, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	9, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	10, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	11, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	12, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	13, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	14, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	15, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	18, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	19, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	20, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	21, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	22, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	23, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	24, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	25, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR

The Mall	26, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	27, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	28, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	29, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	30, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	31, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	32, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	33, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	34, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	37, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	38, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	39, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	40, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	41, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	42, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	43, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	44, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	45, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	46, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	47, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	48, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	49, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	50, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	51, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	52, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR

The Mall	55, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	56, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	57, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	58, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	59, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	60, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	61, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	62, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	63, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	64, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	Market Hall Unit 13, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 11, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Units 3-4,, 88-96 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 94, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	The Gallery Unit 7, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 74, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 78, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 102, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 103, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 29 - 30, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 36, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 49 - 50, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 40 - 41, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 60 - 61, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Market Hall Unit 62, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD

The Mall	16, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	17, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	35, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	36, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	53, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	54, Penwortham Court, 50 Mayes Road, Wood Green, London, N22 6SR
The Mall	Flat 5, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 6, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 20, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 21, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 36, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 37, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 53, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 67, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 68, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 12, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 13, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 28, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 29, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 45, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 46, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 57, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 58, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Multiplex Cinema, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 12, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD

The Mall	Advertising Right near entrance to Shopping City, High Road, Wood Green, London, London Borough of Haringey,
The Mall	Market Hall Coldstore CS2, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Coldstore CS3, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Coldstore CS4, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 6 - 7, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 61 - 62, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 4-5,, 90-94 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 1, 82-84 High Road, Wood Green, London, N22 6HE
The Mall	Unit 8,, 102 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 12,, 112 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 6,, 96 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Management Suite, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	195 High Road, London, London Borough of Haringey, N22 6BA
The Mall	Unit 1, 104-106 High Road, Wood Green, London, N22 6HE
The Mall	Unit 2, 104-106 High Road, Wood Green, London, N22 6HE
The Mall	Unit 3, 104-106 High Road, Wood Green, London, N22 6HE
The Mall	Unit 4, 104-106 High Road, Wood Green, London, N22 6HE
The Mall	Unit 5, 104-106 High Road, Wood Green, London, N22 6HE
The Mall	Unit 6, 104-106 High Road, Wood Green, London, N22 6HE
The Mall	Unit 7, 104-106 High Road, Wood Green, London, N22 6HE
The Mall	Unit 8, 104-106 High Road, Wood Green, London, N22 6HE
The Mall	Unit 9, 104-106 High Road, Wood Green, London, N22 6HE
The Mall	Unit 1,, 76 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 2,, 76 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 3,, 76 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 4,, 76 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 5,, 76 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 6,, 76 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Market Hall Store S21, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S M, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 5, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S25, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S13, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD

The Mall	Market Hall Coldstore CS H, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S20, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S J, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 46, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Market Hall Store S28, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S14, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 58, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Unit 83-91, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 70 - 71, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Market Hall Store S17, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S3, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S4, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S5, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S6, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S7, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S8, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S9, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S10, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S19, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 64, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Market Hall Unit 15, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S23, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S26, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S27, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S30, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD

The Mall	1-9 Lymington Avenue, London, London Borough of Haringey, N22 6JB
The Mall	Market Hall Store S22, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Coldstore CS A, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 29, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 106, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Coldstore CS B, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 20, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	East Car Park, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	92-96 High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 14, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 92, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 57, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Unit 19, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 14, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 33, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Market Hall Store S15, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Flat 22, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 32, Tarleton Court, 155-165 High Road, London, London Borough of Haringey, N22 6AX
The Mall	Flat 8, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Flat 19, Holmeswood Court, 135 High Road, London, London Borough of Haringey, N22 6AY
The Mall	Market Hall Unit 44-45, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 17A, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	66-68 Mayes Road, Wood Green, London, N22 6TE
The Mall	70-72 Mayes Road, Wood Green, London, N22 6TE
The Mall	74 Mayes Road, Wood Green, London, N22 6TE
The Mall	Unit 74A, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 42, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD

The Mall	Market Hall Store S2, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Coldstore CS K, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S11, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S12, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	88-96 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 25, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 64, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	The Gallery Unit 13, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	The Gallery Unit 14, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 32, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 33, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 37, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 9,, 88-96 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Market Hall Unit 59, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Unit 81 - 82, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	The Gallery Unit 5, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 83, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Unit 75 - 76, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 22-23, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	63, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Market Hall Coldstore CS1, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	West Car Park, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S16, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S18, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S29, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Coldstore CS F, Wood Green Shopping City, High Road,

	London, London Borough of Haringey, N22 6YD
The Mall	The Gallery Unit 2, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit B10, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Kiosk 1 The Mall, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 34-35, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 9, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 60, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 80, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S1, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Store S24, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	The Gallery Unit 11, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 2, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 47 - 48, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit B9, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 42-43, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	179-181 High Road, London, N22 6BA
The Mall	Public Conveniences First Floor West, Wood Green Shopping City, High Road, Wood Green, London, London Borough of Haringey
The Mall	Shop,, 102 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 2 Store,, 76 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Market Hall Unit 49-54, Wood Green Shopping City, High Road, Wood Green, London, N22 6YD
The Mall	Display Site City Square, Wood Green Shopping City, High Road, Wood Green, London, London Borough of Haringey
The Mall	Unit 46B, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 93, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit 17B, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Market Hall Unit 24-25, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD

The Mall	Telecommunications Station, Wood Green Shopping City, High Road, Wood Green, London, London Borough of Haringey
The Mall	Unit B1-B2, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit B3, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Unit B4-B5, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Mall	Third Floor Office,, 78-80 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Fourth Floor Office,, 78-80 High Road, London, London Borough of Haringey, N22 6HE
The Mall	Unit 90, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
The Red House	Derby Hall, West Green Road, London, London Borough of Haringey, N15 3PJ
The Red House	435 West Green Road, Tottenham, London, N15 3PJ
The Red House	The Red House, 423 West Green Road, London, London Borough of Haringey, N15 3PJ
The Red House	433-435 West Green Road, London, London Borough of Haringey, N15 3PJ
The Red House	Mitalee Centre, Stanley Road, Tottenham, London, N15 3HB
The Roundway	58 Lordship Lane, Tottenham, London, N17 7QG
The Roundway	60 Lordship Lane, Tottenham, London, N17 7QG
The Roundway	52 Lordship Lane, Tottenham, London, N17 7QG
The Roundway	62 Lordship Lane, Tottenham, London, N17 7QG
The Roundway	64 Lordship Lane, Tottenham, London, N17 7QG
The Roundway	Workshop adjoining, 64 Lordship Lane, Tottenham, London, N17 7QG
The Roundway	Electricity Sub Station, Church Lane, Tottenham, London, London Borough of Haringey,
The Roundway	311 The Roundway, Tottenham, London, N17 7AB
The Roundway	313 The Roundway, Tottenham, London, N17 7AB
The Roundway	315 The Roundway, Tottenham, London, N17 7AB
The Roundway	Trafficmaster Camera 4147 outdide 313, The Roundway, Tottenham, London,
The Roundway	Workshops, 311 The Roundway, Tottenham, London, N17 7AB
The Roundway	Workshop, 64 Lordship Lane, Tottenham, London, N17 7QG
The Roundway	Depot, Church Lane, Tottenham, London, N17 7AA
The Selby Centre	Selby Centre, Selby Road, Tottenham, London, N17 8JL
The Selby Centre	Pavillion, Selby Centre, Selby Road, Tottenham, London, N17 8JL
The Selby Centre	Community Centre, Selby Centre, Selby Road, Tottenham, London, N17 8JL
Turnpike Lane Triangle	258 Langham Road, London, London Borough of Haringey, N15 3NP
Turnpike Lane Triangle	268 Langham Road, London, London Borough of Haringey, N15 3NP
Turnpike Lane Triangle	278 Langham Road, London, London Borough of Haringey, N15 3NP
Turnpike Lane Triangle	266 Langham Road, London, London Borough of Haringey, N15 3NP
Turnpike Lane Triangle	260 Langham Road, London, London Borough of Haringey, N15 3NP
Turnpike Lane Triangle	262-264 Langham Road, Tottenham, London, N15 3NP

Turnpike Lane Triangle	270 Langham Road, London, London Borough of Haringey, N15 3NP
Turnpike Lane Triangle	272 Langham Road, London, London Borough of Haringey, N15 3NP
Turnpike Lane Triangle	4-6 Westbury Avenue, Wood Green, London, N22 6BN
Turnpike Lane Triangle	2 Westbury Avenue, Wood Green, London, N22 6BN
Turnpike Lane Triangle	8 Westbury Avenue, Wood Green, London, N22 6BN
Turnpike Lane Triangle	Westbury Arcade, Westbury Avenue, Wood Green, London, N22 6BL
Turnpike Lane Triangle	274 Langham Road, London, London Borough of Haringey, N15 3NP
Turnpike Lane Triangle	1, Westbury Arcade, Westbury Avenue, Wood Green, London, N22 6BL
Turnpike Lane Triangle	2, Westbury Arcade, Westbury Avenue, Wood Green, London, N22 6BL
Turnpike Lane Triangle	3, Westbury Arcade, Westbury Avenue, Wood Green, London, N22 6BL
Turnpike Lane Triangle	First Floor,, 258 Langham Road, London, London Borough of Haringey, N15 3NP
Turnpike Lane Triangle	First Floor Workshop,, 260 Langham Road, London, London Borough of Haringey, N15 3NP
Turnpike Lane Triangle	First Floor Offices,, 278 Langham Road, London, London Borough of Haringey, N15 3NP
Turnpike Lane Triangle	4, Westbury Arcade, Westbury Avenue, Wood Green, London, N22 6BL
Turnpike Lane Triangle	Shop,, 260 Langham Road, London, London Borough of Haringey, N15 3NP
Turnpike Lane Triangle	Shop,, 278 Langham Road, London, London Borough of Haringey, N15 3NP
Turnpike Lane Triangle	Flat A, 258 Langham Road, Tottenham, London, N15 3NP
Turnpike Lane Triangle	Flat A, 2 Westbury Avenue, Wood Green, London, N22 6BN
Turnpike Lane Triangle	Unit C 3, Westbury Arcade, Westbury Avenue, Wood Green, London, N22 6BL
Turnpike Lane Triangle	Unit A 3, Westbury Arcade, Westbury Avenue, Wood Green, London, N22 6BL
Turnpike Lane Triangle	Unit B 3, Westbury Arcade, Westbury Avenue, Wood Green, London, N22 6BL
Turnpike Lane Triangle	Unit B and C 3, Westbury Arcade, Westbury Avenue, Wood Green, London, N22 6BL
Turnpike Lane Triangle	Bus shelter outside 1 Westbury Arcade, Westbury Avenue, Wood Green, London,
Vale Rd & Eode Rd	95 Mavros House, Vale Road, Tottenham, London, N4 1TG
Vale Rd & Eode Rd	Hermitage Works, 7 Vale Grove, Tottenham, London, N4 1PY
Vale Rd & Eode Rd	97 Vale Road, Tottenham, London, N4 1PR
Vale Rd & Eode Rd	136-138 Hermitage Road, London, London Borough of Haringey, N4 1NL
Vale Rd & Eode Rd	Accoson Works, Vale Road, Tottenham, London, N4 1PS
Vale Rd & Eode Rd	85 Eade Road, London, London Borough of Haringey, N4 1DJ
Vale Rd & Eode Rd	Inlay Works, Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit 1, Mavros House, 95 Vale Road, Tottenham, London, N4 1TG
Vale Rd & Eode Rd	Unit 3, Mavros House, 95 Vale Road, Tottenham, London, N4 1TG
Vale Rd & Eode Rd	Unit 4, Mavros House, 95 Vale Road, Tottenham, London, N4 1TG

Vale Rd & Eode Rd	Unit 5, Mavros House, 95 Vale Road, Tottenham, London, N4 1TG
Vale Rd & Eode Rd	Unit 2, Hermitage Works, 7 Vale Grove, Tottenham, London, N4 1PY
Vale Rd & Eode Rd	Unit 2, Mavros House, 95 Vale Road, Tottenham, London, N4 1TG
Vale Rd & Eode Rd	Block D Second Floor, Oriental Carpet Centre, 105 Eade Road, London, London Borough of Haringey, N4 1TJ
Vale Rd & Eode Rd	Block D Third Floor, Oriental Carpet Centre, 105 Eade Road, London, London Borough of Haringey, N4 1TJ
Vale Rd & Eode Rd	Unit 4, Hermitage Works, 7 Vale Grove, Tottenham, London, N4 1PY
Vale Rd & Eode Rd	Unit 1, Hermitage Works, 7 Vale Grove, Tottenham, London, N4 1PY
Vale Rd & Eode Rd	Unit 3, Hermitage Works, 7 Vale Grove, Tottenham, London, N4 1PY
Vale Rd & Eode Rd	Block G Ground Floor, Oriental Carpet Centre, 105 Eade Road, London, London Borough of Haringey, N4 1TJ
Vale Rd & Eode Rd	Unit 1B, Mavros House, 95 Vale Road, Tottenham, London, N4 1TG
Vale Rd & Eode Rd	Unit 6, Mavros House, 95 Vale Road, Tottenham, London, N4 1TG
Vale Rd & Eode Rd	Unit 1A,, 136-138 Hermitage Road, London, London Borough of Haringey, N4 1NL
Vale Rd & Eode Rd	93 Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	93A Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Chilli Works 91A, Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit A-C, Chilli Works, 91A Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit B, Chilli Works, 91A Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit C, Chilli Works, 91A Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit Dand E, Chilli Works, 91A Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit E, Chilli Works, 91A Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit Fand G, Chilli Works, 91A Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit G, Chilli Works, 91A Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit J, Chilli Works, 91A Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit K, Chilli Works, 91A Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit L, Chilli Works, 91A Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit M, Chilli Works, 91A Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit N, Chilli Works, 91A Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit O, Chilli Works, 91A Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit 5, Hermitage Works, 7 Vale Grove, Tottenham, London, N4 1PY
Vale Rd & Eode Rd	Unit H, Chilli Works, 91A Vale Road, Tottenham, London, N4 1TF
Vale Rd & Eode Rd	Unit I J K, Chilli Works, 91A Vale Road, Tottenham, London, N4 1TF
WG Cultural Quarter (east)	Proton House, 4 Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (east)	Cypress House, Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (east)	107 Mayes Road, Wood Green, London, N22 6UP
WG Cultural Quarter (east)	2 Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (east)	105 Mayes Road, Wood Green, London, N22 6UP
WG Cultural Quarter (east)	Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (east)	First Floor Rear, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL

WG Cultural Quarter (east)	Second Floor Unit C, Cypress House, Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (east)	Unit 3, Olympia Trading Estate, Coburg Road, Wood Green, London, N22 6TZ
WG Cultural Quarter (east)	Unit 4, Olympia Trading Estate, Coburg Road, London, London Borough of Haringey, N22 6TZ
WG Cultural Quarter (east)	Unit 5, Olympia Trading Estate, Coburg Road, London, London Borough of Haringey, N22 6TZ
WG Cultural Quarter (east)	First Floor Unit B, Cypress House, Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (east)	Unit 5, Mallard Place, Coburg Road, London, London Borough of Haringey, N22 6TS
WG Cultural Quarter (east)	Unit 1, Olympia Trading Estate, Coburg Road, London, London Borough of Haringey, N22 6TZ
WG Cultural Quarter (east)	Second floor front, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (east)	Second Floor Rear, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (east)	Third Floor Rear, Kingfisher Place, Clarendon Road off Coburg Road, Wood Green, London, N22 6XF
WG Cultural Quarter (east)	Third Floor Rear, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (east)	Third Floor Front, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (east)	Ground Floor Unit C, Cypress House, Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (east)	First Floor Unit C, Cypress House, Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (east)	Third Floor Unit D, Cypress House, Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (east)	Ground floor, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (east)	First Floor Front, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (east)	First Floor Unit B, Proton House, 4 Coburg Road, Wood Green, London, N22 6UJ
WG Cultural Quarter (east)	Ground Floor Unit D, Proton House, 4 Coburg Road, Wood Green, London, N22 6UJ
WG Cultural Quarter (east)	Third Floor Unit 3, Proton House, 4 Coburg Road, Wood Green, London, N22 6UJ
WG Cultural Quarter (east)	Fourth Floor Unit A, Proton House, 4 Coburg Road, Wood Green, London, N22 6UJ
WG Cultural Quarter (east)	First Floor Unit A, Proton House, 4 Coburg Road, Wood Green, London, N22 6UJ
WG Cultural Quarter (east)	First Floor Unit C, Proton House, 4 Coburg Road, Wood Green, London, N22 6UJ
WG Cultural Quarter (east)	Third Floor Unit 1, Proton House, 4 Coburg Road, Wood Green, London, N22 6UJ
WG Cultural Quarter (east)	Fourth Floor Unit C, Proton House, 4 Coburg Road, Wood Green, London, N22 6UJ

WG Cultural Quarter (east)	Fourth Floor Unit B, Proton House, 4 Coburg Road, Wood Green, London, N22 6UJ
WG Cultural Quarter (east)	Third Floor Unit 2, Proton House, 4 Coburg Road, Wood Green, London, N22 6UJ
WG Cultural Quarter (east)	Second Floor Unit D Left, Proton House, 4 Coburg Road, Wood Green, London, N22 6UJ
WG Cultural Quarter (east)	Second Floor Unit D Right, Proton House, 4 Coburg Road, Wood Green, London, N22 6UJ
WG Cultural Quarter (east)	Roof Unit D, Proton House, 4 Coburg Road, Wood Green, London, N22 6UJ
WG Cultural Quarter (east)	First Floor Unit A, Cypress House, Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (east)	Second Floor Unit A, Cypress House, Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (east)	Second Floor Unit B, Cypress House, Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (east)	Ground Floor Unit B, Cypress House, Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (east)	4 Coburg Road, Wood Green, London, N22 6UJ
WG Cultural Quarter (east)	Unit Ground Floor Rear, 4 Coburg Road, London, N22 6UJ
WG Cultural Quarter (east)	Unit Ground Floor Right, 4 Coburg Road, London, N22 6UJ
WG Cultural Quarter (east)	Unit Ground Floor Front, 4 Coburg Road, London, N22 6UJ
WG Cultural Quarter (east)	Sixth Floor Unit D, Proton House, 4 Coburg Road, Wood Green, London, N22 6UJ
WG Cultural Quarter (east)	Ground Floor Unit A, Cypress House, Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (east)	Ground Floor Offices, 107 Mayes Road, Wood Green, London, N22 6UP
WG Cultural Quarter (east)	First Floor Offices, 107 Mayes Road, Wood Green, London, N22 6UP
WG Cultural Quarter (east)	Second Floor Offices, 107 Mayes Road, Wood Green, London, N22 6UP
WG Cultural Quarter (east)	Office, Proton House, 4 Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (east)	Warehouse, Proton House, 4 Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (south)	Kingfisher Place, Clarendon Road off Coburg Road, Wood Green, London, N22 6XF
WG Cultural Quarter (south)	Mallard Place, Coburg Road, London, London Borough of Haringey, N22 6TS
WG Cultural Quarter (south)	Chocolate Factory 5, Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit C104 First Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit 1, Kingfisher Place, Clarendon Road off Coburg Road, Wood Green, London, N22 6XF
WG Cultural Quarter (south)	Unit A8 Ground Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit A9 Ground Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter	Unit A10 Ground Floor, Chocolate Factory, 5 Clarendon Road off

(south)	Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit 2, Kingfisher Place, Clarendon Road off Coburg Road, Wood Green, London, N22 6XF
WG Cultural Quarter (south)	Mountview Academy of Theatre Arts, Kingfisher Place, Clarendon Road off Coburg Road, Wood Green, London, N22 6XF
WG Cultural Quarter (south)	Mountview Arts Centre, Kingfisher Place, Clarendon Road off Coburg Road, Wood Green, London, N22 6XF
WG Cultural Quarter (south)	Coburg House, Coburg Road, Wood Green, London, N22 6UJ
WG Cultural Quarter (south)	John Raphael House, Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (south)	Unit A, John Raphael House, Coburg Road, Wood Green, London, London Borough of Haringey N22 6UJ
WG Cultural Quarter (south)	Unit C, John Raphael House, Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (south)	Unit B101 First Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B202-203 Second Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B204-205 Second Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B301 Third Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B302 Third Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B303 Third Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B304 Third Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B304A Third Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B304B Third Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Electricity Sub Station, Clarendon Road off Coburg Road, Wood Green, London,
WG Cultural Quarter (south)	Reception Ground Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B305 Third Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B400 Fourth Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B401 Fourth Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B402 Fourth Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B403A Fourth Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B404-405 Fourth Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter	Unit B406 Fourth Floor, Chocolate Factory, 5 Clarendon Road off

(south)	Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit C004 Ground Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit A12 Ground Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B105 First Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B407 Fourth Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B408 Fourth Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B409 Fourth Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit C005 Ground Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit C105 First Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit C306 Third Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit C307 Third Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit C405 Fourth Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit A9A Ground Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit A7 Ground Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit A 201 Second Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B003 Ground Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Units B004-6 Ground Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B015 Ground Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit C014 Ground Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Block D Ground Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Block D First Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Block D Second Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Block E, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Block F, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit C204 Second Floor, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter	Unit C205 Second Floor, Chocolate Factory, 5 Clarendon Road off

(south)	Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Rooftop Communications Station, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Second Floor Office 1, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Second Floor Office 2, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Second Floor Office 3, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Second Floor Office 4, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Second Floor Office 5, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Second Floor Office 6, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Second Floor Office 7, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Second Floor Office 8, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Third Floor Office 1, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Third Floor Office 2, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Third Floor Office 3-4, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Third Floor Office 5, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Third Floor Office 6, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Third Floor Office 7, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Third Floor Office 8, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Ground Floor Office 1, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Ground Floor Office 2-5, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Ground Floor Office 4, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Ground Floor Office 5, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N22 6UL
WG Cultural Quarter (south)	Third Floor Workshop, Parma House, Clarendon Road off Coburg Road, Wood Green, London, N8 7NS
WG Cultural Quarter (south)	Unit B, John Raphael House, Coburg Road, London, London Borough of Haringey, N22 6UJ
WG Cultural Quarter (south)	Unit A 202, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit A 203, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter	Unit A 204, Chocolate Factory, 5 Clarendon Road off Coburg Road,

(south)	Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit A 205, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit A 206, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit A 207, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit A 208, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit A 209, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit A 210, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit C206-207, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quarter (south)	Unit B 403B, Chocolate Factory, 5 Clarendon Road off Coburg Road, Wood Green, London, N22 6XJ
WG Cultural Quater (north)	Guillemot Place, Clarendon Road off Coburg Road, Wood Green, London, N22 6XG
WG Cultural Quater (north)	Granta House, 1 Western Road, Wood Green, London, N22 6UU
WG Cultural Quater (north)	Unit 2, Guillemot Place, Clarendon Road off Coburg Road, Wood Green, London, N22 6XG
WG Cultural Quater (north)	Unit 3, Guillemot Place, Clarendon Road off Coburg Road, Wood Green, London, N22 6XG
WG Cultural Quater (north)	Unit 1, Guillemot Place, Clarendon Road off Coburg Road, Wood Green, London, N22 6XG
WG Cultural Quater (north)	Street Record, Clarendon Road off Coburg Road, Wood Green, London,
Wightman Rd	Builders Merchant, Wightman Road, Hornsey, London, N4 1RD
Wood Green Bus Garage	16 Watsons Road, Wood Green, London, N22 7TZ
Wood Green Bus Garage	Ashley House, 235-239 High Road, London, London Borough of Haringey, N22 8HF
Wood Green Bus Garage	Wood Green Bus Garage, High Road, London, London Borough of Haringey, N22 8HF
Wood Green Bus Garage	Electricity sub station, Watsons Road, Wood Green, London,
Wood Green Bus Garage	Bus Depot, 231 High Road, London, London Borough of Haringey, N22 8HF
Wood Green Bus Garage	Unit 4, 25 Watsons Road, Wood Green, London, N22 7TZ
Wood Green Bus Garage	Unit 1, 25 Watsons Road, Wood Green, London, N22 7TZ
Wood Green Bus Garage	Fourth Floor, Ashley House, 235-239 High Road, London, London Borough of Haringey, N22 8HF
Wood Green Bus Garage	Second Floor, Ashley House, 235-239 High Road, London, London Borough of Haringey, N22 8HF
Wood Green Bus Garage	First Floor, Ashley House, 235-239 High Road, London, London Borough of Haringey, N22 8HF
Wood Green Bus Garage	Third Floor, Ashley House, 235-239 High Road, London, London Borough of Haringey, N22 8HF
Wood Green Bus Garage	Public House, 239, Ashley House, 235-239 High Road, London, London Borough of Haringey, N22 8HF

Wood Green Bus Garage	Reception and Second Floor Offices, Ashley House, 235-239 High Road, London, London Borough of Haringey, N22 8HF
Wood Green Library	185 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	149-153 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	147 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	145 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	8 Caxton Road, Wood Green, London, N22 6TB
Wood Green Library	10 Caxton Road, Wood Green, London, N22 6TB
Wood Green Library	Wood Green Central Library, High Road, London, London Borough of Haringey, N22 6XD
Wood Green Library	157 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	161 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	167 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	169 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	Unit B6, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
Wood Green Library	Unit 12B, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
Wood Green Library	Unit 53, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
Wood Green Library	, 187-197 High Road, Wood Green, London, London Borough of Haringey,
Wood Green Library	187, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	187A, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	187B, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	187C, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	189, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	Wood Green Post Office, 191, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6DZ
Wood Green Library	193-193A, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	Bank, 195, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6DP
Wood Green Library	197, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	Shop A,, 185 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	Radio Station B,, 185 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	197A, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	Stall 1, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	Stall 2, Library Arcade, 187-197 High Road, London, London Borough

	of Haringey, N22 6BA
Wood Green Library	Stall 3, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	Stall 4, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	Stall 5, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	Stall 6, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	Stall 8, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	Stall 9, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	Stall 10, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	Stall 11, Library Arcade, 187-197 High Road, London, London Borough of Haringey, N22 6BA
Wood Green Library	,
Wood Green Library	Unit 36, Wood Green Shopping City, High Road, London, London Borough of Haringey, N22 6YD
Cranwood & St James' School	102 Woodside Avenue, Hornsey, London, N10 3JA
Cranwood & St James' School	104 Woodside Avenue, Hornsey, London, N10 3JA
Cranwood & St James' School	106 Woodside Avenue, Hornsey, London, N10 3JA
Cranwood & St James' School	108 Woodside Avenue, Hornsey, London, N10 3JA
Cranwood & St James' School	110 Woodside Avenue, Hornsey, London, N10 3JA
Cranwood & St James' School	112 Woodside Avenue, Hornsey, London, N10 3JA
Cranwood & St James' School	114 Woodside Avenue, Hornsey, London, N10 3JA
Cranwood & St James' School	116 Woodside Avenue, Hornsey, London, N10 3JA
Cranwood & St James' School	St James's Church of England Primary School, Woodside Avenue, Hornsey, London, N10 3JA
Cranwood & St James' School	Cranwood, 100 Woodside Avenue, Hornsey, London, N10 3JA
Cranwood & St James' School	School House, , 6, St James's Church of England Primary School, Woodside Avenue, Hornsey, London, N10 3JA
Summerbury Rd	Woodside Works, Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	Builders Merchant, 40 Muswell Hill Road, Hornsey, London, N6 5UN
Summerbury Rd	Electricity Sub Station 69219, Summersby Road, Hornsey, London,
Summerbury Rd	1 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	2 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	5 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	6 Summersby Road, Hornsey, London, N6 5UH

Summerbury Rd	7 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	8 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	9 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	10 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	11 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	12 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	13 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	14 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	15 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	16 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	17 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	18 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	19 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	20 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	21 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	22 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	23A, Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	23 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	24 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	25A, Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	25 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	28 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	29 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	30A, Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	30 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	31 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	32A, Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	32 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	33 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	34 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	35 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	36 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	37 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	38 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	39 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	40 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	41 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	42 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	43 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	44 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	3 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	4 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	26 Summersby Road, Hornsey, London, N6 5UH
Summerbury Rd	27 Summersby Road, Hornsey, London, N6 5UH

Leabank and Lemsford Close	Laundrette, 45 Grovelands Road, London, London Borough of Haringey, N15 6BT
Leabank and Lemsford Close	43 Grovelands Road, London, London Borough of Haringey, N15 6BT
Leabank and Lemsford Close	25 Grovelands Road, London, London Borough of Haringey, N15 6BT
Leabank and Lemsford Close	27 Grovelands Road, London, London Borough of Haringey, N15 6BT
Leabank and Lemsford Close	29 Grovelands Road, London, London Borough of Haringey, N15 6BT
Leabank and Lemsford Close	35 Grovelands Road, London, London Borough of Haringey, N15 6BT
Leabank and Lemsford Close	37 Grovelands Road, London, London Borough of Haringey, N15 6BT
Leabank and Lemsford Close	39 Grovelands Road, London, London Borough of Haringey, N15 6BT
Leabank and Lemsford Close	41 Grovelands Road, London, London Borough of Haringey, N15 6BT
Leabank and Lemsford Close	47 Grovelands Road, London, London Borough of Haringey, N15 6BT
Leabank and Lemsford Close	1A, Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	1B, Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	1C, Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	1D, Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	1E, Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	1F, Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	1 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	2 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	3 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	4 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	5 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	6 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	9 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	10 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	11 Lemsford Close, Tottenham, London, N15 6BY

Leabank and Lemsford Close	12 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	13 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	14 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	15 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	16 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	17 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	18 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	19 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	20 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	21 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	22 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	23 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	24 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	25 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	26 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	27 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	28 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	29 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	30 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	31 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	33 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	34 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	1 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	2 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	3 Leabank View, Tottenham, London, N15 6BZ

Leabank and Lemsford Close	5 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	6 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	9 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	10 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	11 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	12 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	13 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	14 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	15 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	16 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	17 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	18 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	19 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	20 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	21 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	22 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	23 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	24 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	25 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	26 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	27 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	28 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	29 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	30 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	33 Leabank View, Tottenham, London, N15 6BZ

Leabank and Lemsford Close	34 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	35 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	36 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	37 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	38 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	39 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	40 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	41 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	42 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	43 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	44 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	45 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	46 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	47 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	48 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	49 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	50 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	51 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	52 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	55 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	56 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	57 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	58 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	59 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	60 Leabank View, Tottenham, London, N15 6BZ

Leabank and Lemsford Close	31 Grovelands Road, London, London Borough of Haringey, N15 6BT
Leabank and Lemsford Close	33 Grovelands Road, London, London Borough of Haringey, N15 6BT
Leabank and Lemsford Close	7 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	8 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	32 Lemsford Close, Tottenham, London, N15 6BY
Leabank and Lemsford Close	7 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	8 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	31 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	32 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	53 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	54 Leabank View, Tottenham, London, N15 6BZ
Leabank and Lemsford Close	4 Leabank View, Tottenham, London, N15 6BZ

Appendix 1g: List of addresses sent out to addresses adjoining properties on sites SA51 and SA61

SA51

		The Grove		N8
	1	Access to Flats	Hornsey	8ST
		The Grove		N8
	2	Access to Flats	Hornsey	8ST
		The Grove		N8
	3	Access to Flats	Hornsey	8ST
				N8
65A		Park Road	Hornsey	8JN
				N8
67A		Park Road	Hornsey	8JN
				N8
69A		Park Road	Hornsey	8JN
				N8
71A		Park Road	Hornsey	8JN
				N8
73A		Park Road	Hornsey	8JN
				N8
75A		Park Road	Hornsey	8JN
				N8
77A		Park Road	Hornsey	8JN
		The Grove		N8
49 Mission Hall		Access to Flats	Hornsey	8ST
				N8
Public House 70		Park Road	Hornsey	8SX
				N8
	29	Lynton Road	Hornsey	8SR
				N8
	31	Lynton Road	Hornsey	8SR
				N8
	33	Lynton Road	Hornsey	8SR
				N8
	35	Lynton Road	Hornsey	8SR
				N8
	37	Lynton Road	Hornsey	8SR
				N8
	39	Lynton Road	Hornsey	8SR
				N8
	41	Lynton Road	Hornsey	8SR
				N8
68A		Park Road	Hornsey	8SX
				N8
	61	Park Road	Hornsey	8JN
				N8
63A		Park Road	Hornsey	8JN
				N8
	68	Park Road	Hornsey	8SX
	79	Park Road	Hornsey	N8

						8JN
		Princess Alexandra				N8
		Public House		Park Road	Hornsey	8JP
						N8
		Veryan Court		Park Road	Hornsey	8JR
						N8
	47A	47A		Palace Road	Hornsey	8QL
						N8
			49	Palace Road	Hornsey	8QL
						N8
			51	Palace Road	Hornsey	8QL
						N8
			53	Palace Road	Hornsey	8QL
						N8
			55	Palace Road	Hornsey	8QL
						N8
Truro Court		Truro Court		Palace Road	Hornsey	8QN
					Wood	N11
			45	Palace Road	Green	2PU
				The Grove		N8
			4	Access to Flats	Hornsey	8ST
				The Grove		N8
			5	Access to Flats	Hornsey	8ST
				The Grove		N8
			6	Access to Flats	Hornsey	8ST
				The Grove		N8
			7	Access to Flats	Hornsey	8ST
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			8	Access to Flats	Hornsey	8ST
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			9	Access to Flats	Hornsey	8ST
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			10	Access to Flats	Hornsey	8ST
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			13	Access to Flats	Hornsey	8ST
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			14	Access to Flats	Hornsey	8ST
				The Grove		N8
			15	Access to Flats	Hornsey	8ST
				The Grove		N8
			16	Access to Flats	Hornsey	8ST
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			17	Access to Flats	Hornsey	8ST
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			18	Access to Flats	Hornsey	8ST
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			19	Access to Flats	Hornsey	8ST
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			20	Access to Flats	Hornsey	8ST
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			21	Access to Flats	Hornsey	8ST

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22	Access to Flats	Hornsey	8ST
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44	Access to Flats	Hornsey	8ST
	The Grove		N8
45	Access to Flats	Hornsey	8ST
	The Grove		N8
46	Access to Flats	Hornsey	8ST
	The Grove		N8
47	Access to Flats	Hornsey	8ST
	The Grove		N8
48	Access to Flats	Hornsey	8ST
19	Veryan Court	Park Road	Hornsey N8

						8JR
						N8
	20		Veryan Court	Park Road	Hornsey	8JR
						N8
	21		Veryan Court	Park Road	Hornsey	8JR
						N8
	22		Veryan Court	Park Road	Hornsey	8JR
						N8
	23		Veryan Court	Park Road	Hornsey	8JR
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	24		Veryan Court	Park Road	Hornsey	8JR
						N8
	26		Veryan Court	Park Road	Hornsey	8JR
						N8
Pharmacy 27			Veryan Court	Park Road	Hornsey	8JR
						N8
	28		Veryan Court	Park Road	Hornsey	8JR
				The Grove		N8
Flat 1		Mission Hall	49 Mission Hall	Access to Flats	Hornsey	8ST
						N8
Flat 1				68 Park Road	Hornsey	8SX
						N8
Flat 2				68 Park Road	Hornsey	8SX
						N8
Flat 3			Veryan Court	Park Road	Hornsey	8JR
						N8
Flat 5			Veryan Court	Park Road	Hornsey	8JR
						N8
Flat 6			Veryan Court	Park Road	Hornsey	8JR
						N8
Flat 7			Veryan Court	Park Road	Hornsey	8JR
						N8
Flat 8			Veryan Court	Park Road	Hornsey	8JR
						N8
Flat 9			Veryan Court	Park Road	Hornsey	8JR
						N8
Flat 10			Veryan Court	Park Road	Hornsey	8JR
						N8
Flat 11			Veryan Court	Park Road	Hornsey	8JR
						N8
Flat 12			Veryan Court	Park Road	Hornsey	8JR
						N8
Flat 14			Veryan Court	Park Road	Hornsey	8JR
						N8
Flat 15			Veryan Court	Park Road	Hornsey	8JR
						N8
Flat 16			Veryan Court	Park Road	Hornsey	8JR
						N8
Flat 17			Veryan Court	Park Road	Hornsey	8JR
						N8
Flat 18			Veryan Court	Park Road	Hornsey	8JR

						N8
Flat 1		Truro Court		Palace Road	Hornsey	8QN
						N8
Flat 2		Truro Court		Palace Road	Hornsey	8QN
						N8
Flat 3		Truro Court		Palace Road	Hornsey	8QN
						N8
Flat 4		Truro Court		Palace Road	Hornsey	8QN
						N8
Flat 5		Truro Court		Palace Road	Hornsey	8QN
						N8
			65	Park Road	Hornsey	8JN
						N8
			67	Park Road	Hornsey	8JN
						N8
			71	Park Road	Hornsey	8JN
				The Grove		N8
			11	Access to Flats	Hornsey	8ST
				The Grove		N8
			12	Access to Flats	Hornsey	8ST
				The Grove		N8
			27	Access to Flats	Hornsey	8ST
				The Grove		N8
			39	Access to Flats	Hornsey	8ST
				The Grove		N8
Flat 2		49 Mission Hall		Access to Flats	Hornsey	8ST
				The Grove		N8
Flat 3		49 Mission Hall		Access to Flats	Hornsey	8ST
						N8
	25	Veryan Court		Park Road	Hornsey	8JR
						N8
			43	Lynton Road	Hornsey	8SR
						N8
			45	Lynton Road	Hornsey	8SR
						N8
			45	Palace Road	Hornsey	8QL
						N8
Flat 6		Truro Court		Palace Road	Hornsey	8QN
						N8
Flat 1		Veryan Court		Park Road	Hornsey	8JR
						N8
Flat 2		Veryan Court		Park Road	Hornsey	8JR
Georgians Lawn	Crouch End Playing	Crouch End Playing				N8
Tennis Club	Fields	Fields		Park Road	Hornsey	8JP
						N8
Store 12		Veryan Court		Park Road	Hornsey	8JR
						N8
Sheds		Veryan Court		Park Road	Hornsey	8JR
						N8
			73	Park Road	Hornsey	8JN
			75	Park Road	Hornsey	N8

					8JN
					N8
		63	Park Road	Hornsey	8JN
					N8
Rear Annexe	Veryan Court		Park Road	Hornsey	8JR
					N8
	68A		Park Road	Hornsey	8SX
					N8
Flat 4	Veryan Court		Park Road	Hornsey	8JR
					N8
Flat 3	68A		Park Road	Hornsey	8SX
					N8
Shop		68	Park Road	Hornsey	8SX
	Princess Alexandra				N8
Upper Flat	Public House		Park Road	Hornsey	8JP
					N8
Flat	Public House	70	Park Road	Hornsey	8SX
					N8
First Floor Flat	68A		Park Road	Hornsey	8SX

SA61

13 Keston Rd, London, N17 6PJ

15 Keston Rd, London, N17 6PJ

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69 Keston Rd, London, N17 6PJ

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Appendix 1h: Site Addresses Contacted for Site SA63 (Broadwater Farm Area)

Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
157 Gloucester Road, Tottenham, London, N17 6JW
Tottenham Child and Family Centre, Adams Road, Tottenham, London, N17 6HW
Moselle School, Adams Road, Tottenham, London, N17 6HW
William C Harvey School, Adams Road, Tottenham, London, N17 6HW
Broadwater Farm Primary School, Moira Close, Tottenham, London, N17 6HZ
239 Lordship Lane, Tottenham, London, N17 6AA
257 Lordship Lane, Tottenham, London, N17 6AA
255 Lordship Lane, Tottenham, London, N17 6AA
1 Moira Close, London, London Borough of Haringey, N17 6HZ
251 Lordship Lane, Tottenham, London, N17 6AA
3 Willan Road, Tottenham, London, N17 6ND
209 Lordship Lane, Tottenham, London, N17 6AA
Dental Surgery, 329 Lordship Lane, Tottenham, London, N17 6AB
13 Adams Road, Tottenham, London, N17 6HE
15 Adams Road, Tottenham, London, N17 6HE
9 Adams Road, Tottenham, London, N17 6HE
11 Adams Road, Tottenham, London, N17 6HE
Lordship Day Nursery, Adams Road, Tottenham, London, N17 6HW
Haringey Youth Club, Gloucester Road, Tottenham, London, N17 6LP
1 Grant Close, Tottenham, London, N17 6HB
2 Grant Close, Tottenham, London, N17 6HB
3 Grant Close, Tottenham, London, N17 6HB
4 Grant Close, Tottenham, London, N17 6HB
5 Grant Close, Tottenham, London, N17 6HB
6 Grant Close, Tottenham, London, N17 6HB
3A, Willan Road, Tottenham, London, N17 6ND
3B, Willan Road, Tottenham, London, N17 6ND
3D, Willan Road, Tottenham, London, N17 6ND
3E, Willan Road, Tottenham, London, N17 6ND
3F, Willan Road, Tottenham, London, N17 6ND
3G, Willan Road, Tottenham, London, N17 6ND
3H, Willan Road, Tottenham, London, N17 6ND
Hawkinge, Gloucester Road, Tottenham, London, N17 6LP
Croydon, Gloucester Road, Tottenham, London, N17 6LL
Debden, Gloucester Road, Tottenham, London, N17 6LN
Hornchurch, Gloucester Road, Tottenham, London, N17 6LR
155 Kenley, Gloucester Road, Tottenham, London, N17 6LS
Lympne, Gloucester Road, Tottenham, London, N17 6LU
7 Adams Road, Tottenham, London, N17 6HE
Manston, Adams Road, Tottenham, London, N17 6HU
5 Adams Road, Tottenham, London, N17 6HE
1 Adams Road, Tottenham, London, N17 6HE

Northolt , Griffin Road, Tottenham, London, N17 6HY
3 Adams Road, Tottenham, London, N17 6HE
Rochford, Griffin Road, Tottenham, London, N17 6HX
4 Adams Road, Tottenham, London, N17 6HT
Martlesham, Adams Road, Tottenham, London, N17 6HT
Broadwater Lodge, Higham Road, London, London Borough of Haringey, N17 6NN
263 Lordship Lane, Tottenham, London, N17 6AA
1 Lido Square, London, London Borough of Haringey, N17 6AQ
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207 Lordship Lane, Tottenham, London, N17 6AA
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217 Lordship Lane, Tottenham, London, N17 6AA
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225 Lordship Lane, Tottenham, London, N17 6AA
227 Lordship Lane, Tottenham, London, N17 6AA
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235 Lordship Lane, Tottenham, London, N17 6AA
237 Lordship Lane, Tottenham, London, N17 6AA
241A Lordship Lane, Tottenham, London, N17 6AA
241B Lordship Lane, Tottenham, London, N17 6AA
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243A Lordship Lane, Tottenham, London, N17 6AA
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261 Lordship Lane, Tottenham, London, N17 6AA
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293 Lordship Lane, Tottenham, London, N17 6AB
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55 Somerset Close, London, London Borough of Haringey, N17 6DN
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57 Somerset Close, London, London Borough of Haringey, N17 6DN
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105 Somerset Close, London, London Borough of Haringey, N17 6DN
106 Somerset Close, London, London Borough of Haringey, N17 6DN
108 Somerset Close, London, London Borough of Haringey, N17 6DN
4 Willan Road, Tottenham, London, N17 6ND
5 Willan Road, Tottenham, London, N17 6ND
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26 Willan Road, Tottenham, London, N17 6ND
27 Willan Road, Tottenham, London, N17 6ND
28 Willan Road, Tottenham, London, N17 6ND
Stapleford, Willan Road, Tottenham, London, N17 6NA
Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 1, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 10, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 11, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 12, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 14, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 15, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 17, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 18, Tangmere, Willan Road, Tottenham, London, N17 6NB

Flat 19, Tangmere, Willan Road, Tottenham, London, N17 6NB
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Flat 22, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 24, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 3, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 4, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 5, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 6, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 7, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 8, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 9, Tangmere, Willan Road, Tottenham, London, N17 6NB
Unit 1, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 2, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 3, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 4, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 5, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 6, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 7, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 8, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 10, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 11, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 12, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 13, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 14, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 15, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 17, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 18, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 20, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 21, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Unit 16, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Flat 2, Tangmere, Willan Road, Tottenham, London, N17 6NB
Left Workshop, 257 Lordship Lane, Tottenham, London, N17 6AA
Right Shop, 257 Lordship Lane, Tottenham, London, N17 6AA
Flat 7, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 8, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 9, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 11, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 12, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 13, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 14, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 15, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 16, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 17, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 18, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ

Flat 19, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 20, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 21, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 22, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 23, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 24, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 25, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 28, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 29, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 31, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 103, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LT
Flat 105, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LT
42, Lympne, Gloucester Road, Tottenham, London, N17 6LU
43, Lympne, Gloucester Road, Tottenham, London, N17 6LU
44, Lympne, Gloucester Road, Tottenham, London, N17 6LU
46, Lympne, Gloucester Road, Tottenham, London, N17 6LU
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50, Lympne, Gloucester Road, Tottenham, London, N17 6LU
51, Lympne, Gloucester Road, Tottenham, London, N17 6LU
32, Croydon, Gloucester Road, Tottenham, London, N17 6LL
33, Croydon, Gloucester Road, Tottenham, London, N17 6LL
34, Croydon, Gloucester Road, Tottenham, London, N17 6LL
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46, Croydon, Gloucester Road, Tottenham, London, N17 6LL
47, Croydon, Gloucester Road, Tottenham, London, N17 6LL
78, Hornchurch, Gloucester Road, Tottenham, London, N17 6LR
79, Hornchurch, Gloucester Road, Tottenham, London, N17 6LR
80, Hornchurch, Gloucester Road, Tottenham, London, N17 6LR
1, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
2, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
3, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
4, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS

5, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
6, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
52, Lympne, Gloucester Road, Tottenham, London, N17 6LU
53, Lympne, Gloucester Road, Tottenham, London, N17 6LU
55, Lympne, Gloucester Road, Tottenham, London, N17 6LU
56, Lympne, Gloucester Road, Tottenham, London, N17 6LU
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16, Croydon, Gloucester Road, Tottenham, London, N17 6LL
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8, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
9, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
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12, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
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15, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
62, Lympne, Gloucester Road, Tottenham, London, N17 6LU
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48, Croydon, Gloucester Road, Tottenham, London, N17 6LL

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16, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
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23, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
24, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
71, Lympne, Gloucester Road, Tottenham, London, N17 6LU
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64, Croydon, Gloucester Road, Tottenham, London, N17 6LL
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1, Debden, Gloucester Road, Tottenham, London, N17 6LN
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25, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
26, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
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36, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
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55, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LT
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71, Debden, Gloucester Road, Tottenham, London, N17 6LF
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83, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LT
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91, Debden, Gloucester Road, Tottenham, London, N17 6LF
92, Debden, Gloucester Road, Tottenham, London, N17 6LF
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102, Northolt, Griffin Road, Tottenham, London, N17 6JA
1, Rochford, Griffin Road, Tottenham, London, N17 6HX
2, Rochford, Griffin Road, Tottenham, London, N17 6HX
3, Rochford, Griffin Road, Tottenham, London, N17 6HX
4, Rochford, Griffin Road, Tottenham, London, N17 6HX
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19, Rochford, Griffin Road, Tottenham, London, N17 6HX
20, Rochford, Griffin Road, Tottenham, London, N17 6HX
6, Martlesham, Adams Road, Tottenham, London, N17 6HT
14, Martlesham, Adams Road, Tottenham, London, N17 6HT
23, Martlesham, Adams Road, Tottenham, London, N17 6HT
24, Martlesham, Adams Road, Tottenham, London, N17 6HT
7, Martlesham, Adams Road, Tottenham, London, N17 6HT
19, Martlesham, Adams Road, Tottenham, London, N17 6HT
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18, Martlesham, Adams Road, Tottenham, London, N17 6HT
22, Martlesham, Adams Road, Tottenham, London, N17 6HT
51, Manston, Adams Road, Tottenham, London, N17 6HU
56, Manston, Adams Road, Tottenham, London, N17 6HU
47, Manston, Adams Road, Tottenham, London, N17 6HU
1, Martlesham, Adams Road, Tottenham, London, N17 6HT
52, Manston, Adams Road, Tottenham, London, N17 6HU
42, Manston, Adams Road, Tottenham, London, N17 6HU
48, Manston, Adams Road, Tottenham, London, N17 6HU
43, Manston, Adams Road, Tottenham, London, N17 6HU
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54, Manston, Adams Road, Tottenham, London, N17 6HU
45, Manston, Adams Road, Tottenham, London, N17 6HU
55, Manston, Adams Road, Tottenham, London, N17 6HU
81, Martlesham, Adams Road, Tottenham, London, N17 6HT
First Floor Flat 1, 263 Lordship Lane, Tottenham, London, N17 6AA
Ground Floor Flat 2, 263 Lordship Lane, Tottenham, London, N17 6AA
70, Martlesham, Adams Road, Tottenham, London, N17 6HT
71, Martlesham, Adams Road, Tottenham, London, N17 6HT
61, Martlesham, Adams Road, Tottenham, London, N17 6HT
72, Martlesham, Adams Road, Tottenham, London, N17 6HT
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64, Martlesham, Adams Road, Tottenham, London, N17 6HT
65, Martlesham, Adams Road, Tottenham, London, N17 6HT
77, Martlesham, Adams Road, Tottenham, London, N17 6HT
83, Martlesham, Adams Road, Tottenham, London, N17 6HT

Flat B, 267 Lordship Lane, Tottenham, London, N17 6AA
Ground Floor Flat A, 267 Lordship Lane, Tottenham, London, N17 6AA
Ground Floor Flat, 279 Lordship Lane, Tottenham, London, N17 6AA
78, Martlesham, Adams Road, Tottenham, London, N17 6HT
First Floor Flat, 283 Lordship Lane, Tottenham, London, N17 6AA
Ground Floor Flat, 283 Lordship Lane, Tottenham, London, N17 6AA
60, Martlesham, Adams Road, Tottenham, London, N17 6HT
First Floor Flat, 331 Lordship Lane, Tottenham, London, N17 6AB
66, Martlesham, Adams Road, Tottenham, London, N17 6HT
79, Martlesham, Adams Road, Tottenham, London, N17 6HT
67, Martlesham, Adams Road, Tottenham, London, N17 6HT
80, Martlesham, Adams Road, Tottenham, London, N17 6HT
84, Martlesham, Adams Road, Tottenham, London, N17 6HT
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41, Martlesham, Adams Road, Tottenham, London, N17 6HT
49, Martlesham, Adams Road, Tottenham, London, N17 6HT

93, Martlesham, Adams Road, Tottenham, London, N17 6HT
87, Martlesham, Adams Road, Tottenham, London, N17 6HT
94, Martlesham, Adams Road, Tottenham, London, N17 6HT
95, Martlesham, Adams Road, Tottenham, London, N17 6HT
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90, Martlesham, Adams Road, Tottenham, London, N17 6HT
91, Martlesham, Adams Road, Tottenham, London, N17 6HT
92, Martlesham, Adams Road, Tottenham, London, N17 6HT
7 Grant Close, Tottenham, London, N17 6HB
8 Grant Close, Tottenham, London, N17 6HB
Flat 99, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 102, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 107, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 108, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 109, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 89, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 90, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 92, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 93, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 95, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 96, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 97, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 98, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 110, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 111, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 112, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 116, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 117, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 118, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 119, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 121, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 122, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 124, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 127, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 128, Tangmere, Willan Road, Tottenham, London, N17 6NW
44, Stapleford, Willan Road, Tottenham, London, N17 6NA
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88, Stapleford, Willan Road, Tottenham, London, N17 6NA
Flat 25, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 26, Tangmere, Willan Road, Tottenham, London, N17 6NA
74, Stapleford, Willan Road, Tottenham, London, N17 6NA
75, Stapleford, Willan Road, Tottenham, London, N17 6NA
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Flat 27, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 29, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 30, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 32, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 33, Tangmere, Willan Road, Tottenham, London, N17 6NA
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Flat 36, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 37, Tangmere, Willan Road, Tottenham, London, N17 6NA

Flat 38, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 40, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 41, Tangmere, Willan Road, Tottenham, London, N17 6NA
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Flat 47, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 59, Tangmere, Willan Road, Tottenham, London, N17 6NA
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Flat 61, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 62, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 64, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 65, Tangmere, Willan Road, Tottenham, London, N17 6NA
67, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 48, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 50, Tangmere, Willan Road, Tottenham, London, N17 6NA
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Flat 56, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 57, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 58, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 68, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 69, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 72, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 73, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 74, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 75, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 76, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 78, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 80, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 81, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 83, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 84, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 85, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 86, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 87, Tangmere, Willan Road, Tottenham, London, N17 6NW
1, Stapleford, Willan Road, Tottenham, London, N17 6NA
2, Stapleford, Willan Road, Tottenham, London, N17 6NA
3, Stapleford, Willan Road, Tottenham, London, N17 6NA
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13, Stapleford, Willan Road, Tottenham, London, N17 6NA
14, Stapleford, Willan Road, Tottenham, London, N17 6NA
Broadwater Community Centre, Adams Road, Tottenham, London, N17 6HG
15, Stapleford, Willan Road, Tottenham, London, N17 6NA
17, Stapleford, Willan Road, Tottenham, London, N17 6NA
18, Stapleford, Willan Road, Tottenham, London, N17 6NA
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41, Stapleford, Willan Road, Tottenham, London, N17 6NA
42, Stapleford, Willan Road, Tottenham, London, N17 6NA
43, Stapleford, Willan Road, Tottenham, London, N17 6NA
Flat A, 193 Lordship Lane, Tottenham, London, N17 6XF
Flat A, 331 Lordship Lane, Tottenham, London, N17 6AB
Street Record, Moira Close, Tottenham, London, London Borough of Haringey,
Broadwater Farm Play Centre, Adams Road, Tottenham, London, N17 6HW
Street Record, Gloucester Road, Tottenham, London,
Street Record, Adams Road, Tottenham, London,
29 Willan Road, Tottenham, London, N17 6ND
30 Willan Road, Tottenham, London, N17 6ND
1 Somerset Close, London, London Borough of Haringey, N17 6DL
19 Somerset Close, London, London Borough of Haringey, N17 6DL
20 Somerset Close, London, London Borough of Haringey, N17 6DL

42 Somerset Close, London, London Borough of Haringey, N17 6DL
43 Somerset Close, London, London Borough of Haringey, N17 6DL
66 Somerset Close, London, London Borough of Haringey, N17 6DN
67 Somerset Close, London, London Borough of Haringey, N17 6DN
90 Somerset Close, London, London Borough of Haringey, N17 6DN
Flat 23, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 26, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 27, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
20 Moira Close, London, London Borough of Haringey, N17 6HZ
21 Moira Close, London, London Borough of Haringey, N17 6HZ
45 Moira Close, London, London Borough of Haringey, N17 6HZ
249B, Lordship Lane, Tottenham, London, N17 6AA
305 Lordship Lane, Tottenham, London, N17 6AB
37 Lido Square, London, London Borough of Haringey, N17 6AQ
38 Lido Square, London, London Borough of Haringey, N17 6AQ
64 Lido Square, London, London Borough of Haringey, N17 6AQ
65 Lido Square, London, London Borough of Haringey, N17 6AQ
6, Stapleford, Willan Road, Tottenham, London, N17 6NA
16, Stapleford, Willan Road, Tottenham, London, N17 6NA
27, Stapleford, Willan Road, Tottenham, London, N17 6NA
38, Stapleford, Willan Road, Tottenham, London, N17 6NA
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61, Stapleford, Willan Road, Tottenham, London, N17 6NA
73, Stapleford, Willan Road, Tottenham, London, N17 6NA
84, Stapleford, Willan Road, Tottenham, London, N17 6NA
Flat 46, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 55, Tangmere, Willan Road, Tottenham, London, N17 6ND
Flat 70, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 79, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 104, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 114, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 126, Tangmere, Willan Road, Tottenham, London, N17 6NW
26, Hawkinge, Gloucester Road, Tottenham, London, N17 6LP
27, Hawkinge, Gloucester Road, Tottenham, London, N17 6LP
13, Debden, Gloucester Road, Tottenham, London, N17 6LN
14, Debden, Gloucester Road, Tottenham, London, N17 6LN
34, Debden, Gloucester Road, Tottenham, London, N17 6LN
35, Debden, Gloucester Road, Tottenham, London, N17 6LN
54, Debden, Gloucester Road, Tottenham, London, N17 6LN
94, Debden, Gloucester Road, Tottenham, London, N17 6LF
95, Debden, Gloucester Road, Tottenham, London, N17 6LF
8, Hornchurch, Gloucester Road, Tottenham, London, N17 6LR
26, Hornchurch, Gloucester Road, Tottenham, London, N17 6LR
27, Hornchurch, Gloucester Road, Tottenham, London, N17 6LR

64, Hornchurch, Gloucester Road, Tottenham, London, N17 6LR
65, Hornchurch, Gloucester Road, Tottenham, London, N17 6LR
7, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
3, Martlesham, Adams Road, Tottenham, London, N17 6HT
29, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
34, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
39, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
44, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
50, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
56, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LT
63, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LT
71, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LT
77, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LT
85, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LT
95, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LT
100, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LT
6, Lympne, Gloucester Road, Tottenham, London, N17 6LU
18, Lympne, Gloucester Road, Tottenham, London, N17 6LU
27, Lympne, Gloucester Road, Tottenham, London, N17 6LU
33, Lympne, Gloucester Road, Tottenham, London, N17 6LU
39, Lympne, Gloucester Road, Tottenham, London, N17 6LU
15, Martlesham, Adams Road, Tottenham, London, N17 6HT
45, Lympne, Gloucester Road, Tottenham, London, N17 6LU
54, Lympne, Gloucester Road, Tottenham, London, N17 6LU
65, Lympne, Gloucester Road, Tottenham, London, N17 6LU
77, Lympne, Gloucester Road, Tottenham, London, N17 6LU
26, Martlesham, Adams Road, Tottenham, London, N17 6HT
34, Martlesham, Adams Road, Tottenham, London, N17 6HT
42, Martlesham, Adams Road, Tottenham, London, N17 6HT
28, Northolt, Griffin Road, Tottenham, London, N17 6HY
29, Northolt, Griffin Road, Tottenham, London, N17 6HY
50, Northolt, Griffin Road, Tottenham, London, N17 6HY
51, Northolt, Griffin Road, Tottenham, London, N17 6HY
71, Northolt, Griffin Road, Tottenham, London, N17 6JA
72, Northolt, Griffin Road, Tottenham, London, N17 6JA
92, Northolt, Griffin Road, Tottenham, London, N17 6JA
93, Northolt, Griffin Road, Tottenham, London, N17 6JA
11, Rochford, Griffin Road, Tottenham, London, N17 6HX
12, Rochford, Griffin Road, Tottenham, London, N17 6HX
32, Rochford, Griffin Road, Tottenham, London, N17 6HX
33, Rochford, Griffin Road, Tottenham, London, N17 6HX
52, Rochford, Griffin Road, Tottenham, London, N17 6HX
53, Rochford, Griffin Road, Tottenham, London, N17 6HX
70, Rochford, Griffin Road, Tottenham, London, N17 6HX

71, Rochford, Griffin Road, Tottenham, London, N17 6HX
20, Manston, Adams Road, Tottenham, London, N17 6HU
Electricity sub station 69429, Lordship Lane, Tottenham, London,
District Heating Undertaking, Northolt, Griffin Road, Tottenham, London,
Street Record, Somerset Close, Tottenham, London, London Borough of Haringey,
Street Record, Link Road, Tottenham, London,
Flat A, 209 Lordship Lane, Tottenham, London, N17 6AA
Flat A, 279 Lordship Lane, Tottenham, London, N17 6AA
Store, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LS
Unit 19, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Community Centre, Willan Road, Tottenham, London, N17 6ND
Electricity sub station 69010, Willan Road, Tottenham, London,
108 Gloucester Road, Tottenham, London, N17 6JP
Offices A, 108 Gloucester Road, Tottenham, London, N17 6JP
Offices B, 108 Gloucester Road, Tottenham, London, N17 6JP
Offices C, 108 Gloucester Road, Tottenham, London, N17 6JP
Rooftop Communications Station, Kenley, 155 Gloucester Road, Tottenham, London,
Workshop for the Disabled rear of 259-265, Lordship Lane, Tottenham, London, N17 6AA
Flat A, 305 Lordship Lane, Tottenham, London, N17 6AB
Flat B, 305 Lordship Lane, Tottenham, London, N17 6AB
Ground Floor Flat, 209 Lordship Lane, Tottenham, London, N17 6AA
Ground Floor Flat, 303 Lordship Lane, Tottenham, London, N17 6AB
First Floor Flat, 303 Lordship Lane, Tottenham, London, N17 6AB
3C, Willan Road, Tottenham, London, N17 6ND
52, Martlesham, Adams Road, Tottenham, London, N17 6HT
Flat 13, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 125, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 77, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 88, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 91, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 94, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 100, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 103, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 42, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 54, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 63, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 28, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 106, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 115, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 120, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 31, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 104, Kenley, 155 Gloucester Road, Tottenham, London, N17 6LT
Flat 35, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 39, Tangmere, Willan Road, Tottenham, London, N17 6NA

Flat 49, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 66, Tangmere, Willan Road, Tottenham, London, N17 6NA
Flat 71, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 101, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 105, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 113, Tangmere, Willan Road, Tottenham, London, N17 6NW
Unit 9, Enterprise Workshops, 1A Willan Road, Tottenham, London, N17 6NG
Flat 16, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 20, Tangmere, Willan Road, Tottenham, London, N17 6NB
Flat 123, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat 82, Tangmere, Willan Road, Tottenham, London, N17 6NW
Flat C, 305 Lordship Lane, Tottenham, London, N17 6AB
Street Record, Grant Close, Tottenham, London,
85, Martlesham, Adams Road, Tottenham, London, N17 6HT
Flat 10, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
Flat 30, Brookside House, 195 Lordship Lane, Tottenham, London, N17 6LZ
38, Martlesham, Adams Road, Tottenham, London, N17 6HT
86, Martlesham, Adams Road, Tottenham, London, N17 6HT
Playing field, Lordship Recreation Ground, Lordship Lane, Tottenham, London,
Broadwater Farm Health Centre, 2A Willan Road, Tottenham, London, N17 6BF
Community Centre, Hawkinge, Gloucester Road, Tottenham, London, N17 6LP
First Floor Flat, Dental Surgery, 329 Lordship Lane, Tottenham, London, N17 6AB
Street Record, Freedom Road, Tottenham, London,

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Appendix 2.1 General comments on the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
258	SA4331	Ladder Community Safety Partnership	Height	Ladder roads would be bordered and defined by a series of new high-rise blocks. These new heights will transform the local area and are the biggest changes since area first developed. It is important to be absolutely sure the package of development is not over ambitious in scope, size and scale bearing in mind Harringay is already densely developed and populated. This is clearly demonstrated by councils own policies which are designed to prevent further subdivision of family housing i.e. DM22. Even allowing for some infrastructure improvements why should it that adding 4000 new residents will not put intolerable pressure on traffic, local services, residential character and amenity.	New opportunities to enhance infrastructure will be included in the IDP commensurate to the growth in population.
258	SA4332	Ladder Community Safety Partnership	Proposed development	Disappointed concerns in March 2014 consultation have been confirmed rather than addressed. Concerned proposed development around Green Lanes will create a worrying and negative cumulative effect, No fewer than 11 sites (SAs 21,22,30-38) proposing 1879 residential units. Conservative estimate could mean doubling to 3758 more residents with all resulting implications for infrastructure – traffic, public transport, air quality, flood risk, sewage and water supplies, schools, medical services etc.	The infrastructure delivery plan will address the need for infrastructure and where it should be located based on both current demand and demand arising from potential development on allocated sites.
268	SA4333	Colin Kerr and Simon Fedida	Calculations	The example calculations for assessing site capacity are extremely useful. It would be helpful if this calculation and the starting assumptions (for example, commercial mix, site character, unit density) were to be provided in the summaries of every site, rather than simply the final number of units and floorspace. **Recommendation: The calculation and starting assumptions should be provided in the summary for each site.**	Noted, it will not be possible or efficient to provide the calculation in full for each site. The number of units can be provided however. **Action: Include the potential development capacities within each site.**
268	SA4334	Colin Kerr and Simon Fedida	Density	It is not clear what mix of habitable rooms per unit is used in the London Plan SRQ matrix to arrive at the target dwellings per hectare. The SRQ provides very large ranges for each PTAL/character setting/units per ha combination.	The Appendix states that the mid-point of the GLA density matrix range is used.
268	SA4335	Colin Kerr and Simon Fedida	Density	Recommendation: A short explanation of how the target dwellings per hectare was arrived at should be provided in the summary for each site	The method statement is included as an appendix which is considered the most appropriate place in order to avoid repetition through the document.
268	SA4336	Colin Kerr and Simon Fedida	Floorspace	It is not clear how the mix of residential and commercial floorspace is arrived at. Which policies are to be referenced? Recommendation: A short explanation of how the residential/commercial mix was arrived at should be provided in the summary for each site.	Noted. A summary of the assumptions made will be included in the appendix as it is considered this is the most appropriate location to minimise repetition throughout the document. **Action: Include a short summary of assumptions made in the calculation of floorspaces in Appendix A.**
408	SA4337	Mario Petrou	Office development	Concerned the new lower average office floorspace figures for Haringey will result in an inability for the market to expand and is being used as a means to release more space for residential use. It will result in cramming workers into smaller workspaces	The economic growth target in the London Plan will inevitably mean that employment densities will be higher. The Council is keen to see an increase in knowledge-based employment within the borough which complements the existing lower density uses. The reduction in office target is due to there not being a significant market for office stock in the borough.
414	SA4338	GLA	Site capacities	The proposed refinements to designation boundaries and opportunity site allocations are largely supported in strategic planning terms. Nevertheless, specific comments with respect to various allocations are provided below. In addition, the Council is encouraged to provide indicative figures for residential capacity and/or employment generating potential (as relevant) as part of the	Noted. Capacities will be included within the Site Profiles themselves. **Action: Include capacities in the individual site allocations**

				various site allocation profiles. Whilst it is acknowledged that this information currently resides in Appendix B of the draft plan, the aforementioned approach is likely to assist with the practical implementation of the plan.	
419	SA4339	Haringey Liberal Democrat Group	Infrastructure	On a number of these sites the housing proposed is overly dense and tall and that not enough has been done to ensure community facilities (such as playgrounds, doctor surgeries, schools and nurseries) will be provided for the expanded communities	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
419	SA4340	Haringey Liberal Democrat Group	MOL	There are 5 sites in the allocation which include Metropolitan Open Land (MOL), this type of land is usually parkland or important green space and we believe these areas should be protected. Some of the site allocations include plans for development on MOL: • Hornsey Water Treatment Works • Broadwater Farm site (SA63) • Rowan's Bowling Alley We are concerned that the special nature of Metropolitan Open Land is not being respected. The need for open public space, sport areas, parks and green spaces increases with development. It is not enough to say that MOL will be replaced with open or green spaces when there are no guarantees these spaces will be open to the public in the same way MOL is. The council should be making every effort to avoid development on MOL.	The MOL components of both the Broadwater Farm and Finsbury Park Bowling Alley site allocations have been removed. Hornsey Water Treatment Works will be removed from the Plan in its entirety **Action: Amend site allocations to remove MOL from Broadwater Farm and Finsbury Park Bowling Alley** **Action: Remove Hornsey Water Treatment Works from the document**
419	SA4341	Haringey Liberal Democrat Group	Tall buildings	We are concerned that this document proposes allowing buildings of between 10 and 15 storeys plus in many residential areas. We do not think this vision of high-rise housing across so many parts of what is in many ways an outer-London borough is right or acceptable to local people.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will be removed from the Site Allocations contained in the Plan.
419	SA4342	Haringey Liberal Democrat Group	Wood Green: Infrastructure	Large parts of Wood Green are included in this document which sets out what the council believes the land should be used for. In particular, the area around Station Road, the Library, Mall, bus garage and the area around the chocolate Factory are all included in the plans. The Lib Dems are concerned that the council wants to see much more housing in Wood Green from the proposals put forward in this document. In particular, the area around station road has been identified as somewhere that could take dense developments of 10 storeys. We are worried that all of the this new housing on top of the Haringey Heartlands will put a great strain on local communities resources such as doctors surgeries and playgrounds. We believe that small and less dense development in this area would be better and that more efforts must be made to include more community facilities in any development. We also believe that more efforts must be made to create and retain open spaces.	Open spaces will be protected, with new open spaces being created through Site Allocations in Wood Green. The housing allocated for Wood Green is necessary to meet objectively identified needs, as set out through the London Plan. The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.

				Buildings themselves should provide also green spaces, not just at ground but as part of terraces and building greening.	
421	SA4343	Historic England	Site Allocations	The following comments have been provided in the context of our previous letter (dated 7th March 2015) to the draft Site Allocation Development Plan Document (DPD). As previously expressed it would be helpful if the individual maps used in the DPD were supported by a 'key' to explain the various annotations, clearer street names and designated heritage assets annotations. It is noted that the maps provided this time around appear less clear in their orientation within the wider context. This information would then help us to assess the potential impacts of the site allocations. However it is clear that many of the points raised in our previous letter have not been addressed. For example our overarching comments relating to archaeology and the need to ensure that the potential archaeological interest of all sites is understood; and identifying heritage assets at risk, and referencing their future repair and re-use as part of a positive strategy for the historic environment, have not be taken on board in this latest version.	Noted. It is acknowledged that improvements could be made to maps and image resolutions and the Council will seek to improve this in future documents. **Action: Improve the quality of maps and images used in the document**
421	SA4344	Historic England	Site Allocations	Before looking at the specific sites we would like to highlight that the prefixes and site names to each site allocation has been radically changed from the previous version. This is compounded by the change in the names of the broad areas. For example the Civic Centre has changed from WG1 to SA10, and no longer identified as being in the Haringey Heartland but within the Wood Green Metropolitan Town Centre. This change in the coding system and names hinders ours, and possibly others, ability to monitor the alterations made to the details of the site allocations following our previous comments. We would urge you to maintain a consistent approach throughout the development plan process in order to help consultees and interested parties engage effectively and efficiently with the Council. To do so will enable us and others to understand better the opportunities for development and policies on what will or will not be permitted and where (NPPF paragraph 154).	We will attempt to keep the numbering consistent in the next version. **Action: Ensure numbering is consistent**
421	SA4345	Historic England	Site Allocations	Within these constraints we would suggest that site allocations provide the opportunity to positively address heritage assets at risk, and help ensure that future planned developments respond to and reflect local character. This includes ensuring development proposals avoid causing unnecessary harm to the significance of heritage assets (including effects on their setting). For these benefits to be realised it is essential the evidence base for each site should include heritage assets where they may be affected, and analysis of any potential effects on their significance. In addition we would advise that the site allocations provide an opportunity to set out design parameters for new developments that respect the historic context of sites, including the significance of any heritage assets. Our previous letter provided detailed suggestions on this point and due to the changes of the coding of sites it difficult to ascertain whether these were integrated into this latest version. With this in mind we would wish to discuss further with you the details supporting the site allocations post the closing date of this consultation.	We will arrange further discussions with Historic England to discuss opportunities for existing heritage assets to be appropriately referenced in Site Allocations.
422	SA4346	Environment Agency	Allocations	For clarity and to avoid repetition where possible we have commented on all the sites which have been allocation in both the Site Allocations DPD and Tottenham AAP within the next section. Thank you for providing shapefiles for us to check the environmental constraints of the allocated sites more efficiently. The revised layout of the allocated sites in both documents is clearer and much easier to navigate. We welcome the	Noted.

				implementation of site requirements and development guidelines sections and offer site specific comments in the next section. Where necessary we have proposed additional or alternative wording to improve the robustness, supported by the recommendations of the Sustainability Appraisals.	
422	SA4347	Environment Agency	De-culverting	The Moselle Brook and Stonebridge brook are both heavily modified waterbodies, which are largely in culvert. They are both tributaries of the Lower Lee River, classified as 'poor' ecological status and failing to meet 'Good ecological potential' under the Water Framework Directive. The allocated sites should support objectives within the River Basin Management Plan to re-open existing culverts within these areas, where feasible, as supported by strategic policy SP5 of Haringey's Local Plan which encourages all development to restore and enhance the Blue Ribbon Network.	Noted. This is included as an aspiration in relevant allocations.
422	SA4348	Environment Agency	De-culverting	All development on sites with culverted watercourses will be expected to investigate the feasibility of deculverting. Deculverting not only provides opportunities to reduce sewage pollution through rectification of misconnections but can also deliver the following wider benefits to the area: Enhancing the Blue Ribbon Network by providing valuable aquatic habitat, aiding fish passage, and significantly adding to the visual attractions of an area. Offering educational and play opportunities for children, enhancing pedestrian and cycle routes and giving people a touch of the countryside and its seasons in the town. Using water in motion to mask city noise and provide an atmosphere of quiet and calm. Complementing other urban regeneration initiatives, giving a place a sense of identity and bringing commercial benefits such as enhanced image for properties and up to 20% increase in land values or rents. Reducing maintenance and construction costs by using natural bioengineering techniques rather than concrete constructions. Reducing flood risk, and creating balancing ponds to help reduce flooding downstream.2 2 Source: http://www.ciwem.org/policy-and-international/policy-position-statements/de-culverting-of-watercourses.aspx	Noted. This is included as an aspiration in relevant allocations.
422	SA4349	Environment Agency	De-culverting	Where it is adequately demonstrated that deculverting will be unachievable, the design principles should include a robust SuDS scheme to secure alternative environmental enhancements that provide multiple benefits. Water quality improvement is a primary aim of WFD and should be acknowledged and prioritised in all plans. This can be addressed in the AAP through greater reference to need for SUDS and dealing with misconnections. This is supported by Sustainability Appraisal paragraph 17.15.7.	The provision of SuDS in new developments is applicable to all developments, and will be set out in the DMDPD.
422	SA4350	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG*	Noted. **Action: Include "A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan."**

				and London Plan. We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	
422	SA4351	Environment Agency	Potentially Contaminated Sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a recommendation that a groundwater Source Protection Zone study should be undertaken to ensure water quality is not compromised within the relevant sites.**
424	SA4352	The Highgate Neighbourhood Forum	Cross - referencing	The Highgate Neighbourhood Forum welcomes the statement on p 115 "For the avoidance of doubt, the requirements of both the future Allocations in this document when adopted, and the guidance provided in the Highgate Neighbourhood Forum Plan should be taken into account when bringing forward development proposals."	Support is noted.
426	SA4353	Thames Water	Development Guidelines	A number of the site allocation development requirements set out that: *"Thames Water should be consulted with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents."* For the sites listed we request that the development guidelines require the developer provide a detailed drainage strategy for foul and/or surface water, informing what infrastructure is required, where, when and how it will be funded. This assessment will determine if there is any available capacity. In many cases, development flows can be adjusted to account for available capacity through variations to the on-site drainage strategy. If infrastructure upgrades are required, the assessment will determine the scope (not cost) of these upgrades. This could be funded either by the developer (through the Requisition process), or if the upgrades are of a strategic nature and address multiple sites, can by funded by Thames Water. We would expect an implementation window in the order of 3 years to design and construct appropriate upgrades. Thames Water has very limited funding in the period 2015-2020 to upgrade the public sewer system for increase in capacity due to growth. We prioritise our investment based on a risk approach with the consequence and likelihood of increased flow adversely affecting the sewer system. We prefer to fund strategic upgrades where known pinch points in the sewer system restrict the ability to accommodate multiple sites. At the time planning permission is sought for development at these sites we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the drainage strategy are implemented ahead of occupation of the development.	Noted, appropriate development guidelines will be created for each site, based on Thames Water's comments. **Action: Update requirements for developers to consult Thames Water when submitting planning applications.**
426	SA4354	Thames Water	Drainage	As set out on the enclosed table, we have similar concerns regarding a number of sites in relation to water supply. For these sites we request that the developer	Noted.

				also provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. Again, at the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.	
562	SA4355	Cllr John Bevan	Affordable housing	That all of the sites listed in this consultation document clearly state on an individual site basis the % level and type of social housing that will be provided. This to prevent future confusion / disputes over land values and viability issues.	Noted. Although it is possible to express the target on a site-by-site basis, it will not be possible to state what will be provided. To do so would not be in accordance with the NPPF.
730	SA4356	Parkside Malvern – Marcus Ballard	Green corridor	The preservation of the green corridor following the line of Moselle Brook should be made an objective at the back of Hornsey Park Road.	The Council supports deculverting in principle but does not believe that a buffer zone on culverts is consistent with meeting the borough's housing targets.
730	SA4357	Parkside Malvern – Marcus Ballard	Green Link	The green-links are weakly described	Noted, further detail will be provided in the DMDPD **Action: Enhance green links policy within the DMDPD.**
730	SA4358	Parkside Malvern – Marcus Ballard	Green space	objective for creating a local community park in or adjacent to the Hornsey Park area, an area of open space deprivation.	Noted, the draft DMDPD policy will support improving open space in areas of open space deprivation. **Action: Ensure DM26 offers opportunities to improve existing open spaces in areas of deficiency.**
730	SA4359	Parkside Malvern – Marcus Ballard	Housing; Heartlands	The reference to 300 homes and 2000 jobs on page 44 makes no sense: the section needs explaining and re consulting on.	Note, this is a typo in the document, it should read "3,000 new homes and 2,000 new jobs. This is consistent with the totals in Appendix B of the document. **Action: Amend text on P44 to change 3,00 to 3,000.**
730	SA4360	Parkside Malvern – Marcus Ballard	Moselle	The desirability of de culveting the Moselle Brook in the Wood Green sites is so weakly described that there is not possibility of this important environmental objective ever happening. associated drafting should be revised to make this a firm objective	It has to be recognised that while deculverting of the Moselle is an aspiration enshrined in the Local Plan, it will be subject to feasibility and viability on a site-by-site basis. The wording is considered appropriate for this issue to be investigated as part of a planning application in the future.
730	SA4361	Parkside Malvern – Marcus Ballard	Noise; pollution	New development must deliver reduced noise, pollution and other environmental stress on our area.	A key aim of the Plan is to locate new development in the most sustainable areas, generally where people can travel to and from the site using public transport. This, and making provision for greater cycle use, and strengthening pedestrian links, will minimise the adverse effects on air quality and noise pollution from new development.
730	SA4362	Parkside Malvern – Marcus Ballard	Open Space	We object to valuable open space in our area being included in sites for redevelopment, e.g. the open space in the vicinity of Clarendon Road, Hornsey Park Road and the Afro Caribbean centre. New development must have its own open space and not appropriate ours.	There is no designated open space in the sites listed.
730	SA4363	Parkside Malvern – Marcus Ballard	Open Space	The protection, non encroachment and preservation of Wood Green Common must be a prime objective of the LDP: it could even be expanded	It is considered that the appropriate level of protection is already granted.
730	SA4364	Parkside Malvern – Marcus Ballard	Pedestrian paths	Proposals for the improvement of the Penstock path are so weak that a change is unlikely to ever happen. Proper robust proposals should be introduced to ensure the improvement is made before any new development takes place.	The Council has expressed full support for the improvement of the Penstock foot tunnel.
730	SA4365	Parkside Malvern	Privacy; light	Much greater emphasis should be given to the avoidance of overlooking and	This issue will be addressed through the design policies in the DMDPD.

		– Marcus Ballard		overshadowing of existing communities by any proposal for taller buildings.	
730	SA4366	Parkside Malvern – Marcus Ballard	Scale; density	scale up the development of the Wood green sites by first ensuring the West Heartlands (National Grid) site is an exemplar created without pressure to increase density or the number of housing units.	Noted. The Wood Green capacities will be determined through planning application, and as they are part of a designated growth area, capacities will be maximised, subject to acceptable design. The same is the case for the Clarendon Square site on any additional application that comes in.
730	SA4367	Parkside Malvern – Marcus Ballard	Traffic	the LDF must have a much clearer plan for the delivery of a permanent solution to traffic passing through the area. create a permanent shift in traffic from Hornsey Park Road to Mary Neuner Way, Wood Green High Road and other main roads in the locality.	Noted. There is an Area Action Plan for Wood Green being created, which will be an appropriate document to explore this in more detail.
810	SA4368	Margaret Fowler	Amenities	I very much appreciate receiving Tottenham News to keep up to date with progress but I am very disheartened that it does not include any news of the area where I live. St Ann's and Harringay Wards are very desolate places. Great park but nothing else and just dissatisfaction about St Ann's hospital site. Where are our new houses and shopping areas and new ideas in the park?	Sites have been identified in the Green Lanes area, which provide new homes, the potential renewal of the existing Arena Retail Park, which has implications for enhancing Finsbury Park.
812	SA4369	Mark Brearley	Sites	I object to the failure to adequately identify a supply of specific, developable sites or broad locations for housing growth (as required in NPPF para 47, 156, 159), and the allocation of several sites for housing even though with the suggestion that they are deliverable even though they are in fact not available now, and the failure to integrate strategies for housing, employment and other uses.	It is considered that there are an appropriate pipeline of deliverable and developable housing sites included in the Site Allocations and Tottenham AAP as required by the NPPF. Additionally there is a combination of protection and intensification of existing employment assets in the borough to meet objectively identified employment need.
818	SA4370	Our Tottenham	Consultation	Due to the very short time period for public consultation and the flaws in the process (outlined in our overall response to the SA DPD), we have only been able to review and comment about a small proportion of the sites located East of the rail line. The site allocation proposals which we have been able to review are highlighted in YELLOW in this table of content. They have been assessed against the principles derived from the Our Tottenham Charter and outlined in our overall response to the SA DPD.	Noted.
818	SA4371	Our Tottenham	Edit	The numbering of sites used here does not correspond to the numbering of sites in the subsequent sections. The list should start with SA57 Park Grove… and finish with SA66 Leabank…	Noted. **Action: Update SA numbers on p 149**
818	SA4372	Our Tottenham	Housing target	See our comment about that in our response to the Tottenham AAP. Unrealistic target with potentially negative impacts on existing residents and businesses. We contest the fact that Tottenham has to absorb half of that growth. It is the poorest part of the Borough, the most dense, and includes 30% of the Borough's population.	Noted, but this is a comment in relation to the growth allocated to Tottenham, not this part of the document. The growth allocated to Tottenham is consistent with the overall spatial vision for the Borough set out in the Local Plan: Strategic Policies.

New Sites proposed for inclusion within the Local Plan as part of the consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
698	SA4381	Savills on behalf of the London Diocesan Fund	Hornsey	Submission of the vacant land between Hornsey Bowling Club and Camfrey Court for enabling development for improvement of the Bowling Club through residential development on the vacant land.	This site is not considered large enough to be granted an Allocation.
579	SA4382	Laura Harrison, resident	Industrial uses in Tottenham Hale	The long-term relocation of heavy-industrial uses away from the Markfield area could also improve air quality here whilst freeing up further space for creative uses, with the site immediately overlooking Markfield Park offering an opportunity for more conventional	Noted, at the current time this site is not being allocated. It currently has licensed and safeguarded waste capacity.

				residential development.	
609	SA4383	Apcar Smith Planning on behalf of Wedge Investments Ltd	New Site	Site nominated for allocation.	This site was identified in the January 2014 site allocations document as a housing trajectory site. Housing trajectory sites are ones that do not require an allocation because the site either holds planning consent or because the council believes development can be adequately managed through the development management policies. Having reviewed this site it does not create sufficient uplift to be considered strategic enough for an Allocation.
261	SA4384	Trustees for Methodist Church Purposes (DP9)	SA Addition	In Muswell Hill adjacent to Pages Lane. Includes Chester House and tennis courts. Request site is included in Site Allocations Plan. See representation for justification.	It is considered that as the majority of this site has a SINC designation, and the uplift on the remainder of the site is not of a sufficient scale to be considered overtly strategic, this site will not be included in this edition of the Site Allocations.
624	SA4385	Tottenham & Wood Green Friends of the Earth	New Site	The green area between the Holy Trinity School, the top of Fairbanks Rd and the High Road should be designated as public open space to prevent the school closing it to public access. This has been mooted in association with a planning application to build a new footpath between the bus stop on Monument Way and Fairbanks Road reference HGY/2015/0438.	This site is not considered appropriate for allocation at this time.
655	SA4386	Mark Lewis, Levitt Bernstein	Bruce Castle	Bruce Castle Museum and Park is an important community, heritage and cultural hub as well as being a remarkable heritage asset for the Bruce Grove neighbourhood. As you may know the building is in much need of repairs (leaks in the roof frequently put the building and its irreplaceable contents at great risk) and it has the potential to be every bit as remarkable as Walthamstow's William Morris Gallery which has transformed perceptions of the Lloyd Park area. The museum is one of only two grade I listed buildings in Haringey, whereas WMG is grade II* listed. With improved transport links from Bruce Grove and an improved High Street, the Museum's future could be similar to the Horniman Museum in Forest Hill - a real 'family' attraction combining Park and Museum which is now firmly 'on-the-map' being more accessible by London Overground. I would like to see a commitment to securing improvements to Bruce Castle and Park adopted within the AAP. Bruce Castle could be seen as the centrepiece of community pride and regeneration of the Bruce grove neighbourhood, whereas it seems to be shown outside the 'red line' of the AAP?	Noted, Bruce Castle Museum and Park will be protected by conservation, and open space designation ns. There is not the case for a significant regeneration scheme as at Alexandra Palace, and as such no Allocation is needed.

674	SA4387	Vaughan Melzer, Chettle Court resident	Alternatives	Why take land from two estates which are working as good social communities with good social amenities when there are patches of land which are not built on and un-used, for example the green area in Granville Road, which although is enjoyed by dog walkers never has the use that our play areas have, and the unused 'car park' next to Hornsey library – an eyesore and empty for years?	This proposed new site is already included within proposals for SA8.

Comments on Sustainability Appraisal of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
567	SA4373	Page Green Resident's Association	Policy too flexible	**We oppose 23.14 Open space** because there are too many let out clauses such as, '…that development is not to lead to adverse effects on designated sites and will be protected unless the benefits of new development outweigh nature conservation or scientific interest'; …' ensure that development proposals do not lead to the whole or partial loss of open spaces without an assessment of the current level of provision', etc. Who is to decide 'the benefits'? No, there is too much wiggle room here and we believe it will be taken advantage of. There is too little Open Space already and with so many new homes without gardens, Open Spaces needs to be absolutely ring-fenced. In the SA of the Site Allocations DPD report, section 'Open Space' it states 'Haringey's 2014 Open Space and Biodiversity Study identified that Northumberland Park Ward, Tottenham Hale Ward, part of Bruce Grove Ward, Tottenham Green Ward and east of Seven Sisters Ward have the greatest deficiency in access to open and green spaces. The recommendations include improving provision of small local parks and amenity green spaces as well as access to them and securing new open space in new developments'. Section 23.14 is in contraction to this statement by allowing development on Open spaces in 'some cases'.	Objection noted. The Council seeks to protect and enhance open space across the borough, as well as improve access to it. The Council considers that adopted Strategic Policy SP13 and proposed policy DM26 together provide robust policy protection for open space, and further reflect recommendations of the Open Space and Biodiversity Study. The DM policy clearly sets out that the Council will not grant planning permission for proposals that would result in a loss of open space unless it can be demonstrated that the open space is surplus to function. Further, the policy also provides that in areas of open space deficiency, as identified by the Council's latest evidence, all development proposals will be required to make provision for open space. The SA has referred the Open Space and Biodiversity Study in setting the SA framework for assessing the Local Plan, and Open Space is a criterion against which the Local Plan policies are appraised for likely effects.
567	SA4374	Page Green Resident's Association	Building on Open Space	SA of the Site Allocations DPD, page 64, Appendix IV – Open Space, states under housing, Option 2 would certainly constrain the ability to deliver on the ambitious London Plan housing targets. Significant negative effects are predicted. Our interpretation of this bold admission is that Haringey Council has every intention of building houses on Open Space. We strongly oppose the use of the limited space we have for housing development. Again, **we oppose Option 1 here and support Option 2 which would not allow development on Open Space.**	Disagree. The Council seeks to protect and enhance open space across the borough, as well as improve access to it. The Council considers that adopted Strategic Policy SP13 and proposed policy DM26 together provide robust policy protection for open space. The Sustainability Appraisal (SA) has informed the process of selecting preferred policy options against reasonable alternatives. For site allocations, a number of potential site uses (including open space) were considered for the identified strategic sites and assessed against the Council's SA framework. The SA indicates that allocating these strategic sites exclusively for open space (Option 1) would inhibit the Council's ability to meet London Plan housing and employment targets. It suggests that the plan policies should focus on improving the function, quality, usage and accessibility of existing open space especially by applying the Green Grid approach. The proposed Local Plan policies reflect this approach and the Council will use the SA findings on Open Space to further identify opportunities for strategic sites to improve and enhance the Green Grid network.
567	SA4375	Page Green Resident's	Create new open space	SA of the Site Allocations DPD, Open Space, page 33. We oppose Option 1, which states; Do not allocate sites for purely open space. **We support Option 2 here for the reasons stated above.** We need to create more Open Space to support	Support for Option 2 of the Sustainability Appraisal reasonable alternatives assessed is noted. The Council will progress with Option 1 for strategic sites on the basis of sustainability appraisal findings

		Association		additional population. Tottenham already has far less Open space than other boroughs and, supposedly Haringey has a commitment for creating more.	and for reasons set out in the Interim SA report. The Council's Local Plan policies seek to protect and enhance open space across the borough, as well as improve access to it. The Tottenham AAP proposes a Green Link policy recognising the need to address local issues in respect of access to open space.
567	SA4376	Page Green Resident's Association	Bulge classes	SA of the Site Allocations DPD, 14, 3.1 Education, states, 'where need for additional capacity has been identified, this might be delivered in one of three ways: bulge classes (not sustainable for long term increased provision), expansions and new (free) schools as a part of major sites. We oppose the idea that 'bulge classes' are even considered by the Council as a possible short term solution. Would the officers in Planning or the councillors themselves even consider this an option for their children? More school places will obviously be needed if over 30,000 or more people are moving into Tottenham. The schools need to be sorted before the housing, yet this appears to be a minor consideration. Does the Council think that the middle class families they hope to attract will move into the area if there are no new school places?	The Council recognises the importance of social and community infrastructure in supporting sustainable communities. The Council has prepared and will regularly update an Infrastructure Delivery Plan (IDP), which identifies the service areas where investment will be needed to meet additional demand from growth and development, including for education. School place demand is dynamic and affected by a range of factors and bulge classes are used across London as a short term measure to help meet fluctuations in demand. The Council will continue to track pupil numbers to ensure that it continues to have enough places to meet demand.
661	SA4377	Tottenham Business Group	Reasonable alternative	It is surprising that the Scoping Reports for both the Allocations DPD and The Area Action Plans provide no information as to "reasonable alternatives' to the present proposed scheme. This is inconsistent with the EAPP regulations and the advice in paragraph 165 of the NPPF that 'sustainability which meets the requirements of the European Directive on strategic environmental assessment should be an integral part of the plan preparation process, and should consider the likely significant effects on the environment, economic and social factors. The continual representations of the Tottenham Business Group to the Council Cabinet and the basis of its local community petition of 28th November 2013 was to request public consideration of reasonable alternatives to the devastating local impact of the level of demolitions currently proposed. The response from Cabinet was to promise to look at ways of providing alternatives to demolition, but this was never delivered to the community.	The Council is undertaking Sustainability Appraisal in line with requirements of the Strategic Environmental Assessment (SEA) Directive (2001), the Environmental Assessment of Plans and Programmes Regulations (2004) and the National Planning Policy Framework. Reasonable alternatives have been considered as part of the SA process and further information is set out in the Interim SA Reports of the respective Local Plans. The Site Allocations and Tottenham AAP give a fit to the spatial distribution agreed in the Strategic Policies. The alternatives are therefore limited in respect of deliverability. The SA will however at Regulation 19 stage consider this in further detail.
375	SA4378	Hillcrest Residents Association	Open space, Sustainability appraisal	Haringey's interim Sustainability Appraisal for the SA DPD recognises that Hillcrest fits the 'rules' for allocation as an 'Open Space' (it is within an area of deficiency). (SA table 10.1)	Noted. The Site Allocations Interim Sustainability Appraisal sets out several criteria in identifying potential site uses for the purpose of considering reasonable policy alternatives.
375	SA4379	Hillcrest Residents Association	Open space, Local green space, NPPF consistency	The council's options appraisal concluded that the council would not allocate sites purely for Open Space. The options appraisal recognised that there were negative effects associated with this decision, and noted that there are 'theoretical opportunities to do more to reduce open space deficiencies' Allowing the allocation of Local Green Space would help the council reduce these deficiencies while retaining a commitment to the presumption in favour of sustainable development.	Noted. The Council will include a policy to reflect the potential for designating Local Green Spaces. **Action: Policy point to reflect Local Green Space designation in line with NPPG.**
567	SA4380	Page Green Resident's Association	Open Space	We also support Option 2 as compared to the Council's preferred strategy Option 1 that states: 'Do not allocate sites for purely open space is on balance preferred. Priority considerations include the need to avoid any approach that would compromise the Council's ability to meet its housing and jobs targets'. It should be obvious that with such an increase in population and so many more people living in homes without gardens, we must have more open space. Yet option 1 allows Haringey Council to do away with the very limited green space Tottenham already has. **We support Option 2 aspect that seeks to allocate sites as open space.**	The Council seeks to protect and enhance open space across the borough, as well as improve access to it. The Council considers that adopted Strategic Policy SP13 and proposed policy DM26 together provide robust policy protection for open space. The Sustainability Appraisal (SA) has informed the process of selecting preferred policy options against reasonable alternatives. For site allocations, a number of potential site uses (including open space) were considered for the identified strategic sites and assessed against the Council's SA framework. The SA indicates that allocating these strategic sites exclusively for open space (Option 1) would inhibit the

					Council's ability to meet London Plan housing and employment targets. It suggests that the plan policies should focus on improving the function, quality, usage and accessibility of existing open space especially by applying the Green Grid approach. The proposed Local Plan policies reflect this approach and the Council will use the SA findings on Open Space to further identify opportunities for strategic sites to improve and enhance the Green Grid network. In addition, the Council will seek to increase provision of open space in line with DM26.

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Appendix 2.2 Comments on SA1-SA4 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Comments on SA1 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
574	SA1	GL Hearn on behalf of Wood Green Investments Ltd, landowner 8-14 High Rd	Support	Wood Green Investments Ltd supports this policy to protect sites required for the construction of Crossrail 2 and ensuring that a mix of uses and potentially enhanced infrastructure are required from future proposals in these areas.	Support is noted.
414	SA2	GLA	Support	The proposed approach to Crossrail 2 safeguarding and impact assessment in draft SA1 is strongly supported in principle. However, TfL recommends that the 'wider impact area' (currently an 800 metre radius) is extended to a 1km radius from Crossrail 2 stations. This would reflect the expected zone of influence of Crossrail 2, based on experience with impacts associated with Crossrail 1.	Noted. **Action Amend 800m radius to 1km.**
415	SA3	Transport for London	Crossrail	Draft SA1 (Indicative Crossrail 2 Areas) the approach to safeguarding here is strongly welcomed however, it is requested that the wider impact area (currently 800m) is extended to 1km from Crossrail 2 stations. This would reflect the expected zone of influence from Crossrail 2 around the stations as evidenced by impacts associated with Crossrail 1 which has been evidenced by GVA.	Noted. **Action Amend 800m radius to 1km.**
410	SA4	North London Waste Authority	Crossrail 2	NLWA has a Re-use and Recycling Centre (RRC) at Western Road in Wood Green and is within 400-800 radius of the proposed Alexandra Park Crossrail station. NLWA would be pleased to be involved in the scrutiny of sites as proposed in the DPD to ensure redevelopment of the former Haringey Heartlands area is conducive to the RRC being able to continue to serve local residents as it does now.	Agreed. The Council has identified the premises as licensed waste capacity, and has allocated it in a subsequent policy,
818	SA5	Our Tottenham	Map	A proper title and legend for the map should be included, explaining what the colours correspond to.	We recognise improvements could be made to our map and image resolutions, and we will aim to ensure that documents are written and presented in a way that are clear to understand and consistent in the future.
268	SA6	Colin Kerr and Simon Fedida	Size	The draft SA1 proposes two circular areas of 400m and 800m radii around Alexandra Palace Railway Station to be subject to enhanced scrutiny and unspecified extra infrastructure and access requirements. These areas represent 0.5 km2 and 2.0 km2 around the Station. The SA1 areas are much larger than the 'safeguarded route' requirements and 'area of surface interest' for the Alexandra Palace area, as indicated by Sheet 42 of the Crossrail 2 consultation November 2014 to January 2015. The SA1 areas are also much larger than the proposed Draft AP1 site allocation in the earlier (2014) consultation of this Site Allocations DPD. The area of the earlier site allocation was a single	This site allocation seeks to optimize development around future Crossrail stations. The 400m radius and 800m radius represent approximations of 5 and 10 minute walking distances to each potential future Crossrail station. The Council considers that there should be a policy that aims to ensure that any development parcels coming forward in these areas should ensure that opportunities to locate uses that would benefit from good access to a Crossrail Station are exploited.

				250m radius circle centred on Alexandra Palace Railway Station. No specific reason is given for the unprecedented scale and increase in size of the SA1 allocation. It is vastly greater than the safeguarded areas requested by Crossrail 2. Only the most general of reasoning has been given to justify the expansion of this site allocation.	
268	SA7	Colin Kerr and Simon Fedida	Site characteristics	The character of the Draft Site is exceptional. The site includes the valuable green space of Avenue Gardens and Alexandra Palace Park. The special nature of these community facilities cannot be over-emphasised. The Draft Site is substantially within the Wood Green Common Conservation Area and the Alexandra Palace &Park Conservation Area. The proposed Site includes two Statutorily Listed Grade II buildings and many residential dwellings.	Noted. There are specific policies regarding the management of conservation, open space, and existing residential assets in the borough. This policy will complement, not override these policies.
268	SA8	Colin Kerr and Simon Fedida	PTAL	Further, the PTAL rating of most of the SA1 area is already in the 5-6 range, and subject to density and access policies to the transport infrastructure, not least in the Draft DM-DPD and Local Plan Strategic Policies and its proposed alterations.	Noted.
268	SA9	Colin Kerr and Simon Fedida	Size	The SA1 site allocation is unreasonable. There exists substantial railway land just north of Alexandra Palace Railway Station at the Palace Gates servicing yards, and to the sides of the railway north and south for enhanced infrastructure. It is incumbent upon Crossrail to make their intent known, so that sensible policies may be made.	Crossrail is an emerging infrastructure investment which not only requires land for operational use, but will also bring enhanced property values to areas in which stations are located. It is therefore necessary that a policy is created which facilitates both the construction, and manages development in station-proximate areas to ensure that all new development is optimized for the future increased accessibility.
268	SA10	Colin Kerr and Simon Fedida	Planning	Planning blight on this scale is administrative overreach and an unacceptable burden on residents who live in the zone.	Crossrail is an emerging infrastructure investment which not only requires land for operational use, but will also bring enhanced property values to areas in which stations are located. It is therefore necessary that a policy is created which facilitates both the construction, and manages development in station-proximate areas to ensure that all new development is optimized for the future increased accessibility.
268	SA11	Colin Kerr and Simon Fedida	Size	**Recommendation: These concerns could be addressed if the Borough were to put forward a site proposal with a new, smaller and properly considered site boundary, and which envisages a more intensive use of existing railway land.**	Noted.

Comments on SA2 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
609	SA12	Apcar Smith Planning on behalf of Wedge Investments Ltd	LSIS17	The deletion of White Hart Lane as a locally significant industrial site is supported.	Noted. This was not identified in this policy, but was stated in the Alterations to the Local Plan. As the ELS recommends that this be retained as employment stock, the Alteration to the Strategic Policies will be corrected. **Action: Reinstate LSIS17 in the Alterations to the Local Plan: Strategic Policies.**
568	SA13	CgMs on behalf of LB Barnet	Incorrect referencing	It will be noted here that the reference to the site under draft Policy SA2 is incorrect in that it refers to site SA49 that is Cross Lane. It should read SA52 Pinkham Way.	Noted. **Action: Amend LEA6 reference to site SA52 instead of SA49**
268	SA14	Colin Kerr and Simon Fedida	Employment	The text states that the anticipated new employment premises stock will accommodate employment at higher densities, giving office uses	Noted, the Site Allocations make provision for targeted regeneration within Wood Green, linked to the introduction of Crossrail. The workspace viability study sets out the relative values

				as an example. It is questioned whether such higher density employment will materialise. There is a limit to how many retail jobs can be created, no matter how aggressively the Wood Green Town Centre is re-developed. The Borough's own Retail and Town Centres Study 2013 warns specifically against over-reliance on the projected retail floor space projections (p89). Further, it is understood from the 'Alterations to Strategic Polices', page 11, bullet 4, that the London Plan has downgraded the WGTC proposition in the office market on the basis of the London Office Policy review 2012. Given the importance of a viable employment base to Haringey, and its apparently weak and failing position, an element of caution should be adopted in the wholesale redevelopment of employment areas with high density employment space. It may not be taken up	of different types of workspace, and the site-specific requirements that occupants would need to fill workspace in the Wood Green/ Haringey Heartlands area. While that assertion that there is not a market for large-scale office development in Wood Green, there is potential for a number of employment uses, which will be occupied if high levels of access and amenity can be created through new developments.
268	SA15	Colin Kerr and Simon Fedida	Employment	The Haringey Employment Land Study 2015 is equivocal on the growth of high intensity B1a/b versus other uses, B8 in particular. It is only the 'Business as Usual' scenario that shows decline in B1c/B2/B8 floorspace requirements and growth in high intensity B1a/b uses (HELS, table 6.9 and table 7.2). The two other scenarios investigated, including the GLA Economics employment projections for the London Plan Further Alterations (HELS, page 40, para 6.3), show as much need for extra B8 (storage and distribution) floorspace as for B1a/b (HELS, tables 6.3, 6.6, 7.2).	The Employment land Study shows that there is a need for identifying growth in employment stock in Haringey. The approach taken is to locate new knowledge-based (B1a-b) employment floorspace in highly accessible, high amenity areas, to give it the best chance of being filled. This aligns with both the ELS and Workspace Viability Study.
268	SA16	Colin Kerr and Simon Fedida	Mixed use	The effectiveness of the mixed use planning policies in force in recent years needs to be assessed and related to the proposed policy. Have they delivered employment as expected? For example, it has been shown that the 'Live/Work' policies, much in favour in recent years and in Haringey, are an employment failure (Haringey Employment Land Study 2015, page 51, para 8.20-8.27).	The criticism of live/work development is that the work element often becomes ancillary, or lost, to the live function, due to the significant imbalance in values between residential and employment in Haringey. This can be observed as an erosion of employment stock. The Council is allocating "warehouse living" in targeted areas, but not live/work.
268	SA17	Colin Kerr and Simon Fedida	London Plan targets	The site allocation proposals seem to be planning for the London Plan Haringey population projections, but not the London Plan Haringey job projections. On this basis, the indicated plans may be unsound.	The site allocations consulted on (excluding Tottenham), if developed, would create a potential for 100,000+m2 of new employment space. The Council has a target for all objectively identified need, including employment, and allocations will be provided that accommodate development to meet them.
268	SA18	Colin Kerr and Simon Fedida	Employment	Recommendation: The Council should put forward a more subtle and nuanced set of site allocations and accompanying policy that could accommodate the retention or creation of more spacious employment premises, if needed.	It is considered that the proposed policy protects lower density employment uses in suitable locations.
430	SA19	Derek Horne & Associates for Majorlink	SP policy	Changes to Designated Employment Areas are proposed to include SSP29 (Omega Works) within LSIS1 (Crusader Industrial Estate). This proposal conflicts with figure 5.1 and policy SP2 which	Omega's future designation as a part of a mixed use area with employment, and warehouse living elements mean that the only suitable designation is as a Regeneration Area. SP2 will be

		Ltd		specifically exclude Omega Works from all of their employment designations. No justification is given for the intended inclusion of Omega Works within SA2. If this amendment were to go ahead it would be in direct contradiction to the Council's recently published Local Plan: Strategic Polices. The exclusion of Omega Works from SA2 within the strategic policies by the Council was, no doubt, carefully considered and should not be changed without detailed justification. The omission from SA2 of Omega Works would not have any material impact upon the other sites listed within the proposed policy, given the previous planning history of the site, which includes planning permission for a mixed use development, which is separately identified under SA36 from Crusader Industrial Estate SA35. Moreover, it is noted that whilst Crusader Industrial Estate was identified as being within a Defined Employment Area, Omega Works was not. We believe that the two industrial areas should remain separately identified as per figure 5.1 of the Local Plan.	updated to conform to this. The two sites will be separately identified as Site Allocations due to their separate existing uses and ownerships.
430	SA20	Derek Horne & Associates for Majorlink Ltd	Vision	The Council states that it will work with local land owners and residents to produce master plans and potentially a SPD to help guide development in the area, Our client owns the Freehold of a substantial area of commercial land within the Haringey Warehouse District and Also within Tottenham action plan area. The client's properties have been subject of planning applications and appeals and are, therefore, well known to officers. Yet, to date, we are not aware of our client having been invited to be involved in any dialogue with officers. It is regretted that the council has failed to engage with client in preparation of local Plan documents. Clients only became aware of them because of tenants.	It is noted that this opportunity to engage has been taken. The Council will expect any development on Omega Works, or Crusader to be masterplanned, identifying how the development of one would affect the other. The consultation letter was sent to occupants with specific note to inform the landowner.
400	SA21	Derek Horne & Associates OBO Ms J Hancher (owner, part of Omega Works)	DEA changes	Changes to DEA are proposed to include SSP29 within LSIS. This proposal conflicts with figure 5.1 and policy SP2 of Strategic Policies Local Plan, which specifically exclude Omega Works from all employment designations. No justification is given for intended inclusion of Omega Works within SA2. The exclusion of Omega Works from SA2 within the Strategic Policies by the Council was, no doubt, carefully considered and should not be changed without detailed justification.	Omega Works is proposed to be allocated as a Regeneration Area in the draft document. This is to ensure a balanced approach to providing warehouse living and employment uses in the future can be achieved, as set out in the ELS. It is noted that additional justification can be provided. Omega Works is not mentioned in the Strategic Policies amendments. The Site Allocations map on page 16 of the Site Allocations draft document replaces Figure 5.1 of the Local Plan: Strategic Policies 2013.
414	SA22	GLA	SA2	The Council proposes revisions to a number of areas of employment land in the borough (outside the Tottenham AAP area). The overarching approach is set out within the Council's alterations to the Strategic Policies DPD and draft policies DM48-52 of the draft Development Policies DPD, with the strategy feeding through into the site allocations within this draft plan. Broadly the revisions seek to: identify new employment-led 'Regeneration Areas' to create new jobs as part of mixed use development; pragmatically respond to instances of 'warehouse living' by rationalising/intensifying employment areas whilst jointly supporting creative live/work communities; and, encourage existing industrial sites to modernise for greater efficiencies and economic output. Having regard to the conclusions of the 2015 Haringey employment land review, the proposed allocations are supported in principle. Nevertheless, in line with overarching comments made in respect to the Council's alterations to the Strategic Policies DPD, GLA officers would	Noted, the Council will continue to consult with GLA in regard this matter.

				welcome further discussion on how, at a borough-wide level, the proposals for employment land management relate to the strategic benchmarks for industrial land release within the Mayor's Land for Industry and Transport SPG.	
685	SA23	London Gypsy & Traveller Unit	Gypsy pitch provision	Firstly, as a site allocations policy it is included under SA2 'Changes to designated employment areas'. This is not appropriate because Traveller sites are a type of accommodation and should be considered as such in policy terms. At the moment, the policy approach to Traveller provision seems to be that only industrial sites which are being released will be considered for meeting the needs of this community. We would argue this is not sufficiently robust and the Local Plan should provide a range of options to ensure greater flexibility. We are aware that other community organisations in Haringey are opposing the release of industrial land as this threatens the livelihood of the borough's local economy. Policy SA2 does not clearly state which industrial sites might be considered for Gypsy and Traveller provision and how pitch provision might be incorporated on these sites in a balanced way which protects existing employment.	This is not the case. It is recognised that these sites have the highest value uplift, and therefore potential to accommodate new pitches. Any sites such as this on which redevelopment for higher value uses are acceptable would need to consider the appropriateness for pitches from a design-led basis using SP3 of the Local Plan.
400	SA24	Ms J Hancher		The omission from SA2 of Omega Works would not have any material impact upon the other sites listed within the proposed policy, given the previous planning history of the site, which includes planning permission for a mixed use development, which is separately identified under SA36 from the Crusader Industrial Estate SA35.	Noted.
565	SA25	Nick	Save industrial land	The council should also acknowledge its local business community and keep the industrial sites it craves to kill for the quest of housing and the fat cats. Support your local businesses, support local people that are employed by these local businesses. You have not considered any businesses and tried to save any, you just want to wipe us all out in the high road west regen	The regeneration of lower density employment uses within growth areas is required in order to fulfil the spatial vision of the plan, and to meet objectively identified housing and employment needs in the borough.
818	SA26	Our Tottenham	Employment; employment floorspace;	See our comment with regard to Policy SP8 in the overall response to the Alterations to Strategic Policies. We have serious concerns about the evidence based presented in the Employment Land Study. Besides, It is unsound and damaging to Tottenham's economy to be reducing targets for industrial floorspace and downgrading protected industrial areas while another part of Haringey Council is promoting the borough as being at 'the centre of the British manufacturing boom' (Haringey Council Press Release, Thursday 26 March). As this press release noted, employment in fashion and textiles manufacturing went up by 15% between 2009 and 2012, while it fell by 13% in London during the same period.	A carefully managed combination of release and protection of industrial land is required in order to fulfil the spatial vision for the borough and meet the objectively identified needs for jobs and housing set out in the London Plan.
818	SA27	Our Tottenham	Haringey Warehouse District; employment	See comments made in our response to the Alternations to Strategic Policies in relation to Employment Land. We strongly disagree with the proposed downgrading of the employment land status of Crusader Industrial Estate N15; part of	As recognised in the consultation report for the Strategic Policies Alterations, a balanced approach to providing for the needs of industry, other employment, and the existing warehouse community. The only suitable designation to achieve this is regeneration area.

				Vale Road/Tewksbury Road N15. Crusader Industrial Estate is the site of Haringey Council's investment in fashion and textiles; both sectors requiring industrial workspace. [Elsewhere, it is mentioned that 'some industrial estates are at risk of being converted to alternative uses. This is evidenced with Crusader Industrial Premises not providing leases of more than 5 years, which indicates that the landowner may have other intentions for the site's future use' (p.18). Retaining this site as employment space will therefore require strong planning policy protection to prevent owners driving out existing uses and preventing investment through the use of short term leases.]	

Comments on SA3 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
616	SA28	CgMs on behalf of Parkstock Ltd	Primary/Secondary frontage query	Appendix C and SA3 confirms the primary frontage and secondary frontages within the proposed Finsbury Park District Centre. We are very supportive of the primary designation from the corner of Seven Sisters Road (no. 263) to 10 Stroud Green Road. We also note that a secondary frontage is proposed along 263 to 271 Seven Sisters Road and along the new route proposed through the Finsbury Park Bowling Alley site to the Park. We welcome these frontage designations although question why 263 to 271 is a secondary, rather than primary, frontage given the level of activity and footfall along this part of Seven Sisters Road. Further explanation for this rationale would be welcomed.	When developed, the Stroud Green Road frontage will create a strong sense of place, enclosing a precinct focused around Finsbury Park station. It is not considered that this is the same for the Seven Sisters Rd element of the site, which is on the edge, while remaining inside, the town centre boundary.
414	SA29	GLA	Support	The Council's proposed changes to town centre boundaries are pragmatic and supported.	Support is noted.
574	SA30	GL Hearn on behalf of Wood Green Investments Ltd, landowner 8-14 High Rd	Supports policy	Wood Green Investments Ltd welcomes the Town Centre boundary to Wood Green and the extent of the Primary Shopping Frontage. The extension of the Primary Shopping Frontage is critical in bringing forward a viable and successful Town Centre.	Support is noted.

Comments on SA4 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
628	SA31	DP9 on behalf of Tottenham Hotspur	Licensed waste capacity	Objects to the safeguarding of 44 White Hart Lane as licensed waste capacity. Willing to work with the Council on this issue.	The principle that waste capacity is to be retained is in line with London Plan policy and must be upheld. The Council will work with developers where there are wider strategic benefits to be delivered from sites with an existing waste capacity.

		Football Club			
629	SA32	DP9 on behalf of undisclosed	Licensed waste capacity	Objects to the safeguarding of 44 White Hart Lane as licensed waste capacity.	The principle that waste capacity is to be retained is in line with London Plan policy and must be upheld. The Council will work with developers where there are wider strategic benefits to be delivered from sites with an existing waste capacity.
414	SA33	GLA	SA4	The safeguarding of Western Road Depot, 81 Garman Road, 100a Markfield Road, 44 White Hart Lane, 175 Willoughby Lane, 82 Markfield Road and Civic Amenity Site (Park View Road) is supported in line with London Plan Policy 5.17.	Support is noted.

Comments on SA5 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA34	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA35	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**
697	SA36	Savills on behalf of	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be	Noted.

		Thames Water		possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	
610	SA37	Turley on behalf of St. William	Site size	The current allocation indicates that the site size is 4.55 Ha which would restrict and limit any future redevelopment of the site. We would like to highlight that the Outline Planning Consent for Clarendon 2 Square covers 4.83 Ha and includes land and buildings owned by National Grid Property Holdings Limited (NPG) and the Greater London Authority (GLA). The site area is further identified in the Greater London Authority (GLA) report dated to 2011 and 2014 (PDU/0130/01, PDU/0130/02 and D&P/0130b/02) as being 4.83 Ha. Therefore, we consider that this figure should be revised to include all areas of the site which will enable developers to have sufficient flexibility in their approach to the redevelopment of Clarendon Square. Additionally, this will encourage a more comprehensive redevelopment of the site and allow for the provision of more housing, residential amenity and employment floorspace. We do not consider that the policy needs to restrict the site area and suggest that this should be appropriately amended to reflect the entirety of Clarendon Square.	Noted. **Action: Update site area.**
610	SA38	Turley on behalf of St. William	PTAL	We note that SA 5 indicates the site has a Public Transport Accessibility Level (PTAL) rating of 3. Where this may be the case in some areas of the site, the vast majority of Clarendon Square benefits from being highly accessible with an overall PTAL rating of 4, as stated in the GLA Reports. This assertion is also supported on the Transport for London website, which identifies PTAL ratings across London (http://www.webptals.org.uk/). The site is in close proximity to both Wood Green and Turnpike Lane Underground Stations which serve the Piccadilly line and provides links to major rail stations such as King's Cross. Furthermore, the site benefits from being nearby both Alexandra Palace and Hornsey Rail Stations. It is also close to a number of bus routes. The current PTAL rating specified for Clarendon Square (PTAL 3 is quoted) is not an accurate reflection of the site's accessibility levels. Furthermore, this rating should consider the emerging context of the area and the introduction of Crossrail stations at Turnpike Lane and Alexandra Palace, which will further increase the transport capacity of the site and Wood Green as a whole. We recommend that this rating be amended to accurately reflect the site's accessibility levels as well as the current transport proposals that will improve the public transport accessibility of the site in the future. In doing so, this will allow the site to benefit from higher housing density levels and will optimise its housing potential	Noted. **Action: Update PTAL details.**
610	SA39	Turley on behalf of St. William	Mixed use	The site allocation identifies 'future planning requirements'. Should a revised planning application come forward we suggest that the text which refers to "Increase B1 / reduce or retain C3", should be amended to "Increase C3 / maintain or reduce B1". Specifically, this approach would recognise the relevant planning policy requirements within the London Plan and the emerging Haringey Local Plan. The site has been identified as a 'central' area by the council and this allocation will promote higher densities to optimise the development potential at the site. We consider that the current wording is overly restrictive and does not adhere to current and emerging policy guidance.	This site was granted planning consent in the absence of a clear narrative for the wider place and the role of the individual sites in that context. It is clear that the objectively identified housing and employment need, and location of this site in close proximity to Wood Green town centre, and its former employment use mean that a mix of employment and housing uses on this site should be provided. This will be in line with other policies in the DMDPD.
610	SA40	Turley on behalf of St. William	Suitable taller building location	We also consider that the northern and western parts of the site could be appropriate for a tall building. Given the potential for a tall building at the site, we consider that the following bullet point should be added to the 'Future Planning Requirements' section of the Site Allocation as stated below: *"Provision of a taller building(s) at the north and north western sections of the site."*	The Council's aspiration is to use tall buildings as a marker for key public transport access points, in the case of the site mentioned, the foot tunnel linking Alexandra Palace with the greater Wood Green area. Confusing this urban form with additional buildings is not something the Council is considering.
610	SA41	Turley on behalf of St. William	Support "Central" designation	We consider that the site displays many characteristics of a 'central' setting rather than that of an 'urban' one. Policy 3.4 in The London Plan describes a 'central' setting as: '*Central – Areas with very dense development, a mix of different uses, large*	Support is noted.

				building footprints and typically buildings of four to six storeys, located within 800 metres walking distance of an International, Metropolitan or Major Town Centre.' Wood Green is classified within the London Plan as a Metropolitan Centre and the boundary of this designation on the proposals map is adjacent to the site. The entire site is within 800 metres walking distance of Wood Green Metropolitan Town Centre. The site lends itself to many of the attributes of the characteristics of a Central setting and we consider that this should be revised to better reflect the local context of the area. The vast majority of the buildings to the north, north east, south and west of the site are four to six storeys in height (or above). Such schemes include New River Village to the West, the Chocolate Factory and Alexandra Park School to the north and Shopping City to the north east. This correct definition of the site as a 'central' location would enable the development potential of the site to be optimised as such a definition would permit residential density levels of up to 1,100 hrha in accordance with the London Plan. Such an approach would also assist Haringey Council in meeting its ambitious housing targets, which are now 1,502 residential units per annum, as noted in the London Plan. It should also be noted that our suggested approach is further supported by both the Urban Characterisation Study (see below for the relevant extract) and Map 2.1. 'Haringey Character Setting Map', within the Preferred Options of the Development Management Policies Document (DMPD) at p.7, which clearly identifies the site as a 'central' area.	
610	SA42	Turley on behalf of St. William	Density	Making the appropriate amendments to both the PTAL rating and setting of Haringey Heartlands is crucial to realising the optimum potential of the site. Further to this, Policy 2.13 in The London Plan identifies the wider area of Clarendon Square, Haringey Heartland/Wood Green, as being an Intensification Area. As a designated area, it has been recognised for its potential to support redevelopment at higher densities as well as having the capacity to accommodate new jobs and homes. By enabling the site to achieve higher densities, Clarendon Square and the wider Haringey Heartlands will be able to significantly aid the council in meeting its housing and employment targets within the London Plan.	Noted. The Council agrees that this is a growth area, as identified in SP1 of the Local Plan, and a central character setting as identified in the UCS.
414	SA43	GLA	Planning permission	The recognition of existing planning permissions at: Clarendon Square, Hornesy Depot, St. Luke's Hospital site, Hornsey Town Hall and Highgate Magistrates Court is supported. It is noted that the Council seeks to establish principles for future consideration in the event that financial viability improves, and revisions to these approvals are sought by a developer. The site specific guidance proposed is supported in principle.	Support is noted.
411	SA44	National Grid Property	Future Planning Requirements	The draft allocation sets out a number of future planning requirements should a revised application come forward. National Grid propose that these requirements be amended as follows: "Increase B1/ reduce or retain C3" Current permission is for 1,080 residential units and accords with the London Plan density matrix and considered acceptable by the Council in granting permission in 2012. The density matrix has not altered since permission was granted. The NPPF places increased e416asis on optimising the potential of brownfield land to meet development needs. The FALP places greater e416asis on delivery of increased housing across London, in particular, Policy 3.3 requires boroughs to identify opportunities for additional housing capacity. Haringey's minimum housing target has increased from 820 to 1,502. Given the site also sites within an Intensification Area, there is even more expectation that the most should be made of development opportunities. In this context, National Grid strongly opposes the proposed future planning requirement to 'reduce'	This site was granted planning consent in the absence of a clear narrative for the wider place and the role of the individual sites in that context. It is clear that the objectively identified housing and employment need, and location of this site in close proximity to Wood Green town centre, and its former employment use mean that a mix of employment and housing uses on this site should be provided. This will be in line with other policies in the DMDPD.

				residential development on the Site. Suggests "reduce or retain C3" is deleted and replaced by a new bullet point: "Increase C3"	
411	SA45	National Grid Property	Future Planning Requirements	"Straighten the existing kink in Clarendon Road / Mary Neuner Road" Mary Neuner Road links Western Road and Clarendon Road and was built in 2008 to ease congestion on Hornsey Park Road. The extant permission has been designed around the road with the kink providing for the development of a new civic space in the north of the site. Whilst acknowledged that straightening the Road would have benefits further design analysis is required and flexibility needed. We therefore suggest the following amendment: "Potential to straighten the existing kink in Clarendon Road / Mary Neuner Road"	The suggested amended wording is agreed for the reasons set out in the representation. **Action: Amend allocation to reflect text**
411	SA46	National Grid Property	Tall Buildings	The future planning requirements seek to establish Clarendon Square to the north of the Site as 'a destination' which is supported by National Grid. Site Allocation SA29: L/a Coronation Sidings is identified for mixed use development including provision for a landmark building (12 storeys) to mark the entrance to Wood Green from Alexandra Palace. On this basis, it is considered that Clarendon Square, as a destination and key linkage to Alexandra Palace could accommodate tall buildings to e416asise the new square and act as landmarks within the east / west link. We consider that the following wording be included in the future planning requirements for the site: "Provision of tall buildings to the north of the site in conjunction with Clarendon Square"	The suggested additional text is not agreed. The Council's aspiration is to use tall buildings as a marker for key public transport access points, in the case of the site mentioned, the foot tunnel linking Alexandra Palace with the greater Wood Green area. Confusing this urban form with additional buildings is not something the Council is considering.
411	SA47	National Grid Property	Gas Infrastructure	The existing permission includes provision of two 'utility compounds', which are required to house gas infrastructure (Pressure Reduction Stations), which are essential to the continued provision of gas for homes in Haringey. It is considered that this requirement should be acknowledged in the site allocation. We suggest the follow wording is added: "Provision of necessary gas infrastructure"	The suggested amended wording is agreed for the reasons set out in the representation. **Action: Add "Provision of necessary gas infrastructure"**
411	SA48	National Grid Property	Factual updates	The site area is not 4.55ha but 4.83ha and the PTAL rating for part of the site is 3 but for a significant portion it is 4, so suggest this is changes from 3 to '3/4'.	Noted. **Action: Update PTAL details and site area.**

Comments on SA6 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA49	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

				Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA50	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**
414	SA51	GLA	SA5-SA9	The recognition of existing planning permissions at: Clarendon Square, Hornesy Depot, St. Luke's Hospital site, Hornsey Town Hall and Highgate Magistrates Court is supported. It is noted that the Council seeks to establish principles for future consideration in the event that financial viability improves, and revisions to these approvals are sought by a developer. The site specific guidance proposed is supported in principle.	Support is noted.

Comments on SA7 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA52	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

				recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA53	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**
414	SA54	GLA	Planning permissions	The recognition of existing planning permissions at: Clarendon Square, Hornesy Depot, St. Luke's Hospital site, Hornsey Town Hall and Highgate Magistrates Court is supported. It is noted that the Council seeks to establish principles for future consideration in the event that financial viability improves, and revisions to these approvals are sought by a developer. The site specific guidance proposed is supported in principle.	Support is noted.

Comments on SA8 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA55	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

				recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA56	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**
414	SA57	GLA	Planning permissions	The recognition of existing planning permissions at: Clarendon Square, Hornsey Depot, St. Luke's Hospital site, Hornsey Town Hall and Highgate Magistrates Court is supported. It is noted that the Council seeks to establish principles for future consideration in the event that financial viability improves, and revisions to these approvals are sought by a developer. The site specific guidance proposed is supported in principle.	Support is noted.

Comments on SA9 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA58	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

				months to 3 years to design and deliver.	
697	SA59	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**
414	SA60	GLA	SA5-SA9	The recognition of existing planning permissions at: Clarendon Square, Hornesy Depot, St. Luke's Hospital site, Hornsey Town Hall and Highgate Magistrates Court is supported. It is noted that the Council seeks to establish principles for future consideration in the event that financial viability improves, and revisions to these approvals are sought by a developer. The site specific guidance proposed is supported in principle.	Support is noted.
415	SA61	Transport for London	SA9: Site Requirements	This site is located on Archway Road which forms part of the Transport for London Road Network (TLRN). Therefore, TfL would expect to see vehicle and servicing access located off the TLRN, and to be car-free or have low levels of parking provided, given the high PTAL rating of 4. This should be incorporated into the development guidelines.	Noted. **Action: Add reference to car-free/ low level of parking in this site allocation.**

Appendix 2.3 Comments on SA10-SA22 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Comments on SA10 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
562	SA71	Cllr John Bevan	Include travellers site	I am concerned as to the future development of this site and my concerns are focussed on the issue of the travellers site and the need to have a comprehensive development of both the travellers site and the Civic Centre site. I note that the travellers site has not been improved to today's expected standards and needs substantial investment to do so. I am aware that the Councils other travellers site does also not meet today's expected standards'. As this site is geographically part of the Civic Centre site I would request that the opportunity is taken to achieve a uniform development over the whole of this site including the travellers site. The travellers to be given priority in the allocation of the new housing built on the combined site. If needed I would suggest that the combination of the two Haringey travellers sites, the other site being at Clyde Road, at a new location would better enable the Council to provide a site that could comply with the current guidelines / facilities now expected for travellers sites.	Noted. The existing housing needs of travellers on this site will need to be met through any development affecting the existing pitches. Reprovision from the Council's perspective could be in bricks and mortar on the site, new pitches on the site (subject to design considerations), or off-site, on a new fit-for-purpose traveller site. At present the identification of a site which is more suitable for travellers than conventional housing is challenging due to the high need for conventional housing.
697	SA72	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
697	SA73	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
415	SA74	Transport for London	Bus Stop	This site accommodates a bus stop outside the entrance; the accessibility of this bus stop would be expected to be maintained if not improved.	Noted. **Action: Include reference to retention of the bus stop.**
422	SA75	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording:	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**

				A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan. We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	
422	SA76	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Comments on SA11 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA77	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
697	SA78	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
268	SA79	Colin Kerr and Simon Fedida	Height	The height recommendation (Development Guideline bullet 1) for this site is 4-5 storeys along Watsons Rd, and 6 storeys elsewhere. There are concerns for the amenity of the residents in 2 storey Ringslade Road, which runs up to the site, some of whom will be directly at the sharp point of the site.	It is considered that the reference to reduced height along Watsons Rd is to the benefit of the properties on Ringslade Rd.
268	SA80	Colin Kerr and Simon Fedida	Height	Recommendation: An additional Development Guideline is required to safeguard the amenity of the closest residents, such as that for SA12 (development guidelines bullets 3 and 4) – mews style development separating the higher bulk and residents, or such as that for SA25 (development guidelines bullets 1) – 3 storeys facing residential properties.	The provision of a mews-typology on an existing, and retained road within a metropolitan town centre is not appropriate.
422	SA81	Environment	Potentially	National Planning Practice Guide paragraph 005 states that Local	Noted.

		Agency	contaminated sites	Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	**Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Comments on SA12 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA82	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
697	SA83	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
415	SA84	Transport for London	Comp Dev	It can be seen that inclusion of the Arriva bus garage in the wider area for regeneration would be attractive in any masterplan proposals. There is no evidence that Haringey or other stakeholders have started any master planning process for the site.	Noted.
415	SA85	Transport for London	Bus Garage Capacity	London Plan policy is that bus garage capacity for bus routes in London should be retained, and planning applications involving bus garages are referable to the Mayor. Retaining bus use seems to be inherent in the text, and we welcome the bullet that development cannot commence until adequate temporary reprovision of the bus stabling and maintenance has been secured, however TfL would request that an additional bullet point is included stating "*Any redevelopment of the Bus Garage site must retain or enhance the capacity for buses and associated facilities on site, or alternatively identify a similar well located site in the vicinity of this site.*"	Noted, text will be strengthened. **Action: Strengthen text to reflect comment.**
268	SA86	Colin Kerr and Simon Fedida	Access	It is questioned whether a bus access from Station Road to the bus garage (Development Guidelines bullet 1) is feasible. There is no right turn from the High Road into Station Road, and despite intensive lobbying of TfL, apparently no likelihood of such a turn being possible. In the absence of such a turn, buses using the garage may have to undertake substantial detours off the High Road, traversing sensitive residential streets, to reach the garage. This would be undesirable.	Noted. This development will need to consider how the 4-way junction on the High Rd/Lordship Lane/ Station Rd operates.
268	SA87	Colin Kerr and Simon Fedida	Access	Recommendation: It is suggested that the access to the underground garage from the High Road is retained, and planned to successfully integrate with the proposed secondary frontage on the High Road (SA12, Site Requirements bullet 5).	Noted, it is agreed that this should be looked into. At the present time it is appropriate to ensure flexibility into any potential design. **Action: Add "or from the High Rd" into the first bullet of the**

					development guidelines.
422	SA88	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
422	SA89	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Comments on SA13 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA90	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
697	SA91	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.

572	SA92	Beatrice Murray, resident	Supports tall buildings	If there are to be tall buildings, believes the three points along Wood Green High Rd are the most suitable for taller buildings.	Support is noted.
580	SA93	The Exilarch's Foundation	Pro Residential	We are the owners of Alexandra House in Station Road which is let to Haringey Council for the next 6 years. We have been advised on a number of occasions that there is little demand for offices in that location other than from Haringey Council. As a result the rent level that we receive from the Council is such that at lease expiry we would want to develop our building for residential. This can be done on our building alone without demolition or with a new building as part of a scheme for the whole block.	Noted.
580	SA94	The Exilarch's Foundation	Work with Council	We would like to be involved in any discussions about a larger scheme that includes our building.	Noted.
415	SA95	Transport for London	Bus garage	It can be seen that inclusion of the Arriva bus garage in the wider area for regeneration would be attractive in any masterplan proposals. There is no evidence that Haringey or other stakeholders have started any master planning process for the site.	Noted.
415	SA96	Transport for London	Bus Garage Capacity	London Plan policy is that bus garage capacity for bus routes in London should be retained, and planning applications involving bus garages are referable to the Mayor. Retaining bus use seems to be inherent in the text, and we welcome the bullet that development cannot commence until adequate temporary reprovision of the bus stabling and maintenance has been secured, however TfL would request that an additional bullet point is included stating "*Any redevelopment of the Bus Garage site must retain or enhance the capacity for buses and associated facilities on site, or alternatively identify a similar well located site in the vicinity of this site.*"	Noted. **Action: Strengthen text to reflect comment.**
415	SA97	Transport for London	Bus facility	TfL would request that an additional bullet point is included stating: ''*Any development on this site should be aware of the provision of a bus facility on the adjacent site.''*	Agreed. **Action: Amend site requirement to reflect comments**
268	SA98	Colin Kerr and Simon Fedida	Height	The proposal for development to 25 storeys at this location is not justifiable. The given rationale 'to mark the location of Wood Green Underground station' is precisely an example of the specious and imaginary logic that infests planning for tall buildings. It is undeniable that 10,000s of people succeed in finding Wood Green Underground station every day. Its location is not in doubt. 25 storeys is double the height of anything else proposed elsewhere on the site or currently extant locally. Recommendation: It is suggested that the Site Requirements bullet 5 should be amended to read heights up to 12 storeys may be acceptable at the junction, and 6-10 elsewhere.	The height proposed was justified by evidence provided in the Urban Characterisation Strategy, and helps to meet the spatial vision for the borough, reinforcing the role of Wood Green as a metropolitan centre. Following this consultation, further work is being carried out to establish the most appropriate locations for tall buildings.
268	SA99	Colin Kerr and Simon Fedida	Access	It is questioned whether a bus access from Station Road to the bus garage (Site Requirements bullet 7, Development Guidelines bullet 4) is feasible. There is no right turn from the High Road into Station Road, and despite intensive lobbying of TfL, apparently no likelihood of such a turn being possible. In the absence of such a turn, buses using the garage may have to undertake substantial detours off the High Road, traversing sensitive residential streets, to reach the garage. This would be undesirable.	Noted. This development will need to consider how the 4-way junction on the High Rd/Lordship Lane/ Station Rd operates.
268	SA100	Colin Kerr and Simon	Access	Recommendation: It is suggested that the access to the underground garage from the High Road is retained, and planned to successfully	Noted, it is agreed that this should be looked into. At the present time it is appropriate to ensure flexibility into any potential design.

		Fedida		integrate with the proposed secondary frontage on the High Road (SA12, Site Requirements bullet 5).	**Action: Add "or from the High Rd" into the last bullet of the site requirements.**
422	SA101	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Comments on SA14 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA102	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
697	SA103	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
422	SA104	Environment Agency	De- culverting	We are supportive of the recognition of the Moselle Brook culvert in DPD site allocations (site requirements section). However, the wording could be strengthened as it does not give criteria for suitability of future use or any fallback position if it discovered that the river cannot be de-culverted here. Provision for not building on top of the culvert in the event that de-culverting is not possible allows the culvert to be opened up in the future and means repair and maintenance works can be done to it more easily. To rectify this we suggest the following additional wording: *The Moselle Brook runs in a culvert under the site, and has been identified as being in a poor condition. Development proposals must explore opportunities to de-culvert the Moselle Brook, with clear and robust justification provided if considered unachievable. No new buildings will be permitted within 8m of the edge of the culvert and it's condition must be commensurate with the lifetime of the development.* This site does not appear to have been identified with the SFRA.	Haringey Council do not believe that an 8m buffer zone on culverts is consistent with meeting the borough's housing targets. Where deculverting is considered viable as part of a development, an 8m buffer zone to the open watercourse could be acceptable.
422	SA105	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

				Zone as we will expect such sites to consider this receptor in any studies undertaken	

Comments on SA15 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA106	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA107	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**
697	SA108	Savills on behalf of Thames	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a ‘Build over or near to’ Agreement in order to protect the public sewer and/or apparatus in question. It may be	Noted.

		Water		possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	
697	SA109	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
697	SA110	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted. This is an issue to be addressed through the IDP.
603	SA111	The Theatres Trust	Gaumont Theatre	The Trust supports the in principle redevelopment of these two sites adjoining the Gaumont Cinema, a grade II listed building that was built with a full stage and dressing rooms to enable it to be used for live performances. However, we are keen to ensure that any redevelopment does not prevent the Gaumont from being reused. A revitalised theatre/ cinema, or other cultural use such as a music venue, could also be a catalyst for wider regeneration with in Wood Green. Cinemas and theatres use amplification, however the Gaumont was not built to modern standards of noise insulation, and given its listed status, it would be difficult to install insulation without affecting its historic fabric. Therefore new residential development permitted directly along the boundary wall while the building is unused, may create issues in the future when the building is reused. It is also important that vehicle access to the stage door for the delivery of sets and equipment is maintained. We therefore request the following addition to the Development Guidelines for both sites to safeguard the potential reuse of this cultural facility: *The Gaumont Cinema to the north of the site has listed status, and has an excellent interior, but the use as a boundary wall will be permitted so long as the historic fabric is not affected. Adequate sound and vibration mitigation measures must be incorporated, reflecting its desired reuse as a theatre, cinema or other cultural venue, and vehicle access to the stage house must be maintained.* This would reflect guidance at Item 123 of the NPPF in relation to new development and noise from existing facilities, and Item 70 which states that planning policy should protect and enhance community and cultural assets.	Agreed. **Action: Add "Adequate sound and vibration mitigation measures must be incorporated, reflecting its desired reuse as a theatre, cinema or other cultural venue, and vehicle access to the stage house must be maintained." To the Development Guidelines.**
422	SA112	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13	Noted. **Action**: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk

				that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Assessment further outlines when an assessment is required and what it should include.
422	SA113	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Comments on SA16 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA114	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted, this will be an issue for the IDP.
422	SA115	Environment Agency	De-culverting	The SFRA correctly identifies the culvert (Moselle Brook) on this site and says that a FRA will be required to show development can remain safe. We are also pleased to see that the development guidelines for the allocated site recognise the culvert and encourages the investigation of de-culverting. We recommend the following wording to make the allocation more robust and ensure that the aims of the Thames River Basin Management Plan and WFD are taken into account: *The Moselle Brook runs in a culvert under the site, and has been identified as being in a potentially poor condition. Development proposals must explore opportunities to de-culvert the Moselle Brook, with clear and robust justification provided if considered unachievable. A deculverted river may be a possible focal point for the new urban square. No new buildings will be permitted within 8m of the edge of the culvert and it's condition must be commensurate*	The Council supports deculverting in principle, where viable. Haringey Council does not believe that an 8m buffer zone on culverts is consistent with meeting the borough's housing targets. Where deculverting is considered viable as part of a development, an 8m buffer zone to the open watercourse could be acceptable.

				with the lifetime of the development.	
572	SA116	Beatrice Murray, resident	Design principles	This site offers a really useful space for development, especially the retail arcade area, which is only one-storey, and various car parks, could support a much higher density of use. Some parking facilities should be provided, but they should be under croft or basement so that the footprint can be fully used. This site offers the opportunity for developing a real community hub, not just the urban space, but even more important a really modern library, information, and communications building, with all the many functions the library now has, plus the offices that provide an interface between the council and the public, consultation services like the CAB, spaces for community groups to meet, and so on. A square with a cafe, some play space, the Post Office and Coop Bank fit all fit into this concept. This could become the 'the place to go' for any resident with questions about services and activities. There is enough room on this site to have a considerable amount of housing too. Design principles: The design should be really imaginative and inviting, with lots of green and very light.	Noted. Parking will be limited due to the high public transport access. Note that there is potential for a Council customer service centre as part of the development, but that adding this as a site requirement may be overly prescriptive.
566	SA117	Capita on behalf of Capital & Regional plc, partial landowner	Evidence	We are concerned that the policy is setting design parameters that are not supported by the evidence base. Matters such as the height of buildings, their location and particularly the location of a landmark building, are issues that can only be addressed as part of a detailed design analysis. At this stage, the evidence base would only support the broad parameters in respect of building height and not specific limits.	While a more detailed design process will be required as part of a planning application, a Site Allocation is the appropriate planning tool for ensuring that the correct issues are addressed as part of this work.
422	SA118	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
603	SA119	The Theatres	Gaumont Theatre	The Trust supports the in principle redevelopment of these two sites adjoining the Gaumont Cinema, a grade II listed building that was	Agreed.

		Trust		built with a full stage and dressing rooms to enable it to be used for live performances. However, we are keen to ensure that any redevelopment does not prevent the Gaumont from being reused. A revitalised theatre/ cinema, or other cultural use such as a music venue, could also be a catalyst for wider regeneration with in Wood Green. Cinemas and theatres use amplification, however the Gaumont was not built to modern standards of noise insulation, and given its listed status, it would be difficult to install insulation without affecting its historic fabric. Therefore new residential development permitted directly along the boundary wall while the building is unused, may create issues in the future when the building is reused. It is also important that vehicle access to the stage door for the delivery of sets and equipment is maintained. We therefore request the following addition to the Development Guidelines for both sites to safeguard the potential reuse of this cultural facility: *The Gaumont Cinema to the north of the site has listed status, and has an excellent interior, but the use as a boundary wall will be permitted so long as the historic fabric is not affected. Adequate sound and vibration mitigation measures must be incorporated, reflecting its desired reuse as a theatre, cinema or other cultural venue, and vehicle access to the stage house must be maintained.* This would reflect guidance at Item 123 of the NPPF in relation to new development and noise from existing facilities, and Item 70 which states that planning policy should protect and enhance community and cultural assets.	**Action: Add "Adequate sound and vibration mitigation measures must be incorporated, reflecting its desired reuse as a theatre, cinema or other cultural venue, and vehicle access to the stage house must be maintained." To the Development Guidelines.**
268	SA120	Colin Kerr and Simon Fedida	Height	The Site Requirement bullet 4 and Development Guideline bullet 3 indicate that a 15 storey tower is acceptable at this location. No justification is put forward for this development height. It is an arbitrary, out-of-the-area idea. The Site Requirement elsewhere on the site is 8 storeys. This height limit should not be exceeded. **Recommendation: The Site Requirement bullet 4 and Development Guideline bullet 3 should be amended to remove the presumption of a landmark tower of up to 15 storeys.**	The site is identified in the Urban Characterisation Study as a location that can contribute to a legible network of taller buildings in the Wood Green area. The Council will commission further work to understand the most suitable locations for tall buildings in the context of responses to this consultation.
268	SA121	Colin Kerr and Simon Fedida	Library	The Site Requirement bullet 1 suggests that the existing library building should be demolished. The Library is a fine building described in Pevsner's 'Buildings of England, London North'. The Council's previous plans for this site (the Heartlands Development Framework 2005) envisaged refurbishment of the Library building. No rationale has been offered for the change in policy. Much loved and well used landmarks should not be swept away in this proposed tide of destruction. The Library has a very high footfall and usage, and is well located. **Recommendation: The Site Requirement bullet 1 should be amended to specify the retention of the Library building.**	It is agreed that the Library is well used, and that any redevelopment should reprovide and improve the experience that the current library offers. The library is not a building of merit either on the national or local list of buildings of merit. As such there is no requirement to specifically retain it in an allocation.
566	SA122	Capita on behalf of	Multiple landowners	There is no detail of how delivery of these aspirations would be coordinated or financed in a comprehensive and equitable way.	It is noted that there are multiple landowners, but it is not considered that this makes the site undeliverable.

		Capital & Regional plc, partial landowner			
697	SA123	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
422	SA124	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
697	SA125	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
268	SA126	Colin Kerr and Simon Fedida	Sky cafe	The Development Guideline bullet 10 suggests the provision of a 'sky café/restaurant'. This idea should join similar fatuous cliches of futurism such as 'walkways in the air', the previous big idea put forward and partially implemented in Wood Green; result, abortive waste. There are enough white elephants in Wood Green already. Excellent views of Alexandra Palace are available from many existing buildings in the Town Centre, including the Mall. **Recommendation: The Development Guideline bullet 10 should be deleted**	Although agreed that this bullet point can be less prescriptive, the Council feels strongly that opportunities to enable Wood Green to perform its metropolitan centre function, and enabling the top floor of a tall building here to perform a function such as a sky café is prudent.
572	SA127	Beatrice Murray, resident	Supports tall buildings	Believes the three points along Wood Green High Rd are probably the most suitable for taller buildings if there are to be such buildings.	Support is noted.
566	SA128	Capita on behalf of Capital & Regional plc, partial landowner	UCS	Document does not provide maximum parameters in respect of the tallest buildings, suggesting simply that such structures could be '11 plus storeys'. Similarly, other heights are provided as a range rather than a specific maximum.	Noted, the document will be modified to ensure that height limits are removed. Applications for development will be required to justify their heights in terms of the surrounding context.
697	SA129	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

				drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA130	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

Comments on SA17 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
566	SA131	Capita on behalf of Capital & Regional plc, partial landowner	Town C=centre uses	The policy needs to recognise the changing context of town centres in the face of competition from online retailers and the increase in residential uses in town centre locations. There is a growing emphasis on leisure uses in town centres, which serve to complement and support the retail offer. The policy should reflect this and provide for further complementary uses such as residential and hotel as part of the retail offer. In this regard, there is an opportunity to provide for hotel and/or residential development above The Mall's existing service yard site fronting Pelham Road and we would ask that this is acknowledged within the site allocation	Issues dealing with mixes of uses in town centres will be picked up in the DMDPD. It is considered that there is a developable site on Pelham Road, with the potential to optimize the connection from the Wood green Library site through to Noel Park, and improving Gladstone Mews. **Action: Insert requirement for the developable part of the site on Pelham Rd to optimise the local cycling and pedestrian transport network.**
572	SA132	Beatrice Murray, resident	Bridge	It is useful to have the bridge, but it is very wide and dominant and the shade cast on the area below gives the feeling of a tunnel rather than an open high rd. Rather than remove the bridge, it would be useful to consider whether it would be possible to have a narrower glass sided connection. This might lead to some lack of retail space along the bridge, maybe this could be compensated elsewhere? A	Noted. Reference to a single, lighter, bridge will be retained.

				cafe along the south side of (a narrower?) bridge with glass windows to the road and a glassed pedestrian way along the north side would also help to lighten the whole structure and bind it into the High Street. The other possibility might be replacing with two narrower glass walled bridges.	
422	SA133	Environment Agency	Deculverting	We are pleased to see that the culverted Moselle Brook has been recognised in this site allocation. Although the supporting text doesn't mention opening up the culvert this is considered acceptable as buildings are to be retained for this allocation. The culvert would need to be shown to be safe throughout the lifetime of the development and developers should be made aware that this may require some work to the culvert. We suggest you change the text in your development guidelines to: *The Moselle Brook runs in a culvert under this site. The condition of the culvert must be commensurate with the lifetime of the development. A condition survey will need to be undertaken and repair works identified carried out. No new buildings will be permitted within 8m of the culvert.* This site has not been included in your SFRA and should be included in Appendix A.	The Council supports deculverting in principle, where viable. Haringey Council does not believe that an 8m buffer zone on culverts is consistent with meeting the borough's housing targets. Where deculverting is considered viable as part of a development, an 8m buffer zone to the open watercourse could be acceptable.
268	SA134	Colin Kerr and Simon Fedida	Public realm	The Site Requirement bullet 2 suggests making the site less dominating to its surrounds, focussing on the High Road. While this is welcomed, it is also the other side of the Mall facing into Mayes Road that is in desperate need for improvement to the public realm. For too long it has been considered the 'back side' of the Mall development. The opportunity should be taken to upgrade the public realm on this side of the Mall. **Recommendation: A Development Guideline bullet should be included to support upgrading the public realm on the Mayes Road facing edge of the Mall.**	Noted, reference will be added to improving amenity on the Mayes Rd side of the Mall where feasible. **Action: Add reference to improving the amenity on the Mayes Rd side of the Mall where feasible.**
422	SA135	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**

				runoff rate of Greenfield or lower.	
422	SA136	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Comments on SA18 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA137	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA138	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**
697	SA139	Savills on behalf of	Cumulative impact	We are concerned about the cumulative impact of development in	Noted, this will be addressed through the IDP.

		Thames Water		this area.	
697	SA140	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
697	SA141	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
422	SA142	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
422	SA143	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Comments on SA19 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response

697	SA144	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA145	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**
697	SA146	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted. This will be dealt with through the IDP.
697	SA147	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a ‘Build over or near to’ Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer’s request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.

697	SA148	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
422	SA149	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
422	SA150	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Comments on SA20 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
633	SA151	Anne Gray, Local Resident	Affordable retail premises	Any demolition in the High Road area will displace small shops and their proprietors may not be able to afford the higher rents in new buildings. Provision needs to be made for them to have CHEAP premises. It would surely be possible to build a small-business mall (similarly to the large covered market in Edmonton) over the bus station and offer cheap small units there.	Turnpike Lane station is a listed structure, and building above it will not be permissible. It is noted that smaller cheaper units will be to the benefit of some traders. It is considered that this policy increases the opportunity for town centre floorspace to be provided, thereby creating trading opportunities. The upcoming Wood Green AAP will look in greater detail about the spatial requirements of businesses within Wood Green town centre.

574	SA152	GL Hearn on behalf of Wood Green Investments Ltd, landowner 8-14 High Rd	Comprehensive approach	Through conversations with the Council it was understood that they were looking for a more comprehensive approach. However due to the complex land ownership, especially on Westbury Avenue, this would result in a comprehensive delivery being unlikely. Therefore the delivery of this site should be encouraged to come forward in a phased approach over the time period of 2015 and onwards. In recognition of the above, Wood Green Investments Ltd seeks to work together with LB Haringey to progress a comprehensive strategy for the site however not a comprehensive delivery. Prescriptive policy is inappropriate in this instance and likely to restrict and unduly delay future development proposals. The importance of viability is enshrined in para.173 of the NPPF which states: *"Plans should be deliverable. Therefore the sites and scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened"*	The Council will consider planning applications as they come forward. On Site Allocations any permissions coming forward for part of an allocation must demonstrate that the strategic objectives of the rest of the site will be secured before consent is granted. In terms of this site, a masterplan for the whole of the site which identifies how the rest of the site can be developed will be required alongside any planning application.
697	SA153	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted, this will be addressed through the IDP.
574	SA154	GL Hearn on behalf of Wood Green Investments Ltd, landowner 8-14 High Rd	Height	Within this section of the allocation our client welcomes and supports the proposed requirement of ground and first floor town centre uses fronting the High Road as well as the accommodating Turnpike Lane tall buildings cluster facing the High Road. It has however also been noted that *"Development of a slim tower of up to 15 storeys could be achievable here".* Our client considers that this requirement to be too prescriptive, and therefore likely to stifle the viability of future development proposals. Although our client would like to encourage the prospect of providing a tall building(s) on this site height is a matter for design and layout and therefore specifying a number of storeys at this stage is considered to be unsound and likely to have an impact on future development. Accordingly our client proposes the following revised wording: "Development of a slim landmark tower as part of a cluster of tall buildings ~~of up to 15 storeys~~ could be achievable here"	Noted. The Council will not be setting prescriptive building heights in Site Allocations; instead developments must justify their height in terms of surrounding context. Further evidence examining the most suitable locations for tall buildings and their design requirements will be included at publication stage.
574	SA155	GL Hearn on behalf of Wood Green Investments Ltd, landowner 8-14 High Rd	Height	It is however noted that in relation to the heights of buildings it has been assessed that height should fall away from its peak at the frontage to Wood Green High Road along Whymark Avenue and that the datum of development at the eastern end should be limited to 6 storeys. Again, although our client would seek to encourage and bring forward development of varied heights and scale across the site, the wording of this policy is extremely restrictive and would also stifle the viability of future development proposals. The suggestion of stating where the tallest building should be located and then limiting height at the eastern end to 6 storeys is again a matter for design and	While the Council is promoting growth within Wood Green town centre, it is important that consistency is achieved between sites that are adjacent to each other. Additionally it is essential that the new developments complement the plots around the sites. The purple star represents the preferred point of a tall building, as set out in the key at the end of the consultation document. The tall building location is to mark Turnpike Lane station, and as such this is the most appropriate point on the site to identify an opportunity for taller development. Further evidence examining the most suitable locations for tall buildings and their design requirements will be included at

				layout and should not be restricted in such a way at this stage. Accordingly our client proposes the following guideline to be removed: “Height should fall away form it’s peak at the frontage to Wood Green High Road along Whymark Avenue. The datum of development at the eastern end should be limited to 6 storeys”. Furthermore, it is noted that there is a purple star marked on the site towrds the south west edge of the site. Although unclear what this star represents, however it is presumed that the star marks where the greatest height should be located. Our client again feels that this is too prescriptive and should not be marked on the plan as it could stifle future development coming forward.	publication stage.
178	SA156	Dan Rosenberg	Height	We object to the 25 storey tower proposed for turnpike lane station. A tower that size is completely out of character with the local area, and will dominate it. This is a low rise area, and a tower that size does not belong here.	Objection is noted. The decision to allocate a taller building at Turnpike Lane is to mark the location of Turnpike Lane station, creating a network of taller buildings within Wood Green. Wood Green is identified as an Intensification Area in the London Plan, and a Growth Area in the Local Plan: Strategic Policies. As such higher levels of development are required to meet the spatial vision for the borough.
697	SA157	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
422	SA158	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
633	SA159	Anne Gray, Local Resident	Regeneration creating uncertainty	I am also most disturbed that at the public consultation about Crossrail 2 I was told that the new station at Turnpike Lane would be within the area of land currently owned by London Transport. Now we are being told something completely different and fears must arise how much demolition and disruption there will be anywhere along the Crossrail 2 route.	The requirements for land to be used for the construction of Crossrail 2 will be brought forward as certainty is increased around the project. At present there is a draft alignment, but as the planning for Crossrail moves on, we will update the Plan to reflect it. The sites identified here seek to maximise the public benefit of Crossrail 2 by linking development with improving public transport access.
633	SA160	Anne Gray, Local Resident	Retain new buildings	The proposals for this area say there are no buildings worth preserving in this area. I cannot imagine why however wrote this has failed to notice a new, large retail unit on the High Road frontage where Bennie Dee’s and the small indoor mall used to be. This was built in the last 3 years. Likewise the Chinese food store with new flats above in Whymark Avenue which was built in the last 3 years. Total rebuilding in this area would be very wasteful of recent investment and would set an undesirable precedent. If the overall Haringey plan is to encourage investment, there can be no worse way to do it than to pull down buildings which have recently been constructed by private parties – this will place a blight over the whole	It is noted that some more recent developments have occurred on this site. The Plan sets out the allocation of the land for the period up to 2026 however. This will provide certainty around what will need to be developed in the future in order to meet the spatial vision for the borough.

				borough because it will appear that nothing is secure.	
697	SA161	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
574	SA162	GL Hearn on behalf of Wood Green Investments Ltd, landowner 8-14 High Rd	Supports policy	Wood Green Investments Ltd ('the client') has an investment in relation to properties 8, 10, 12 and 14 High Road within the proposed site allocation area 'SA 20: Westbury & Whymark Aves' and therefore has an aspiration to bring forward and encourage the development of this area. Haringey's vision for SA 20, as an area for *"Redevelopment of existing town centre buildings to create a landmark building marking Turnpike Lane Crossrail Station, with town centre uses and residential above"* is welcomed and supported by Wood Green Investments Ltd.	Support is noted.
572	SA163	Beatrice Murray, resident	Supports tall buildings	Believes the three points along Wood Green High Rd are the most suitable for taller buildings.	Support is noted.
574	SA164	GL Hearn on behalf of Wood Green Investments Ltd, landowner 8-14 High Rd	Timescales	However, although welcomed, the policy has been identified for comprehensive redevelopment due to Crossrail 2 potentially coming through Turnpike Lane Station. While it is understood that this proposal is clearly a strong instigator for development our client would look to ensure that development is encouraged on this site regardless of whether Crossrail 2 is formally announced to be aligned with Turnpike Lane Station. Re-development in this area would significantly regenerate the area positively irrespective of whether Crossrail 2 does come through this station. In recognition of the above our client proposes the following new wording for the 'Proposed Site Allocation' text: "Redevelopment of existing town centre buildings to create a landmark building marking Turnpike Lane ~~Crossrail~~ Station, with town centre uses and residential above." In addition, it is noted in the introduction to the allocation that the timeframe of delivery is marked for 2020 onwards, this is also clearly in relation to the delivery of the potential Crossrail 2 alignment with Turnpike Lane. As stated before it is believed that this site should come forward for redevelopment irrespective of the proposed Crossrail 2.	As the site lies within the Crossrail 2 safeguarding, development of this site will be consented only with approval from TfL. It is considered appropriate that reference to Crossrail is made in this policy.
697	SA165	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

				drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA166	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**
574	SA167	GL Hearn on behalf of Wood Green Investments Ltd, landowner 8-14 High Rd	Work with Council	Our client would like to work collaboratively with LB Haringey to ensure a strategy is adopted for the site that ensures a viable and successful area within an appropriate timetable	Noted. The Council looks forward to working with landowners to achieve this.

Comments on SA21 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA168	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

				no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA169	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**
697	SA170	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted. This will be managed through the IDP.
697	SA171	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
697	SA172	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**

415	SA173	Transport for London	Public realm	The site is located at a busy interchange and potential future Crossrail 2 station, therefore TfL would support a scheme which seeks improvements to the public realm and improves accessibility to transport facilities. TfL would also expect a car-free development here due the very high PTAL and therefore recommends changing *''parking should be minimised"* to *''A car-free development would be expected on this site".*	Noted. There may be a requirement for wheelchair access, for both residential and town centre uses however.

Comments on SA22 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
594	SA174	L R Stewart and Sons, majority landowner	Bridge improvements	The development guidelines are generally supported. It is noted that the deliverability of an improved railway bridge is, however, questionable and cannot be made a requirement of the development. To improve this bridge would require agreement of Network Rail and has considerable financial implications that would undermine the viability of development. The deliverability of such an improvement could be undermined by the need for complex legal agreements and track possessions. This guideline should be amended to read that the opportunities for improving this bridge should be positively explored.	Noted. The implementation considerations for improvements to the bridge will be addressed in the IDP.
426	SA175	Thames Water	Drainage	Proposed allocations SA22; SA37 and SA38 include within the Development Guidelines an aspiration to open up access to the New River. The New River is an operational asset used for water supply and maintaining security and operational safety are Thames Water's key priority. However, Thames Water is willing to work with the Council to explore the opportunity of improving access.	Noted, this will be addressed through the IDP.
624	SA176	Tottenham & Wood Green Friends of the Earth	Ecological Corridor	It is important that the development does really widen and enhance the ecological corridor of the New River	The ecological corridor abounds the railway line, not the New River. It is considered not to be a significant asset at the present time, and that development can make an improved ecological offer on this site.
594	SA177	L R Stewart and Sons, majority landowner	Employment floorspace	The site requirements are generally supported. However, in relation to the final bullet point it is noted that financial compensation arising from the net loss of employment floorspace would need to be considered within the context of the overall viability of the scheme. It may be feasible to provide some employment or retail floorspace as part of the desire to enhance the activity in Hampden Road and this should be recognised within the site requirements as an option.	The requirement for compensation for loss of employment will be sought if necessary in line with SP9 of the Local Plan. Retail will not be considered in this location as it is not within a town centre. Some employment floorspace would be in line with draft policy DM50 of the Local Plan.
594	SA178	L R Stewart and Sons, majority landowner	Higher densities	The suggested yield of 70 residential units on the allocation as a whole would not result in the effective use of the site. Circa 70 units or more is possible on the L R Stewart land. The yield from the entire allocation is difficult to assess without further design work, but we consider that a notional yield of 100 units would be appropriate. This reflects the development guidelines which allow for development on up to 10 stories and densities above the current London Plan guideline. This high density approach is supported.	It is considered that the capacity identified in the document is consistent with the London Plan-compliant methodology set out in Appendix A. The capacity of the site will be determined through detailed design proposals at the planning application stage.
594	SA179	L R Stewart	Multiple ownerships	The proposed allocation is in two ownerships and there is no realistic prospect of bringing the entire site forward as one at the present time	The Council will consider planning applications as they come forward. On Site Allocations any permissions coming forward for

		and Sons, majority landowner		as the adjoining land includes revenue generating office accommodation. The owner of the adjoining land does not, at present, wish to proceed with development on a comprehensive basis. The policy should therefore reflect the fact that there are two land parcels. The development guidelines may include a comment to the effect that development on either land parcel should not prejudice the long term residential development of the entire allocation. The proposals that have been prepared for the L R Stewart's land ensure that this objective will be met.	part of an allocation must demonstrate that the strategic objectives of the rest of the site will be secured before consent is granted. In terms of this site, a masterplan for the whole of the site which identifies how the rest of the site can be developed will be required alongside any planning application.
422	SA180	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
594	SA181	L R Stewart and Sons, majority landowner	PTAL	Is 4 not 3	Noted, this will be updated in the document. **Action: Update PTAL in the allocation.**
594	SA182	L R Stewart and Sons, majority landowner	Supports allocation in principle	The Company **supports** the allocation of the land and considers that the site represents a significant opportunity to regenerate land in a sustainable location in close proximity to Hornsey Railway Station.	Support is noted.
697	SA183	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA184	Savills on behalf of Thames	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a**

		Water		to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	**planning application.**

Appendix2.4 - Comments on SA23-SA29 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Comments on SA23 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
584	SA185	Rapleys on behalf of Lasalle Investment Management, long leaseholders	33% Employment use target	We object to the criterion setting a target of 33% employment floor space as part of mixed use redevelopment, as there is no evidence demonstrating that this percentage target is necessary to meet the strategic growth and LES objectives. Such a target would undermine the viability and deliverability of a mixed use regeneration scheme. Depending on the mix and the quantum of the development, it may not be feasible or viable to provide 33% of the floorspace as employment floorspace. Furthermore, a target based on a percentage of floorspace does not take account of type and quality of employment generating uses. The target based on a percentage of floorspace is not properly justified by evidence, and when considering a viability of the site's redevelopment options and mix of uses, such a policy requirement will be a barrier for site owners/developers to promote their sites for redevelopment. Furthermore, we consider that the requirement for the provision of "employment floorspace" does not provide sufficient flexibility. The NPPF states that the Local Plan should allocate sites to promote development and flexible use of land. Therefore, all employment generating uses and economic development, as defined by the NPPF, should be considered for an appropriate mix of uses to deliver a viable regeneration scheme, subject to occupier interest and market demand at that time.	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to replace the entire previous stock of employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the particularities of the site will be appropriate.
584	SA186	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Active frontages	We agree that there is an opportunity to enhance the public realm of Haringey Heartland in general. However, as drafted, it is considered too prescriptive to "require" active frontages on to all sites of Clarendon Road, as it would depend on the design, land uses, and adjoining developments. This point therefore should be identified as an opportunity rather than a site requirement.	The aspiration to create an interactive cultural quarter and new east-west links within this area means that active frontages are appropriate.
584	SA187	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Air quality	We object to this guideline as it is an onerous requirement to seek mitigation of and improvement to the development's impact over and above the identified impact arising from the development proposals, taking into account the existing operation.	Noted. This is a requirement for all sites, and the policy requirement is covered under the development management policies.
268	SA188	Colin Kerr and Simon Fedida	Alexandra Primary School	The site is adjacent to Alexandra Primary School, a fine example of a London Board School. New development next to the school should respect the context and high quality of the school building. Its setting next to Wood Green Common and views to it across the Common are positive elements of the public realm and should be preserved. **Recommendation: A Development Guideline bullet should be included requiring that new development next to the Alexandra Primary School should respect the context and high quality of the school building.**	Agree, a requirement to making a positive contribution to the Conservation Area will be added. **Action: Include reference to development making a positive contribution to the Conservation Area.**

584	SA189	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Boundary amendment	the eastern boundary of SA23 appears to include a small section of the adjoining ownership allocated within SA25. We request that allocation maps are amended to reflect the correct ownership boundaries in each site allocation.	Noted. **Action: The site boundary will be amended.**
584	SA190	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Broadly support allocation	We support the principle of the redevelopment of the site as a long term opportunity. We agree that the existing buildings at Guillemot Place are of limited architectural quality, and the redevelopment of the site is necessary to increase the development capacity of the site (to meet the strategic development needs), and to contribute to the regeneration of the site and the wider area.	Support is noted.
584	SA191	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Capped rents	We strongly object to the requirement of "capped commercial rents" as such a requirement would, fundamentally, constrain the deliverability of the regeneration scheme. There is no definition of and justification (including viability evidence) for the requirement to cap commercial rents. In principle, the requirement for capping the commercial rents goes beyond the purpose of the Local Plan, and it is a concern as there is no clear policy objective and justification is stated. Fundamentally, this requirement, as currently drafted, will make the scheme unviable, as not only it is unrealistic to "cap" rents commercially, but it will act as an impediment to securing the necessary inward investment towards the regeneration of the area, particularly where there are substantial costs associated with redevelopment.	The Council considers the provision of affordable workspace to be an important factor in encouraging economic development in Haringey. The Council also recognises that there are a number of methods of providing affordable workspace. The council is cognisant of the need for developments to be viable, and welcomes a range of approaches to delivering workspace that enables economic growth in Haringey.
697	SA192	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted, this will be managed through the IDP.
584	SA193	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Decentralised energy	we would comment that any requirement for the site to provide an easement for the work should be deleted, where an existing network does not exist or it is not practically feasible or financially viable. This point is supported by the London Plan Policy 5.5 which states that boroughs should require developers to prioritise connection to existing or planned decentralised energy network, where feasible	We will consider all decentralised energy requirements in line with the Council's emerging decentralised energy masterplan.
584	SA194	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Explicit referencing of residential use	it is considered necessary to allocate the site for "mixed use development to include residential use", in order to ensure the effectiveness of the Local Plan as a whole, and to be consistent with the draft Development Management Policy DM16 (A) states that "*proposals for new housing will be supported and directed to sites allocated for residential development including mixed use residential development within the Site Allocations Local Plan"*.	It is considered likely that an element of residential use will be required in order to cross subsidise new workspace within this site. This is consistent with draft policy DM50, and the site's proposed Regeneration Area designation. **Action: Add residential to the suitable range of uses on this site.**
268	SA195	Colin Kerr and Simon Fedida	Granta House	The Site Requirement bullet 1 suggests that Wood Green job centre at Granta House should be demolished. Granta House is a good building that gently matches and complements Alexandra Primary School, a fine example of a London Board School next door. It successfully mediates between the monumental architecture of Cambridge House to the charming and village like Alexandra Primary School, dropping from three to two storeys. It is a well considered Local Authority building carefully related to its site; in a way a neutral model for a	It is not considered that Granta House provides a significant benefit to the Conservation Area. It is however appropriate that any future development enhances the Conservation Area. This will also facilitate vital east-west links from the town centre to the new mixed-use sites and on to Alexandra Palace and Park **Action: Include reference to development making a positive contribution to the Conservation Area.**

				sensitive site in a Conservation Area. The building should be retained. **Recommendation: The Site Requirement bullet 1 should be amended to allow for the retention of Granta House.**	
268	SA196	Colin Kerr and Simon Fedida	Height	The frontage of this site on Western Road and facing into the Wood Green Common Rose Garden is on a narrow road way with pedestrian traffic crossing from Western Rd into Wood Green Common. Building heights should be 3-4 storeys as at present so as to step back from the Common, and make the narrow roadway more open and pleasant for pedestrians. **Recommendation: A Development Guideline bullet should be included recommending 3-4 storey frontage to Western Rod and Wood Green Common.**	It is appropriate that any new development respects the presence of the neighbouring properties, and the Conservation Area as a whole. **Action: Include reference to development making a positive contribution to the Conservation Area.**
584	SA197	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Height	The third bullet point (tall buildings): In general, we support the principle of tall buildings on the site. However, we object to the wording of the policy which limits the height of the building to 8 storeys. The site's strategic designation is for growth and intensification, and the consented Clarendon Site redevelopment scheme established the principle of tall buildings in the area. In order to increase the development capacity by making efficient use of the site, and to ensure viability, it is necessary to provide taller buildings subject to design and assessment of key views. Therefore, a site allocation policy should not look to place a restriction on building heights. It should also be noted that the site is already surrounded by 3-5 storey existing buildings. Therefore, the restriction of the height up to 8 storeys may not be considered to maximise the site's potential, and could unnecessarily prejudices the future redevelopment opportunity. Therefore, we consider that the height restriction is contrary to the NPPF, which seeks to ensure sufficient flexibility, and the general heights should be identified as a guide, rather than a requirement.	Support is noted. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
584	SA198	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Individual scheme	on the basis that the allocated site is in two separate ownerships, we request that the allocation policy is sufficiently flexible to secure the redevelopment and regeneration of the area without delay. Whilst we do not object to the aspiration to deliver a comprehensive site wide scheme, we consider that the policy should be sufficiently flexible to allow an individual plot to be brought forward independently, in the event that a comprehensive redevelopment is not deliverable, due to unforeseen circumstances in the future, particularly as the allocated site is identified as long term potential	The Council will consider planning applications as they come forward. On Site Allocations any permissions coming forward for part of an allocation must demonstrate that the strategic objectives of the rest of the site will be secured before consent is granted.
584	SA199	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Job Centre site	Whilst we support an aspiration to create a pedestrian/cycle link through the site, it may not be feasible to deliver such a pedestrian/cycle link in terms of viability and it is not clear whether the job centre site (which will be required to provide a link) will become available for redevelopment over the lifetime of this Plan. Therefore, such an aspiration should not be identified as a "requirement," and we request that this is identified as *"an opportunity, where practically feasible, subject to viability"*. As such, this should be listed as an opportunity rather than a site requirement.	It is considered that Granta House is developable and presents the preferred route through the site. This will enable creation of a new north-south route linking the development area with Wood Green Common and Alexandra Palace Station.
584	SA200	Rapleys on behalf of Lasalle	Masterplan	We object to the requirement to follow the principles set out in the future Council approved Masterplan for the area. This is difficult when	The Wood Green Investment Framework and associated Area Action Plan are currently being prepared. Following public

		Investment Management, long leaseholders		the Masterplan has not been prepared. In addition, there appears to be no timescale or indication whether it is to be prepared as an informal Masterplan or to be incorporated in the Site Allocations. At this stage, the site allocation should not "require" the site's redevelopment to follow the principles of a yet to be prepared Masterplan. Any aspiration, which has the potential to delay the redevelopment, should not be included in the site allocation as a requirement. If the Council considers it necessary to prepare a Masterplan, it should be an informal Masterplan, and the landowners/developers should be engaged in the preparation from the early stages.	consultation, Cabinet approval will be sought in spring 2016, following which the AAP will require Secretary of State approval. If the Council approves an additional AAP, any applications permitted will be in line with it.
584	SA201	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Overall ask too high	Given that there are other aspirations such as the improvement of the public realm is also identified as a "requirement" to contribute to the enhancement of the cultural quarter. We are concerned with a number of "requirements" for the improvement and enhancement of the cultural quarter, as such combined requirements will inevitably affect the developer's viability to deliver a regeneration scheme. It should be noted that redevelopment comprising cultural uses which generally have lower commercial value, such as artist studios/workspace, is unlikely to make a regeneration scheme viable on previously developed land, where costs associated with redevelopment is generally high, and the Mayor and the Council's CILs are already in place. In this context, residential development is necessary to ensure viability of the regeneration scheme, not least because the site is designated in an area of growth and intensification to increase a housing capacity. As such, we request that the site requirements are reviewed allow sufficient flexibility, as follows: *"as part of mixed use redevelopment, uses that contribute to the regeneration of the cultural quarter will be supported, where appropriate, and subject to feasibility and viability."*	It is considered that the "cultural" offer that this site can make is of a value approximately equal with affordable workspace, which the Council expects the residential development to cross-subsidise. As all development is necessarily subject to viability considerations in the NPPF, the amended wording is not considered necessary.
697	SA202	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
584	SA203	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Reg 123 addition	Furthermore, such a pedestrian/cycle link will be for the benefit of the wider public and the regeneration of Haringey Heartland/Wood Green, rather than to serve the development of the allocated site alone. As such, the developers of the site should not be expected to fund the provision of the link, and such infrastructure should be funded by the CIL, as otherwise the regeneration of the site may become undeliverable due to viability issues. Accordingly, the provision of a new pedestrian and cycle network should be designed in as part of any masterplan for the wider area, or in the future Wood Green Area Action Plan, for including in the Council's Infrastructure Delivery Plan, and the Regulation 123 list, to secure the delivery of the provision.	The link will fall under infrastructure included in the Council's Regulation 123 list to be funded from CIL. The requirement on the site will be to accommodate the section that runs through the site. This is in line with the Council's Planning Obligations SPD. The Investment Framework and AAP will include recommendations and vaibaility implications of new east-west links.
697	SA204	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the	Noted.

				Water Act 1989.	
584	SA205	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Student Housing potential	The site is also considered appropriate for student accommodation if a requirement for further student accommodation is identified in the future. It is noted in paragraph 3.25 of the Preferred Options Development Management document that Haringey has a role to play in fostering relationship with existing higher education institutions and in meeting the needs for purpose built student accommodation. In this respect, Policy DM2 specifically refers to Haringey Growth Areas and Areas of Change as being suitable locations for future student accommodation, where required. The policy states that provision of further student accommodation will be supported as part of new major development schemes these locations. As the site's redevelopment is a long term opportunity, we consider it appropriate to include student accommodation in the allocation, in line with Policy DM2	It is considered that the most suitable locations for student housing in this area are within Wood Green town centre, and as such a preference for the proposed use over conventional housing will not be made in this policy.
584	SA206	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Support redevelopment	On behalf of our client, we confirm our client's aspiration to promote both sites for residential-led mixed-use development, and the inclusion of these sites in the Site Allocation document. In particular, we consider that both sites have the potential to contribute significantly to meeting the identified development needs, including housing and employment generating uses, and to the regeneration of the area.	Support is noted.
603	SA207	The Theatres Trust	Supports Policy	The Trust supports the promotion of a cultural quarter and is pleased that there are safeguards for the Mountview Academy site, until they have successfully relocated	Support is noted.
584	SA208	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Type of new route	We strongly object to the provision of a road through the allocated site, as it is in separate ownerships, and such a requirement would seriously undermine the viability of the future redevelopment opportunity, as it will take up a significant proportion of the development land, and there are normally substantial costs associated with the construction of roads. We consider that such an onerous requirement, which is unnecessary and unlikely to be feasible or deliverable, should not be included in the allocation as a policy requirement, as it would threaten the future redevelopment opportunity	The proposal is for an extension of Clarendon Rd as a pedestrian/ cycling route, not a road as stated. The strategic objective of making this connection is to link the New River path to the north with the east-west link connecting Alexandra Palace and Wood Green/Tottenham. It is considered that inclusion of this connection as a site requirement at an early stage enables development to be brought forward in such a way that it can deliver this strategic objective.
584	SA209	Rapleys on behalf of Lasalle Investment Management, long leaseholders	UCS	It is noted that Haringey's Urban Character Study (2015) ('UCS') identifies that there is an opportunity to substantially increase the general building height in Haringey Heartland, as part of intensification and regeneration plans. However, it recommends that heights should be greatest along the railway line (mid to high rise) stepping down to mid-rise towards the existing 2-3 storey building and terraces that line Hornsey Park Road and Mayes Road. We are concerned with this approach, as there are no development sites available or allocated along the railway embankment when compared with the Building Height Recommendation Plan on page 156 of the UCS, and the proposed site allocations for Haringey Heartland. The USC's recommendation, which is reflected in the draft allocation SA23, will significantly constrain the redevelopment opportunity of the area, particularly the strategic objective to intensify and to increase the development capacity for growth.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
697	SA210	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation**

				likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	**of a planning application.**
697	SA211	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

Comments on SA24 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
525	SA212	Barton Willmore on behalf of Workspace	Capped rents	Workspace does not support the provision of capped commercial rents both in policy SA24 or the Development Management DPD. There is no supporting evidence looking at viability and we also consider that its inclusion goes beyond the spectrum of planning and would be particularly hard to enforce.	The Council considers the provision of affordable workspace to be an important factor in encouraging economic development in Haringey. The Council also recognises that there are a number of methods of providing affordable workspace. The council is cognisant of the need for developments to be viable, and welcomes a range of approaches to deliver workspace that enables economic growth and local employment opportunities in Haringey.
525	SA213	Barton Willmore on behalf of	Cultural Quarter	We require further clarification of the term ‘Cultural Quarter’. The term is widely used within the supporting policy, but at no point is there a clear and concise definition. The inclusion at this stage will help	Cultural quarter is defined in the glossary as an area where a critical mass of cultural activities and related uses are emerging, usually in a historic or interesting environment.

		Workspace		stakeholders clearly understand the aspirations for the site.	
525	SA214	Barton Willmore on behalf of Workspace	Height	Workspace objects to the maximum height being set at eight storeys. The site is within a Metropolitan Town Centre with good public transport links and should be a location for intensification of uses. Each site should be appraised on its own merits and a detailed scheme will have to take account of landscape and visual matters, as well as protecting important strategic views. Rather than restricting height, the policy should focus on ensuring good quality design that sits within the existing urban landscape	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
525	SA215	Barton Willmore on behalf of Workspace	Landmark building	In respect of tall buildings, we note the comments provided in the Urban Characterisation Study which advise that a tall building could be located beyond the south west boundary of the site, adjacent to the railway line. We disagree with this analysis and consider that a landmark building should be integral to the wider development area rather than tucked away next to railway sidings. We look forward to discussing this in more detail with the LBH Conservation and Design officers.	The tall building was identified in the UCS to mark the entrance to Alexandra Palace Park from Wood Green (and vice-versa). This is part of a wayfinding strategy that will contribute to the regeneration of Wood Green and create new links from the town centre to the new mixed-use sites, the cultural quarter and Alexandra Park and Palace to create new public spaces and open out the current linear nature of the town centre. Further evidence identifying the suitability of areas for tall buildings will be provide alongside the next version of the Plan.
525	SA216	Barton Willmore on behalf of Workspace	London Plan	In the context of the status of Wood Green, it should also be noted that the broad location is earmarked by the Mayor as an 'Intensification Area' capable of delivering 1,000 new homes.	Noted.
697	SA217	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
525	SA218	Barton Willmore on behalf of Workspace	Quantity of employment land	The policy requires a minimum of 50% employment floorspace across this site. It is explained that such space should include uses that positively support the enhancement of the cultural quarter. Whilst supporting this element, Workspace raises concern with a quantative approach. Instead there should be a qualitative test applied to each site. At present the 50% figure is not supported by evidence and is simply an aspiration. It is our view that this element could in fact stifle development coming forward and create viability issues to delivery.	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. **Action: replace the 50 per cent target with a requirement to provide the maximum quantum of employment floorspace viable.**
697	SA219	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
525	SA220	Barton Willmore on behalf of Workspace	Supports overall principle of development	Supports the broad principles of redevelopment included within the policy. Given the existing public transport links and the likelihood of CrossRail 2 coming in the future, this is considered an important site that can provide new houses and commercial space over the next plan period. Furthermore, the site and surrounds form a significant	Support is noted.

				part of the wider regeneration strategy for Wood Green and will help to deliver important new routes towards Alexandra Palace and beyond	
603	SA221	The Theatres Trust	Supports policy	The Trust supports the promotion of a cultural quarter and is pleased that there are safeguards for the Mountview Academy site, until they have successfully relocated	Support is noted.
697	SA222	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA223	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

Comments on SA25 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response

262	SA224	Safestore (Bilfinger GVA)	Employment floorspace	We support the principle of providing a mix of uses across the site. However it is likely to be extremely difficult to ensure each building contains a mixture of uses which complies with the suggested employment target of 33%. We therefore suggest that sufficient flexibility is given to each planning application to ensure the most appropriate type of development is supported and delivered. The London Plan (Para.4.52) outlines that the viability is a consideration, including its bearing on development costs and other priority planning obligations. Where relevant, the number and size of units should be determined on the merits of each case. It is considered that flexibility is suitably worded into the proposed Site Allocation DPD and Development Management Policies documents.	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. It is noted that the 33% of floorspace with is a viability-based principal, as set out in the DMDPD.
262	SA225	Safestore (Bilfinger GVA)	Access	The site allocation proposes that a new connection linking Clarendon Road and Coburg Road should be established, including access for businesses. We support the provision of improved accessibility within the proposed site allocation. However, we wish to fully engage with the Council regarding the potential of any proposed route through the Safestore site. A route through the Safestore site could have a significant impact upon the operations of the business.	Noted. The Council will continue to engage with landowners in regard this issue.
262	SA226	Safestore (Bilfinger GVA)	Allocation boundary	A minor part of the Safestore site is also located within SA23 an ownership plan (attached to this letter) demonstrates this. We requested that for completeness the entire Safestore site is allocated entirely SA25.	Noted. **Action: The site boundary will be amended.**
262	SA227	Safestore (Bilfinger GVA)	Building height	We consider that the inclusion of a limit to the maximum height of buildings (8 storeys) on the site is inflexible and unreasonable. We suggest that there should be sufficient flexibility within the policy to ensure that the most appropriate type of development is delivered for the location. The policy should seek to ensure that any future planning application is accompanied by a detailed townscape assessment justifying storey heights rather than imposing an arbitrary policy requirement which could burden development sites from optimising their potential in line with the NPPF and London Plan.	Noted. All proposals for development in the area will be assessed against a new development management policy on tall and taller buildings. This means the allocation specific height limits are no longer considered necessary. **Action: Remove reference to specific heights in the allocation.**
262	SA228	Safestore (Bilfinger GVA)	Commercial rents	Capped commercial rents are considered contrary to the London Plan (Para. 4.51) which states that boroughs may impose planning obligations, where appropriate, feasible and viable, to provide or support affordable shop units suitable for small or independent traders. Capping commercial rents could result in a reduction in the provision of employment workspace generated though new developments as well as resulting in the optimum scheme for the site not being delivered. In order to accord with the London Plan, viability considerations should be incorporated within the proposed Site Allocation DPD and Development Management Policies documents to ensure they are sound and legally compliant.	The Council considers the provision of affordable workspace to be an important factor in encouraging economic development in Haringey. The Council also recognises that there are a number of methods of providing affordable workspace. The council is cognisant of the need for developments to be viable, and welcomes a range of approaches to delivering workspace that enables economic growth in Haringey.
697	SA229	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted, this will be managed through the IDP.
262	SA230	Safestore (Bilfinger GVA)	Decentralised energy network	We support the proposal to connect into the de-centralised energy network, however the policy should consider the costs of connecting into a de-centralised energy network, and the impact this could have upon the viability of the scheme. It is suggested that the policy remains flexible to ensure that where viable and reasonable the	We will consider all decentralised energy requirements in line with the Council's emerging decentralised energy masterplan.

				developer is encouraged to connect in to the de-centralised energy network.	
262	SA231	Safestore (Bilfinger GVA)	Existing buildings	We support the principle of allocating the site for mixed use development. We do not agree however that the existing buildings must be retained as they are not considered to be of any particular building merit. It is considered that in order to improve the townscape and optimise the existing site, the policy should remove the stipulation that the existing buildings should be retained. It is not appropriate or reasonable for the policy to seek the retention of buildings that have little townscape or heritage merit and could compromise the optimisation of the site, contrary to the London Plan and NPPF.	It is considered that the Chocolate Factory 2 building creates a positive active frontage to Coburg Road, and that the building typology is well suited to being part of the future of this area, while providing a link to the past.
262	SA232	Safestore (Bilfinger GVA)	Masterplan	We support the principle of adopting a Masterplan. It should optimise development potential of the area and Safestore should be fully engaged in its development.	Support is noted. The Council will continue to engage with landowners in regard this issue.
697	SA233	Savills on behalf of Thames Water	**Piling**	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
697	SA234	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
603	SA235	The Theatres Trust	Supports Policy	The Trust supports the promotion of a cultural quarter and is pleased that there are safeguards for the Mountview Academy site, until they have successfully relocated	Support is noted.
697	SA236	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA237	Savills on behalf of Thames	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to	Noted, reference will be included in this site allocation.

		Water		be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	**Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

Comments on SA26 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
584	SA238	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Employment floorspace	Having reviewed the published evidence base documents, these requirements are not sufficiently justified and have potential to undermine the redevelopment potential, particularly in the context of the site being brownfield and its location within the Metropolitan Town Centre. Appropriate employment generating uses and their quantum should be brought forward as part of a mixed use redevelopment scheme, subject to market signals at the time, to ensure that the redevelopment of the site is deliverable	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. **Action: Revise the requirement for 33% of floorspace with a site specific approach, as set out in the DMDPD.**
584	SA239	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Air quality	The guideline suggests that mitigation of and improvement to local air quality and noise pollution should be made on site. We object to this guideline as it is an onerous requirement to seek mitigation of and improvement to the development's impact over and above the identified impact arising from the development proposals, taking into account the existing operation	Noted. This is a requirement for all sites, and the policy requirement will be moved into the DMDPD. **Action: Move the air quality/ noise pollution requirement into the DMDPD.**
584	SA240	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Pedestrian cycle link	We consider that a pedestrian/cycle link between Wood Green and Clarendon Square could utilise existing Brook Road, rather than create a "new" link, particularly in the event that the individual plots in different ownership come forward independently.	It is the Council's view that in order to optimize land patterns in the area, that a high quality route linking Wood Green and the Penstock foot tunnel should be created. It is considered that inclusion of this connection as a site requirement at an early stage enables development to be brought forward in such a way that it can deliver this strategic objective. The Investment Framework and AAP will provide the evidence for any proposed new links and options will be consulted on locally before being approved.
584	SA241	Rapleys on behalf of Lasalle Investment Management,	Capped commercial rents	We strongly object to the requirement of "capped commercial rents" as such a requirement would, fundamentally, constrain the deliverability of the regeneration scheme.	The Council considers the provision of affordable workspace to be an important factor in encouraging economic development in Haringey. The Council also recognises that there are a number of methods of providing affordable workspace. The council is

		long leaseholders			cognisant of the need for developments to be viable, and welcomes a range of approaches to delivering workspace that enables economic growth in Haringey.
584	SA242	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Pedestrian cycle link	We understand from the diagram on page 38 of the consultation document, the Council's aspiration is to provide a cycle network within Wood Green. The reference to the "avenue" is ambiguous, and it is subject to interpretation. We would request that the avenue is amended to clarify that it is a pedestrian/cycle avenue.	Noted. **Action: Amend 2nd bullet point to make clear that a cycling/pedestrian link is proposed.**
697	SA243	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted, this will be managed through the IDP.
422	SA244	Environment Agency	De-culverting	We are pleased to see that the culverted Moselle Brook has been recognised in this site allocation. The culvert is on the edge of the site. There should be scope to de culvert and this must be thoroughly explored. To amend this we suggest you change the text in your development guidelines to: *The Moselle Brook runs in a culvert under the site, and has been identified as being in a potentially poor condition. Development proposals must explore opportunities to de-culvert the Moselle Brook, with clear and robust justification provided if considered unachievable. A deculverted river may be a possible focal point for the new urban square. No new buildings will be permitted within 8m of the edge of the culvert and it's condition must be commensurate with the lifetime of the development.* This site has not been included in your SFRA and should be included in Appendix A.	The Council supports deculverting in principal, where viable. Haringey Council do not believe that an 8m buffer zone on culverts is consistent with meeting the borough's housing targets. Where deculverting is considered viable as part of a development, an 8m buffer zone to the open watercourse could be acceptable.
584	SA245	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Decentralised energy	It is understood that the Council is preparing further evidence on the delivery of decentralised energy networks in the Borough. In advance of the publication of this evidence, we would comment that any requirement for the site to provide an easement for the work should be deleted, where an existing network does not exist or it is not practically feasible or financially viable. This point is supported by the London Plan Policy 5.5 which states that boroughs should require developers to prioritise connection to existing or planned decentralised energy network, where feasible.	We will consider all decentralised energy requirements in line with the Council's emerging decentralised energy masterplan.
584	SA246	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Residential use	This allocation site lies within a Regeneration Area of the Local Employment Area ('LEA') (which permits a wide range of uses including residential), and the Wood Green Metropolitan Town Centre. As such, a wide range of uses, including residential development, which contribute to the strategic development needs, should be considered appropriate for this allocation site.	Support is noted.
724	SA247	DP9 on behalf of Oceanwave Estate Ltd	Height	Height should not be limited to 7 storey, instead should promote a range of heights. It is wrong to arbitrarily introduce such a restriction through a specific planning policy without thorough analysis to ascertain the capacity of the site.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
724	SA248	DP9 on behalf of Oceanwave Estate Ltd	Height	The scheme must be considered in the context of the former gas works site. At the end of Brook Road and properties on Hornsey Park Rod the minimum proposed height is 13-14m rising to 16-17m (4-7	The gas collector gives a false datum. It is not envisaged to be included as part of the future of the area and as such does not create an appropriate height reference. The heights have

				storeys) we consider this to be low. The approved height is equivalent to 8-9 storeys.	considered the future scheme granted permission on Clarendon Square however.
724	SA249	DP9 on behalf of Oceanwave Estate Ltd	Height	Feasibility studies taken by our client on the 'Iceland site' suggest height of 9 storeys could be accommodated without impact on the existing townscape. Therefore, the proposed redevelopment of our client's site and the adjacent gas works site is uncharacteristically low.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
584	SA250	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Height	In general, we support the principle of tall buildings on the site. However, we object to the wording of the policy which limits the height of the building to 7 storeys. The site's strategic designation is for growth and intensification, and the consented Clarendon Site redevelopment scheme established the principle of tall buildings in the area. In order to increase the development capacity by making efficient use of the site, and to ensure viability, it is neccessary to provide taller buildings subject to design and assessment of key views. Therefore, a site allocation policy should not look to place a restriction on building heights.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
584	SA251	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Hornsey Park Road	The guideline states that height will be restricted where they back onto the residential properties. The wording goes beyond the purpose of a guideline and it does not effectively protect the residential amenity. We request that this guideline is amended as follows: *"Height of new buildings where they back onto the residential properties on Hornsey Park Road should be considered carefully to respect their residential amenity."*	Agreed. **Action: Amend to Height of new buildings where they back onto the residential properties on Hornsey Park Road should be considered carefully to respect their residential amenity**
724	SA252	DP9 on behalf of Oceanwave Estate Ltd	Land use	The suitability of provisions for light industry on the ground floor of this site is questionable. We would recommend that uses such as A1/ A3/ A4 are also included.	This area, while being inside the designated metropolitan town centre, does not have a town centre frontage, and therefore there is no requirement for retail use. Indeed retail is better located in the town centre itself, with other active uses, such as employment, provided here.
724	SA253	DP9 on behalf of Oceanwave Estate Ltd	Land use	The redevelopment of this site offers an opportunity to create an area which becomes a destination with retail units to increase footfall for all times of day and make a safe pedestrian route.	The vision for this site is to link the town centre, which is a destination, with the area to the west of the High Road, which has a weaker destination status as an employment location. This site complements these destinations, but will not be considered a destination in its own right.
584	SA254	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Layout	we are concerned with the requirements under the 5th and 6th bullets points, as they prescribe the form of the development and the east and west linkage (i.e. the avenue). We consider that it is premature and unnecessary to prescribe the form of the development, and fundamentally, the policy does not allow sufficient flexibility. We therefore object to these requirements	It is the Council's view that in order to optimize land patterns in the area, that a high quality route linking Wood Green and the Penstock foot tunnel should be created. It is considered that inclusion of this connection as a site requirement at an early stage enables development to be brought forward in such a way that it can deliver this strategic objective.
584	SA255	Rapleys on behalf of Lasalle Investment Management, long leaseholders	New link viability	The provision of a new link will take up a significant proportion of the development site, which could affect the development viability, affecting the deliverability. Whilst we do not necessarily object to the aspiration to provide an avenue connecting Wood Green and Clarendon Square, we are concerned with the deliverability of such an avenue, as currently shown on the proposed allocation plan, cuts through the Bittern Place site. A pedestrian/cycle link of this kind is not necessary to serve the allocated development site, rather it will serve the wider regeneration of the area. Therefore, this should not be	The link will fall under infrastructure included in the Council's Regulation 123 list to be funded from CIL. The requirement on the site will be to accommodate the section that runs through the site. This is in line with the Council's Planning Obligations SPD. Improved links to and from the High Road to adjacent areas to the west and creation of attractive public spaces is likely to improve the commercial viability of development in this area.

				identified as a requirement and its provision should be secured subject to feasibility and viability.	
697	SA256	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
724	SA257	DP9 on behalf of Oceanwave Estate Ltd	Plan approval	Mixed use development is welcomed by client who owns the land off Brook Road (occupied by Iceland). Opportunity to create a new high quality avenue linking Wood Green and Clarendon. However the site requirements will need to be reviewed – height & ground floor use	Support is noted.
697	SA258	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
584	SA259	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Student accommodation	The site is also considered appropriate for student accommodation if a requirement for further student accommodation is identified in the future. It is noted in paragraph 3.25 of the Preferred Options Development Management document that Haringey has a role to play in fostering relationship with existing higher education institutions and in meeting the needs for purpose built student accommodation. In this respect, Policy DM2 specifically refers to Haringey Growth Areas and Areas of Change as being suitable locations for future student accommodation, where required. The policy states that provision of further student accommodation will be supported as part of new major development schemes these locations. As the site's redevelopment is a long term opportunity, we consider appropriate to include student accommodation in the allocation, in line with Policy DM2.	It is considered that the most suitable locations for student housing in this area are within Wood Green town centre, and as such a preference for the proposed use over conventional housing will not be made in this policy.
584	SA260	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Support redevelopment	On behalf of our client, we confirm our client's aspiration to promote both sites for residential-led mixed-use development, and the inclusion of these sites in the Site Allocation document. In particular, we consider that both sites have the potential to contribute significantly to meeting the identified development needs, including housing and employment generating uses, and to the regeneration of the area.	Support is noted.
584	SA261	Rapleys on behalf of Lasalle Investment Management, long leaseholders	Supports development	We support the principle of the allocation of the Bittern Place site for a mixed use redevelopment, which is consistent with Haringey's Strategic Policies for Haringey Heartland/Wood Green Metropolitan Town Centre as a Growth Area, and an Intensification Area in the London Plan. We agree that the existing buildings at Bittern Place are of limited architectural value, and when the opportunity arises in the future (during the Plan period), they should be demolished for redevelopment.	Support is noted.
584	SA262	Rapleys on behalf of Lasalle Investment Management, long	UCS	It is noted that Haringey's Urban Character Study (2015) ('UCS') identifies that there is an opportunity to substantially increase the general building height in Haringey Heartland, as part of intensification and regeneration plans. However, it recommends that heights should be greatest along the railway line (mid to high rise) stepping down to mid-rise towards the existing 2-3 storey building and terraces that line	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site

		leaseholders		Hornsey Park Road and Mayes Road. We are concerned with this approach, as there are no development sites available or allocated along the railway embankment when compared with the Building Height Recommendation Plan on page 156 of the UCS, and the proposed site allocations for Haringey Heartland. The USC's recommendation, which is reflected in the draft allocation SA23, will significantly constrain the redevelopment opportunity of the area, particularly the strategic objective to intensify and to increase the development capacity for growth. It should also be noted that the site is already surrounded by 3-5 storey existing buildings. Therefore, the restriction of the height up to 7 storeys may not be considered to maximise the site's potential, and could unnecessarily prejudices the future redevelopment opportunity.	Allocations, with all developments expected to respond appropriately to their context.
697	SA263	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA264	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

Comments on SA27 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
726	SA265	Cassidy + Ashton - Alban P Cassidy / Matliwala Darul Ulloom Charitable Trust	Overly Prescriptive	Mix use development is supported by our client, but the proposed allocation is overly prescriptive which may restrict development coming forward.	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. **Action: Revise the requirement for 33% of floorspace with a site specific model, as set out in the DMDPD.**
726	SA266	Cassidy + Ashton - Alban P Cassidy / Matliwala Darul Ulloom Charitable Trust	Height; Residential	No mention of residential use but given the support for development of up to 8 storeys. The allocation should emphasise that development will be residential led;	It is considered likely that an element of residential use will be required in order to cross subsidise new workspace within this site. This is consistent with draft policy DM50, and the site's proposed Regeneration Area designation. **Action: Add residential to the suitable range of uses on this site.**
726	SA267	Cassidy + Ashton - Alban P Cassidy / Matliwala Darul Ulloom Charitable Trust	Floor use	Restricting ground floor use to employment generating uses under Use Class B1a or B1c is overly restrictive. The location is not ideal for such uses. The need for servicing and car parking is more prominent than B1(c) resulting in inefficient use of land.	The future employment uses in this area are proposed to be of a high density, knowledge-based typology. This will mean a minimal requirement for car parking, although some servicing for deliveries will be required for uses of a B1© nature.
726	SA268	Cassidy + Ashton - Alban P Cassidy / Matliwala Darul Ulloom Charitable Trust	Height	Development should be encouraged up to 8-9 storeys to reflect the approved development to the north; 2-3 storeys of employment uses on one side of Clarendon Road and 1-2 storeys of employment uses on the other side of Clarendon Road. This is simply unrealistic and overly prescriptive.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
726	SA269	Cassidy + Ashton - Alban P Cassidy / Matliwala Darul Ulloom Charitable Trust	Floor use; employment land	Appropriate ground uses should be more flexible and support should be for up to 33% employment uses [including other appropriate uses in addition to B1]	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. **Action: Revise the requirement for 33% of floorspace with a site specific model, as set out in the DMDPD.**
726	SA270	Cassidy + Ashton - Alban P Cassidy / Matliwala Darul	Time scale	There are concerns in respect to the timescale for development. There should be support to allow the northern area of the allocation to come forward in advance of the rest;	It is recognised that the northern part of Clarendon Road will come forward before the southern end, and this is reflected in the document.

		Ulloom Charitable Trust			
726	SA271	Cassidy + Ashton - Alban P Cassidy / Matliwala Darul Ulloom Charitable Trust	Design	Reference should be made to the opportunity to provide linkages and complimentary design with Clarendon Square to the north.	Noted.
422	SA272	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
697	SA273	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA274	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

				occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA275	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.

Comments on SA28 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA276	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA277	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

				recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA278	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted, this will be managed through the IDP and is being addressed in the emerging Investment Framework and Area Action Plan.
697	SA279	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
697	SA280	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
268	SA281	Colin Kerr and Simon Fedida	Height	The Site Requirement bullet 1 and Development Guideline bullet 5 suggest building heights rising to 12 storeys on the site, supposedly to form part of a group of buildings to reflect the allocated tower in SA29. Only one tower has been allocated to this part of the Western Heartlands Area (page 44). It is on site SA29 and of height 12 storeys. Another site (SA28) developed to 12 storeys clearly represents a surplus of at least one additional tall building over the requirements of the plan. This is clearly not justified by the Council's own policy. Recommendation: The Site Requirement bullet 1 and Development Guideline bullet 5 should be modified to specify 8 storeys, to match neighbouring sites SA23, SA24, SA25 which are also to 8 storeys. Without this lower bound the tower on site SA29 will be in danger of being lost in the sea of hi-rise concrete.	This inconsistency is noted. The provision of a tall building to mark the entrance to Alexandra Park from Wood Green would only be proposed on SA29. It is the Council's intention to remove height limits from Site Allocations in any regard, and commission further work identifying the most suitable locations for tall buildings. **Action: Remove height limits on this site.**

Comments on SA29 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
740	SA282	Hornsey Historical Society – David Frith	Height	Concerned by the proposal to erect a "high building" on the east side of the railway at Penstock Path. (SA29) Although separated by the railway line, the effect of a building of up to 25 storeys, which seems to be the scale envisaged, would be disastrous on Alexandra Park and the views therefrom.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough. Additionally the Council is commissioning additional evidence to

					identify the most suitable locations for taller buildings to be included within the next version of the document.
742	SA283	Friends of Alexandra Park – Gordon Hutchinson	Height	We consider the height limit of 12 storeys on this site is excessive highly detrimental effect on the currently open aspect to the east of Alexandra Park. The lower area of the Park is a large area of open grassland, surrounded by low rise buildings. The encroachment of high buildings would "close in" the Park, dominate it and destroy the feeling of space which is so essential for the health and well-being of park users who increasingly live in an urban environment which is more densely built. We would recommend a height limit comparable or slightly higher than the buildings immediately to the west of this site, on the other side of the railway line.	Noted. The aspiration for a tall building on this piece of land is to help facilitate greater use of Alexandra Park by current and future occupants of Wood Green. The aspiration is for this building to act as a wayfinding point, rather than enclosing the Park. It is agreed that the text can be clearer that this should be a slim structure. Further evidence will be provided to identify the most suitable locations for tall buildings in the borough.
697	SA284	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA285	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

697	SA286	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted, this will be managed through the IDP and is being addressed in the emerging Investment Framework and Area Action Plan.
697	SA287	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
572	SA288	Beatrice Murray, resident	Tall building	I do not think that this site should be developed as high density residential. Given the steep embankment slope, the dense growth, and the designation as an ecological corridor it would be preferable to develop this area as a natural recreational space to balance the intense development of the remainder of Haringey heartlands. To liven up the roadside, a strip of relatively low level retail and workshop buildings possibly with flats above, two to three storeys maximum height, could be built along the road with the natural area behind, part not accessible, part accessible. It would completely change the feel of the whole area and would ruin both the view from, and the relaxed recreational feeling of, the lower fields area of Alexandra Park, a major local amenity. It would also impact on the planned Clarendon square development, towering over the residential development and giving it a pressurised feel.	Objection is noted. This area is identified as an area of change, and higher densities are required to bring change to the area and to deliver on targets for enabling new housing to meet high levels of demand. DM1 of the draft DMDPD will manage the relationship between this site and the Clarendon Rd site. The aspiration for a tall building on this piece of land is to help facilitate greater use of Alexandra Park by current and future occupants of Wood Green. The aspiration is for this building to act as a wayfinding point, rather than enclosing the Park. It is agreed that the text can be clearer that this should be a slim structure. The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough. Further evidence will be provided to identify the most suitable locations for tall buildings in the borough.
615	SA289	Colin Marr on behalf of the Alexandra Park And Palace Conservation Area Advisory Committee	Tall building	The CAAC considers that any tall building on this site would be intrusive in the view from the Alexandra Park and Palace Conservation Area. It would be prominently in view from the lower flat field area of the Park, where it would compromise the horizon. We question the real need for tall buildings in Wood Green, but the one proposed for this location is objectionable. The idea that it would "signal the connection between Wood Green and AP" is illusory.	Objection is noted. The aspiration for a tall building on this piece of land is to help facilitate greater use of Alexandra Park by current and future occupants of Wood Green. The aspiration is for this building to act as a wayfinding point, rather than enclosing the Park. It is agreed that the text can be clearer that this should be a slim structure. Further evidence will be provided to identify the most suitable locations for tall buildings in the borough.
615	SA290	Colin Marr on behalf of the Alexandra Park And Palace Conservation Area Advisory Committee	Objection	The APPCAAC objects to a tall building at the Penstock tunnel location	Objection is noted. Further evidence will be provided to identify the most suitable locations for tall buildings in the borough.

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Appendix 2.5 - Comments on SA30-SA 33 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Comments on SA30 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
738	SA291	Ellie Harries	Height	Hawes and Curtis site, the guidelines are clearer should be "reduced in height to respect the amenity of properties" where this is close to smaller properties. Why do the same rules not apply to West Green Road and Stanley Road where the width of the roads are less and the heights of the buildings low?	Noted. We will aim to make it equally clear in both documents.
697	SA292	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA293	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

				around 18 months to 3 years to design and deliver.	
697	SA294	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted, this will be addressed in the IDP.
697	SA295	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
697	SA296	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
422	SA297	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Comments on SA31 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
422	SA298	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
697	SA299	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

				it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA300	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

Comments on SA32 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
264	SA301	Gardens Residents' Association	Access	During 2013 consultation it was proposed that there would be an access from the southwest corner of the site through Haringey homes car park into Warwick Gardens. The GRA and in particular local residents who live next to the proposed access route have not been adequately consulted. Concerns the access will increase crime such as muggings, burglary, and theft from vehicles and create a perfect escape route from either the new development or from the Gardens/ Green Lanes. Met Police also oppose proposal due to its secluded location and lack of surveillance from neighbouring properties.	Any potential development, including access into Warwick Gardens, will be subject to the development management policies which aim to reduce crime by incorporating Secured by Design principles in new development.
572	SA302	Beatrice Murray, resident	Access	Supports improving access by foot, and bike.	Support is noted.
264	SA303	Gardens Residents' Association	Cell towers	Oppose the removal of Mobile phone transmitter masts from the site and recommend that these masts should be incorporated into the proposed Green space within the development keeping them away from	The removal of mobile phone transmitters is outside the scope of the site allocations document.

				residential properties. The proposal for the existing masts to be relocated in the Gardens and various other nearby locations have been and will be opposed due to being unacceptable locations.	
419	SA304	Haringey Liberal Democrat Group	Community facilities	On the St Ann's Hospital site the Labour-run Council are saying that a mixture of homes and community facilities would be acceptable. We welcome the proposals for community facilities but are concerned that little details have been provided about the nature of these facilities. We are also concerned about the loss of beds at St Ann's.	A full list of infrastructure projects will be included in the IDP.
697	SA305	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted, this will be managed through the IDP.
422	SA306	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
818	SA307	Our Tottenham	Health	We support the position expressed by the **Haringey Needs St Ann's Hospital** (HaNSAH) **campaign group with regard to the proposed development and planning application for the site.** There is evidence locally for provision of much needed enhanced health services and facilities at the St Ann's Site including, but not limited to, the following: • An Urgent Care Centre. • Additional GP Surgeries on the St Ann's Site. • An integrated Child Health Centre. • Expanded acute mental health facilities with integrated primary care and 'step down' services HaNSAH is calling for a halt to the plans to sell off NHS land at St Ann's Hospital to property developers and for improved and integrated healthcare facilities that will meet the needs of the people in Haringey now and for the foreseeable future.	Noted.

572	SA308	Beatrice Murray, resident	Height	There don't appear to be any height recommendations for this site. It should be retained as a 'peaceful' residential area, with relatively low density. Development should be maximum five storey, preferable only four.	Height will be determined at the detailed design stage on any proposed development. Therefore it is not considered necessary to add a height limit to the allocation.
264	SA309	Gardens Residents' Association	Height	The Gardens Residents Association (GRA) has been involved from the outset and has successfully campaigned to reduce heights to an acceptable level, and taking these reassurances into account the GRA accepts this development. It has been agreed that the height of residential buildings on the site would be in keeping with the surrounding area: no higher than 2 storeys opposite the houses on Warwick Gardens and rising across the site towards the East no higher than 4 storeys to suit adjacent buildings.	Noted.
697	SA310	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
422	SA311	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
572	SA312	Beatrice Murray, resident	Private gardens	There should be no private gardens, although a small space the size of a large balcony or small terrace, edged by bushes or low fences could be allocated for access and use by ground floor flats. This should increase the amount of public green space and allow lower heights overall to the buildings.	Noted, at present there is not any publically accessible open space, so this will be increased in the new development.
697	SA313	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
572	SA314	Beatrice Murray, resident	SINC	The impact of using a SINC which has been left undisturbed for a long time as a green amenity space should be carefully considered. The area along the railway line is probably better left fenced off and thickly vegetated to act as a screen for the railway line.	Noted.
572	SA315	Beatrice Murray, resident	Tenure	There should be a mix of affordable rented accommodation (council/housing association), full price rental accommodation, and private flats	Noted. This is a requirement for all new housing developments, and will be dealt with in the DMDPD/ Strategic Policies documents.
642	SA316	Barnet, Enfield and Haringey Mental Health Trust	Wall	The draft document says that the existing boundary wall along St Ann's Road is to be preserved wherever possible. As you know, this has been a contentious issue. We included the future of the wall in our public consultation a year or so ago and the overall conclusion was that we should retain parts of it, but remove the top half in places and replace it	Noted, the extant planning permission will be retained in this regard.

				with traditional railings, to allow visual permeability. We discussed the conclusions of the public consultation with the Leader and Lyn at the time and they were strongly supportive of a compromise approach, which is what has been included in the current planning application. I am concerned though that there may be the potential for someone seeking to preserve the whole wall as it is citing the Site Allocations DPD	
697	SA317	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA318	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
264	SA319	Gardens Residents' Association	Access	Opposes the Councils new proposal of opening up an access route from Harringay Green Lanes Station to Portland Gardens. This will cause serious problems with vandalism, trespassing, and crime, providing an escape route for muggers and other activity from the station into Portland Gardens and vice versa.	Objection noted, this reference will be removed. **Action: Remove reference to improving access to Harringay Green Lanes Station from Portland Gardens.**
660	SA320	Anonymous local resident	Air quality	Transport proposals on p 9 are unrealistic and insufficient to take account of all the extra vehicle journeys that will be needed. The reference to a 'comprehensive transport assessment' p 95 for Arena Retail Park is much too vague. Green Lanes and other roads are already at capacity and already the air pollution is very bad in side roads between Green lanes and Wightman Road especially on still days. These side roads in Harringay Ward are the largest area with a very high NO2 level away from main roads. On these two main roads there is no monitor to count PM2.5 or PM10. It is likely that the particulates are as bad as those measured on Tottenham High Road which is a much wider road and which are often just as high as central London.	Noted air quality is poor. It is hoped that the reduction in car patronage to this site will help ease congestion, and therefore air quality.
258	SA321	Ladder Community Safety Partnership	Air quality	Local Plan (p138) notes the area is an Air Quality Management Area. This problem is particularly relevant to Green Lanes. Any major developments will further deteriorate air quality. Haringey borough is already 88% higher than European approved levels. Monitor in Priory Park lowers this average but measurements in the east are often as high as or higher than central London. A modelled map in the Air Quality Action Plan shows throughout Harringay Ward the *annual* mean NO2 ug/m3 does not drop below 44 (40 is the EC annual limit). Harringay ward is by far the largest residential area in the borough with such a high NO2 *away* from main roads. A PM10 map shows Green Lanes/High Road to be worse than any roads except Seven Sisters and Parts of Tottenham High Road.	Noted air quality is poor. It is hoped that the reduction in car patronage to this site will help ease congestion, and therefore air quality.
697	SA322	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted, this will be managed through the IDP.
258	SA323	Ladder Community Safety Partnership	Cumulative impact	Views are the same as before strengthened by council's unwillingness to listen to local residents. The sheer scale and cumulative impact of developments in a small and already overcrowded area of the borough is primary concern especially when funding for infrastructure seems unlikely.	Noted.
258	SA324	Ladder Community Safety Partnership	Flood risk	The site is in a Critical Drainage Area, which is self-evident given that the corner of Green Lanes and Williamson Road is already prone to sizable areas of water accumulation owing to poor drainage. The effects of a proposed underground car park are potentially very alarming with an unknown impact on the water table over the surrounding area.	The requirements for developments to conform with the Council's drainage strategy are included in the DMDPD.
422	SA325	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**

				requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	
264	SA326	Gardens Residents' Association	Height	Opposes the scale of the proposed development and its relationship to the surrounding buildings. The increase from 8 to 9 storeys is completely disproportionate to the site and totally unacceptable. Residents will only accept a maximum of four storeys. This would be in keeping with the tallest buildings that front the site on the west of Green Lanes. The height of the buildings should be reduced towards the north, east and south boundaries where the site adjoins housing estates of the same scale. The two storey houses within the Gardens are just 20m from the edge of the site, separated only by a railway line. Therefore the proposed scale of the development would compromise the private amenity of hundreds of dwellings within the Gardens - creating serious overlooking issues.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context. **Action: Remove height limits from the allocation.**
258	SA327	Ladder Community Safety Partnership	Height	Site is unacceptable for high density / high rises. 8 storeys would have an impact on amenity. The Local Plan makes it clear (p112) that it is not acceptable to have tall buildings substantially taller than their neighbours. Haringey is predominantly 2-3 residential or 3-4 in town centres. There are no 8 storey buildings in the immediate area in Haringey.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context. **Action: Remove height limits from the allocation.**
264	SA328	Gardens Residents' Association	Light	There could be severe loss of natural light to houses in the Gardens, with the overbearing nine storey buildings to the south casting shadows to the north over the Gardens houses.	Amenity of development on all sites
258	SA329	Ladder Community Safety Partnership	Medical services	GP surgeries are already overstretched. Difficult to see a doctor has lead to overcrowding and lengthy waits at A&Es. NHS revealed the number of emergency vehicles waiting for longer than 30mins at N Middlesex has increased dramatically to an average of 88/week. Proposals also to downgrade facilities at nearest major hospital The Whittington and St Ann's is not a general hospital and two thirds of site will be housing (S1)	Noted. The IDP will address opportunities to improve infrastructure. It is considered that this site, due to its size, if comprehensively redeveloped, may be an opportunity to create some new community infrastructure.
258	SA330	Ladder Community Safety	Open space	It is disgraceful to imply that because Finsbury Park is nearby, there is no need to be concerned about private open space in proposed future development on the site. This is a particularly cynical justification for a	No such reference is made in the document.

		Partnership		densely packed and unattractive development.	
419	SA331	Haringey Liberal Democrat Group	Open space	On the Arena site the council are saying there should be the same number of shops and new homes. They have also said the buildings could be up to 8 storeys high in this area. We believe that buildings of this height are not acceptable in this area and that more housing would be difficult to accommodate. We noted that the proposals include the loss of one of the few green spaces in this area, the community garden on the bridge. This is very worrying and we hope the council will look at this again.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
697	SA332	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
422	SA333	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
258	SA334	Ladder Community Safety Partnership	Previous consultation	Views of LCSP seem to have been ignored: Concern was expressed about the over-development of the site. The reply is to increase the number of residential units and create new retail frontages/town centre uses along Green Lanes towards Hermitage Road.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
258	SA335	Ladder Community Safety Partnership	Previous consultation	All concerns regarding Arena retail Park were raised in previous submission in March 2104 which since the first draft has emerged as the second largest housing provider in the whole document. Infrastructure issues are repeated below as pp9-12 deals with them in such broad and general terms.	Noted.
258	SA336	Ladder Community Safety Partnership	Previous consultation	Views of LCSP seem to have been ignored: Concern was expressed about the inappropriate proposal of “heights up to 8 storeys”. The reply is to increase the height to 9 storeys.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
258	SA337	Ladder Community Safety Partnership	Previous consultation	Views of LCSP seem to have been ignored: Concern was expressed about the existing very heavy levels of traffic in and around Green Lanes. The reply is to suggest that, following a “comprehensive transport assessment”, “traffic impacts on Green Lanes from this site should be reduced through this development”. Are we seriously meant to believe that some 1400 new residents on site and a new primary commercial frontage will reduce traffic impact? This sort of assertion makes it very difficult to take seriously any of the other claims regarding noise pollution and air quality, made about the site in the Development Guidelines (p95).	The site will be designed in such a way that it will help to keep shopping traffic local, and accessed primarily by foot. Additionally pedestrian access to the park, as well as to Manor House and Harringay Green Lanes stations will be improved. Additionally, the reduced congestion from cars accessing the site for car-borne shopping trips will help to improve bus efficiency.

258	SA338	Ladder Community Safety Partnership	Public transport	Buses and tubes are already extremely busy. Large residential development near Manor House in Hackney which is already underway will add to these problems. Weekends are extremely busy for transport system in Green Lanes area with buses in nose to tail congestion between the railway bridge and St Ann's junction.	Noted. The IDP will address opportunities to improve infrastructure. The site will be designed in such a way that it will help to keep shopping traffic local, and accessed primarily by foot. Additionally pedestrian access to the park, as well as to Manor House and Harringay Green Lanes stations will be improved. Additionally, the reduced congestion from cars accessing the site for car-borne shopping trips will help to improve bus efficiency.
415	SA339	Transport for London	Public transport	The site requirements should also refer to improving facilities for buses. Service W5 currently runs into the site to serve the food store, and revising the access within this site and on Green Lanes should allow enhancements to the bus network and stops.	Noted. The allocation includes provision for the superstore to no longer operate.
258	SA340	Ladder Community Safety Partnership	Schools	Already a shortage of school places for under 8s. South Harringay Junior School has to extend to 3 form entry and similar pressure on infants school. If this is the situation already the problems from proposed developments can be imagined. School cannot continue to expand on demand.	Noted. The IDP will address opportunities to improve infrastructure.
697	SA341	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
264	SA342	Gardens Residents' Association	Site design	The existing design of the Arena Development is not suited to its location or context. It has been lead by vehicle access and is very unsuccessful. Improvements would be welcomed to the design to create an appropriate density of building and carefully designed pedestrian access. As would a thorough redesign of the overground station, access and embankment which would be a positive for the area as a whole.	Support for change is noted.
264	SA343	Gardens Residents' Association	Support	Thanks to supporters and Council for dropping the proposal of opening up the Railway arch no: 2018 at Doncaster Gardens, N4 which was proposed in the first draft report.	Noted.
264	SA344	Gardens Residents' Association	Traffic	Concern over traffic and traffic management in the Arena Development as these have been major problems for this site. The development as it stands has one junction for traffic, which causes extreme congestion at peak times.	Agreed.
258	SA345	Ladder Community Safety Partnership	Traffic	Green Lanes cannot cope with more traffic in its present configuration. Williamson Road has staff to deal with traffic problems and they have been threatened and assaulted on occasions when congestion is bad. New development will bring greater traffic and further stress. This was acknowledged in Strategic Policies on p107.	Disagree. Alleviation of current traffic issues is one of the key reasons for allocating this site. Initial transport modelling has shown that the supermarket is the single largest draw for car-borne traffic, which is then compounded by the other car-compatible uses on the retail park. By replacing these uses with more walk-up retail, congestion at this point can be alleviated.
697	SA346	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

				Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA347	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

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Appendix 2.6 - Comments on SA34-SA39 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Comments on SA34 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
264	SA348	Gardens Residents' Association	Access	With reference to opening up the Railway Arch 2019 in St Ann's Hospital site to the southern Ashfield Road site, caution should be considered to this proposal as this may cause issues of crime routes especially with the proposal of opening up St Anns Hospital site to Warwick Gardens.	Any access route in this area would be assessed against the development management policies which require the use of Secured By Design principles to reduce the likelihood of crime.
264	SA349	Gardens Residents' Association	Capped rents	Welcomes the retention and support of the creative industries in the area, and agree with the proposal for capped rents for artists and designers in the area.	Support is noted.
264	SA350	Gardens Residents' Association	Height	6 story development is far too high for the area and would request 4 stories being the maximum	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
264	SA351	Gardens Residents' Association	Traffic	Suggest the introduction of live work units for historical reasons and due to the presence of other industrial units around the local area. The development would without doubt bring increased traffic to the local area. This area has 3 road closures in place, which has displaced the traffic through the Gardens, Tiverton Estate, St Ann's Road, Green Lanes and Wightman Road causing massive congestion issues and community tension over the 15 years since these closures were put in place. Haringey Council must consider these issues and how to deal with them in the long term.	As part of the planning process we would be seeking to minimise traffic generation arising from new developments by promoting travel plan measures such as car clubs, cycle parking and information on public transport services, as well as seeking to reduce car parking provision. The road closures on Hermitage Road, Eade Road and Vale Road are aimed at deterring through traffic and directing commercial traffic for the industrial areas away from residential streets onto roads more suited to carrying traffic such as Seven Sisters Road and St Ann's Road. The Council does not consider it appropriate to review these closures at the present time.
509	SA352	CgMs on behalf of Parkstock Ltd	Current uses obsolete	Not possible to rent the stone cutters as an employment use, and current use doesn't make a significant economic benefit.	Noted, the stonecutters site has some economic value, but this could be improved through redevelopment.
509	SA353	CgMs on behalf of Parkstock Ltd	Current uses obsolete	Cites 2014 Sites Reg 18 Document's assertion that "a return to commercial use is not considered likely" on Arena.	Noted, this relates to the condition of the existing stock. The Viability study clearly demonstrates there is a market for delivery of new workspace stock.
509	SA354	CgMs on behalf of Parkstock Ltd	Effect of PD changes	From 15th April Unit E will benefit from permitted development rights to change from B8 to C3.	Noted.
509	SA355	CgMs on behalf of Parkstock Ltd	ELR	8.17 states that non fit-for-purpose sites should be used for regenerative purposes.	Noted.
509	SA356	CgMs on behalf of Parkstock Ltd	ELR evidence not sufficient	ELR doesn't survey the quality of the stock at Arena Design Centre.	The Employment Land Study was carried out in line with standard practice for a study of this type. The recommendations it makes are with regard to the use of the land, as much as with the current use of the stock.

509	SA357	CgMs on behalf of Parkstock Ltd	Existing floorspace estimates	Contends that the lawful quantum of employment floorspace on Arena is 1,000m^2 and on Eade/Overbury is (approx) 3,925m^2 compared to the 4,600m^2 and 17,900m^2 quoted in the sites DPD.	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. **Action: Revise the requirement for replacement of original floorspace with a site specific model, as set out in the DMDPD.**
509	SA358	CgMs on behalf of Parkstock Ltd	Height	6 storeys is unduly restrictive and inflexible	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
509	SA359	CgMs on behalf of Parkstock Ltd	Not Designated Employment Land	Arena Design Centre is not currently designated as an employment area of any kind, and only employs 5 people across the site (stone cutters).	This is incorrect, it has a Site Specific Proposal for mixed residential and employment use. Furthermore the assertion that only 5 people are employed across the whole site implies the respondent doesn't consider any of the warehouse living to have any employment value whatsoever.
509	SA360	CgMs on behalf of Parkstock Ltd	Objects DEA	Site wasn't a DEA in 2006, and now has less employment, so shouldn't be a DEA.	The Council has a challenging housing and jobs target, and needs to allocate land that is capable to deliver these uses. This area is identified as one that can contribute to both of these challenges. It is on this base that the Council will allocate land, rather than simply its historical use.
509	SA361	CgMs on behalf of Parkstock Ltd	Original floorspace	Object to proposal to require "original" floorspace to be reprovided.	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. **Action: Revise the requirement for replacement of original floorspace with a site specific model, as set out in the DMDPD.**
509	SA362	CgMs on behalf of Parkstock Ltd	RA Status	Object to all sites having the same RA status, despite differences between the sites. Suggest this should be on the lawful quantum of employment floorspace.	The RA designation is the only designation which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
509	SA363	CgMs on behalf of Parkstock Ltd	Resi Units	Support 140 net residential units as a minimum after reprovision of existing warehouse community.	Support is noted, But 140 residential units is a high capacity for this site, with its current access. The 140 units figure stated in Appendix B is based on the current configuration (ie 140 bedrooms in a non-conventional housing typology). There may be potential for more, but access needs to be improved to justify it.
509	SA364	CgMs on behalf of Parkstock Ltd	Vision for Arena Design Centre	The long term vision for this estate is for a residential led mixed use redevelopment of the site to be delivered through a masterplan. The intention is for an improvement in the existing employment offer through denser reprovision and intensifying existing levels of employment. In addition the vision is for retention of the existing	The Council broadly supports this vision.

				warehouse community through the re-provision of innovative creative living solutions. The vision includes maximising delivery of Private Rented Sector Housing, creating a sustainable community as well as creating an architecturally interesting and distinctive place. The vision also includes improving access and connectivity of the site to improve the public transport accessibility level.	
527	SA365	Tom Peters, Warehouse Residents Group (WHAT)	Against residential designation	We do not wish to see the sites changed to an overall designation of residential, as we recognise that this would create a large uplift in the value of the land, which would threaten our continuing existence on the sites. We support the application of planning policies which allow a continuation of live/work across all inhabited units of the sites.	It is considered that the deallocation of this site from employment use altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future. The Council wishes to see this area contribute to meeting its employment need, and as such a RA designation can facilitate this aim while enabling an element of residential use, such as already exists on the site, to continue.
527	SA366	Tom Peters, Warehouse Residents Group (WHAT)	Too much employment floorspace	The development required to accommodate such an increase in employment land, while retaining the residential provision for the current community (an objective stated by the site allocations) would necessarily undermine the industrial aesthetic and flexible space that is appealing to residents of the site. Large scale interference into this unique aesthetic -cum -spatial characteristic is likely to impact upon its appeal as a creative and cultural hub, undermining a key foundation of the existing community. We believe that aspirations for increases in employment land should be based upon the current m2 of employment floor space on site, rather than an unevidenced assumption from an unspecified point in the past, which does not recognise the differences in density between previous and current employment activity. We wish to see the balance of live and work currently on the sites retained, by a policy that neither drives an uplift in value of land, nor forces its wholesale redevelopment to accommodate an overwhelming increase in commercial floorspace.	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. **Action: Revise the requirement for replacement of original floorspace with a site specific model, as set out for DM50.**
528	SA367	Bethany Gardiner-Smith on behalf of WHAT	Against separation of live & work	Development to introduce an artificial structural division between the live and work floorspace would undermine the flexibility that inhabitants of the community currently have to utilise space in a creative, and collaborative way. This is a key feature of current warehouse living, and something we believe is integral to the function of the sites as creative live/work hubs evidenced by the academic study referred to above.	The Council notes that existing residents of the site wish to continue to have flexible, collaborative, round the clock, access to workspace as part of their living arrangement. While this is encouraged as it has the potential to yield positive economic benefits resulting from collaboration, the Council also want to promote other firms to use this area as an employment location. Clearly to achieve this second aim, a degree of separation, be it within a building, or in separate buildings, will be required. This Allocation will not contain detailed specifics on how this can be achieved, but rather seeks to establish a framework in which it can happen over the longer term.
528	SA368	Bethany Gardiner-Smith on behalf of WHAT	Appeal Condition	We believe that an extension of the conditions placed upon Unit 4, 199 Eade Road in its recent planning hearing to other units would support retention of active commercial floorspace for the purposes of economic activity, complementing the current commercial/residential mix that is so essential to the unique character of the site. These planning conditions ensured that a significant proportion of the floorspace was available for commercial activity within working hours, without requiring large structural changes to the space to create an artificial divide	The Council does not support the condition established by the Inspector in relation to this appeal. It is considered to be unenforceable, and does not guarantee any employment activity will happen on the site.

				between live and work space.	
528	SA369	Bethany Gardiner-Smith on behalf of WHAT	Decentralised Energy	We strongly support the development of decentralised clean energy schemes, and would advocate that these be done in partnership with existing residents and the local community in order to provide new opportunities for meeting local energy	We will consider all decentralised energy requirements in line with the Council's emerging decentralised energy masterplan.
528	SA370	Bethany Gardiner-Smith on behalf of WHAT	Development Guidelines	We note that guidelines for site SA 34 omit a requirement included within the development guidelines for site SA 38 that:*"Developments that continue to support the principles of communal living will be supported".* We are concerned about the implication of the omission of this requirement from the Arena site requirements, that communal living is not something envisaged for the future of residential use on the site. For the reasons discussed above we would wish that this requirement was also included within the SA 34 Development Guidelines.	Noted. This will be added. **Action: Add "Developments that continue to support the principles of communal living will be supported"**
528	SA371	Bethany Gardiner-Smith on behalf of WHAT	Ecological Corridor	We fully support the requirement for the conservation and enhancement of the ecological corridor. These slopes represent an important 'Green Lung' for species of birdlife, insect and larger mammals in this area and connect to the nature corridor which runs along the Barking-Gospel Oak Overground Line.	Support is noted.
528	SA372	Bethany Gardiner-Smith on behalf of WHAT	Site Requirements	One interpretation of these requirements would be that it allows for complete removal of existing live/work warehouse spaces as discussed above, to be supplanted by high-density residential units and distinct purpose-built employment spaces.	The allocations for the Warehouse District seek to enable protection of the needs of the existing residents, and promote opportunities to capitalise on the benefits that the existing community bring, without displacement of the existing community. Where buildings can be retained, they will be, but it needs to be demonstrated that each building can make a positive contribution to the Borough's spatial vision.
528	SA373	Bethany Gardiner-Smith on behalf of WHAT	The Slopes	This site was previously overcome by invasive species such as Japanese Knotweed and Bramble, as well as evidence of fly-tipping. Action from local residents has seen certain patches on the slopes cleared of invasive species and tipped rubbish removed from the site. We are concerned that the introduction of a pedestrian link between Omega Works and Finsbury Park Avenue, and the increased pedestrian traffic that this would encourage, would threaten the sensitive biodiversity and ecological value of the slopes.	Noted, this area will remain as a SINC.
528	SA374	Bethany Gardiner-Smith on behalf of WHAT	Too much employment floorspace	The development required to accommodate such an increase in employment land, while retaining the residential provision for the current community (an objective stated by the site allocations) would necessarily undermine the industrial aesthetic and flexible space that has attracted existing residents to the site. Large scale interference into this unique aesthetic/spatial characteristic is likely to impact upon its appeal as a creative and cultural hub, undermining a key foundation of the existing community. We believe that aspirations for increases in employment land should be based upon the current m2 of employment floor space on site. We wish to see the balance of live and work currently on the sites retained, by a policy that neither drives an uplift in value of land, nor	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. **Action: Revise the requirement for replacement of original floorspace with a site specific model, as set out for DM50.**

				forces its wholesale redevelopment to accommodate an overwhelming increase in commercial floorspace.	
532	SA375	Shelly Jones, warehouse resident	Affordability	Living in the warehouse community has provided me with the space possible to create my art and to meet and collaborate with a vast array of other artists in an affordable space.	Noted. The Council's policy seeks to retain and create new space for these types of outcomes.
532	SA376	Shelly Jones, warehouse resident	International collaboration	For us this is a way to meet new people, people who have come from all over the world and chosen to live in Haringey because of the warehouse community, for us to work together, support each other and live as a community, and as a family	The ability to foster collaboration will be an important part of the Council's thinking in this area.
535	SA377	Ellis Gardiner, warehouse resident	Decentralised Energy	welcome the opportunity for both sites (SA34 and SA38) to be part of the Council's proposed "decentralised energy hub". There is significant potential for the installation of solar panels on many of the rooftops, as well as an opportunity to showcase some less common forms of energy production such as wind turbines	Support is noted. We will consider all decentralised energy requirements in line with the Council's emerging decentralised energy masterplan.
538	SA378	Abi Sehmi, warehouse resident	Protect SINC	Behind Omega Words, The Crusader Industrial Estate and Arena runs an ecological corridor which should most definitely be preserved. These slopes act as a significant green area, creating ecological sites for birdlife, insects and larger animals to harmoniously thrive, and connect to the nature corridor which runs along the Overground Line from Barking to Gospel Oak. Local residents have actively worked to clear this area of invasive species and tipped rubbish, and this hard work should not be negated, nor the positive effects for the environment and animals that inhabit it.	Noted, this area will remain as a SINC.
538	SA379	Abi Sehmi, warehouse resident	Retain existing buildings	I have also noted that in Omega Works, Arena Design Centre and Overbury/ Eade Road (where I currently reside) there appear to be plans for large scale re-development. Any mass re-development negates the will to retain the existing environment. There is a history and character to the existing sites that is integral to their current use and essence of the community which should not be overlooked. As such, sites should only be re-developed if absolutely necessary after exhausted attempts to retain, improve and regularise the buildings that already exist, and any developments which do occur should be done with current residents in mind.	The Allocations for the Warehouse District seek to enable protection of the needs of the existing residents, and promote opportunities to capitalise on the benefits that the existing community bring, without displacement of the existing community. Where buildings can be retained, they will be, but it needs to be demonstrated that each building can make a positive contribution to the Borough's spatial vision.
548	SA380	Selina Mayer, warehouse resident	Affordability	I am a photographer who is reliant on access to affordable live/work space for my business, and in 9 years of living independently in London the only place I have lived which has met those needs is my home in Arena	Noted, provision of affordable housing and workspace are important to the Council.
548	SA381	Selina Mayer, warehouse resident	Anti- business	I feel that your plan to evict us in order to return our homes to commercial spaces disregards the needs of the businesses and individuals that already exist in Haringey within these warehouses. We live here and we work here and so many of us are dependent on these warehouses for our businesses to even survive in an economic climate that is harsh and cruel to small businesses, especially those in the creative industries	Haringey supports small businesses and is seeking to create a framework within which these can thrive in the Harringay Warehouse District. It is important to note this is seeking to benefit businesses whose employees do not live within the District as well as those that do.
548	SA382	Selina Mayer, warehouse resident	Supports warehouse community	My business has flourished thanks to the access to workspace which is so rarely found in London without an exorbitant price-tag attached to it, and thanks to the wonderful, nurturing community of creative people that has formed here.	Support for retention of the existing community is noted.
561	SA383	Tim Dodd, warehouse	History	As the first residential tenant, I have witnessed all the changes to date, which have been a quite remarkable record of improvement; where there were originally "sweat shops" employing hundreds of	Noted.

		resident		clothing workers in miserable conditions and, parking areas the nightly haunt of prostitutes, a community has now grown up of hard working, productive, artistic and creative people all contributing to this community. The Arena Design Centre is now clean and tidy with security gates, lighting and paving. I am proud of my home and it's location within this vibrant, creative, active and friendly community, a qualities unusual to find in "modern" London, and Cities in general.	
561	SA384	Tim Dodd, warehouse resident	Supports warehouse community	As the first residential tenant, I have witnessed all the changes to date, which have been a quite remarkable record of improvement; where there were originally "sweat shops" employing hundreds of clothing workers in miserable conditions and, parking areas the nightly haunt of prostitutes, a community has now grown up of hard working, productive, artistic and creative people all contributing to this community. The Arena Design Centre is now clean and tidy with security gates, lighting and paving. I am proud of my home and it's location within this vibrant, creative, active and friendly community, a qualities unusual to find in "modern" London, and Cities in general. Their existence contributes to the environment and community in so many rich, caring and varied ways their destruction and replacement with something cold, stark and unrelated - and purely residential, would be utterly detrimental to the area. This community has evolved through enthusiasm, care and concern for a better way of living over the last 15 years - for this I am aware as I was the first live/work resident at The Arena Design Centre over 15 years ago. I have witnessed it progress from a sad dilapidated state of sex workers and sweat shops to a clean and respectful place and community with creative energy and positive goals an exciting community. These warehouse communities have grown and developed into a truly sincere contribution to this area and to destroy them and all that has gone in to nurturing them would be a careless and regrettable act indeed. Upgrade, encourage, make safe and be proud and part of this precious opportunity to develop this special community with this special community	Support for retention of the existing community is noted.
579	SA385	Laura Harrison, resident	Community Value	The existing creative and community resources in this building are of significant value, and these spaces should be retained in any redevelopment	Provision of community resources will be addressed in the update to the infrastructure delivery plan.
697	SA386	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted.

697	SA387	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
697	SA388	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
697	SA389	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA390	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

422	SA391	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
422	SA392	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Comments on SA35 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
264	SA393	Gardens Residents' Association	Access	With reference to opening up the Railway Arch 2019 in St Ann's Hospital site to the southern Ashfield Road site, caution should be considered to this proposal as this may cause issues of crime routes especially with the proposal of opening up St Anns Hospital site to Warwick Gardens.	Any access route in this area would be assessed against the development management policies which require the use of Secured By Design principles to reduce the likelihood of crime.
264	SA394	Gardens Residents' Association	Capped rents	Welcomes the retention and support of the creative industries in the area, and agree with the proposal for capped rents for artists and designers in the area.	Support is noted.
697	SA395	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted, this will be addressed through the infrastructure delivery plan.
818	SA396	Our Tottenham	Employment	We strongly disagree with the proposed downgrading of the employment land status of Crusader Industrial Estate N15. Crusader Industrial Estate is the site of Haringey Council's investment in fashion and textiles; both sectors requiring industrial	The investment in a fashion academy in this area is considered a suitable use within a Regeneration Area. As such the Council expects this use to continue on this site, as per the policy.

				workspace. [Elsewhere, it is mentioned that 'some industrial estates are at risk of being converted to alternative uses. This is evidenced with Crusader Industrial Premises not providing leases of more than 5 years, which indicates that the landowner may have other intentions for the site's future use' (p.18). Retaining this site as employment space will therefore require strong planning policy protection to prevent owners driving out existing uses and preventing investment through the use of short term leases.]	
818	SA397	Our Tottenham	Employment designation	See comments made in our response to the Alternations to Strategic Policies in relation to Employment Land. We strongly disagree with the proposed downgrading of the employment land status of Crusader Industrial Estate N15; part of Vale Road/Tewksbury Road N15.	It is noted that Crusader is in operational employment use. However, the Council believes that the full potential of this area will only be realized through providing flexibility for Crusader to complement the warehouse living areas at Arena Design Centre and Omega Works.
422	SA398	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
264	SA399	Gardens Residents' Association	Height	6 story development is far too high for the area and would request 4 stories being the maximum	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
697	SA400	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
422	SA401	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination.	Noted. **Action: Add a design guideline setting out that the site lies in a**

				We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	**Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
538	SA402	Abi Sehmi, warehouse resident	Retain existing buildings	I have also noted that in Omega Works, Arena Design Centre and Overbury/ Eade Road (where I currently reside) there appear to be plans for large scale re-development. Any mass re-development negates the will to retain the existing environment. There is a history and character to the existing sites that is integral to their current use and essence of the community which should not be overlooked. As such, sites should only be re-developed if absolutely necessary after exhausted attempts to retain, improve and regularise the buildings that already exist, and any developments which do occur should be done with current residents in mind.	The allocations for the Warehouse District seek to enable protection of the needs of the existing residents, and promote opportunities to capitalise on the benefits that the existing community bring, without displacement of the existing community. Where buildings can be retained, they will be, but it needs to be demonstrated that each building can make a positive contribution to the borough's spatial vision.
697	SA403	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
538	SA404	Abi Sehmi, warehouse resident	SINC	Behind Omega Words, The Crusader Industrial Estate and Arena runs an ecological corridor which should most definitely be preserved. These slopes act as a significant green area, creating ecological sites for birdlife, insects and larger animals to harmoniously thrive, and connect to the nature corridor which runs along the Overground Line from Barking to Gospel Oak. Local residents have actively worked to clear this area of invasive species and tipped rubbish, and this hard work should not be negated, nor the positive effects for the environment and animals that inhabit it.	Noted, this area will remain as a SINC.
400	SA405	Ms J Hancher	Site boundaries	It is noted that whilst the Crusader industrial estate was identified as being within a DEA, Omega works was not. We believe that the two industrial areas should remain separately identified as per Figure 5.1 of the Local Plan.	The Council believes that the full potential of this area will only be realized through providing flexibility for Crusader to complement the warehouse living areas at Arena Design Centre and Omega Works.
400	SA406	Ms J Hancher	Site boundary	The omission from SA2 of Omega Works would not have any material impact upon the other sites listed within the proposed policy, given the previous planning history of the site, which includes planning permission for a mixed use development, which is separately identified under SA36 from the Crusader Industrial Estate SA35.	Noted.
264	SA407	Gardens Residents' Association	Traffic	Suggest the introduction of live work units for historical reasons and due to the presence of other industrial units around the local area. The development would without doubt bring increased traffic to the local area. This area has 3 road closures in place, which has displaced the traffic through the Gardens, Tiverton Estate, St Ann's Road, Green Lanes and Wightman Road causing massive congestion issues and community tension over the 15 years since these closures were put in place. Haringey Council must consider these issues and how to deal with them in the long term.	As part of the planning process we would be seeking to minimise traffic generation arising from new developments by promoting travel plan measures such as car clubs, cycle parking and information on public transport services, as well as seeking to reduce car parking provision. The road closures on Hermitage Road, Eade Road and Vale Road are aimed at deterring through traffic and directing commercial traffic for the industrial areas away from residential streets onto roads more suited to carrying traffic such as Seven

					Sisters Road and St Ann's Road. The Council does not consider it appropriate to review these closures at the present time.
697	SA408	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA409	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

Comments on SA36 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
400	SA410	Ms J Hancher	Omega Works	The exclusion of Omega Works from SA2 within the Strategic Policies by the Council was, no doubt, carefully considered and should not be changed without detailed justification.	This site is included in the list of proposed designated employment sites in SA2.

				The omission from SA2 of Omega Works would not have any material impact upon the other sites listed within the proposed policy, given the previous planning history of the site, which includes planning permission for a mixed use development, which is separately identified under SA36 from the Crusader Industrial Estate SA35.	
264	SA411	Gardens Residents' Association	Access	With reference to opening up the Railway Arch 2019 in St Ann's Hospital site to the southern Ashfield Road site, caution should be considered to this proposal as this may cause issues of crime routes especially with the proposal of opening up St Anns Hospital site to Warwick Gardens.	Any access route in this area would be assessed against the development management policies which require the use of Secured By Design principles to reduce the likelihood of crime.
527	SA412	Tom Peters, Warehouse Residents Group (WHAT)	Against residential designation	We do not wish to see the sites changed to an overall designation of residential, as we recognise that this would create a large uplift in the value of the land, which would threaten our continuing existence on the sites. We support the application of planning policies which allow a continuation of live/work across all inhabited units of the sites.	It is considered that the deallocation of this site from employment use altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future. The Council wishes to see this area contribute to meeting its employment need, and as such a RA designation can facilitate this aim while enabling an element of residential use, such as already exists on the site, to continue.
528	SA413	Bethany Gardiner-Smith on behalf of WHAT	Against residential designation	We do not wish to see the sites changed to an overall designation of residential, as we recognise that this would create a large uplift in the value of the land, which would threaten our continuing existence on the sites. We support the application of planning policies which allow a continuation of live/work across all inhabited units of the sites.	It is considered that the deallocation of this site from employment use altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future. The Council wishes to see this area contribute to meeting its employment need, and as such a RA designation can facilitate this aim while enabling an element of residential use, such as already exists on the site, to continue.
264	SA414	Gardens Residents' Association	Capped rents	Welcomes the retention and support of the creative industries in the area, and agree with the proposal for capped rents for artists and designers in the area.	Support is noted.
611	SA415	Omega Works Tenants' Assoc.	Conservation	Historically, Omega Works was the Challons piano factory and then HK furniture and as such respresents an important connection to Harringay's manufacturing history. We support the principles that the heritage façade of Omega Works is retained, that the height and design of any new buildings are very sensitive to the unique warehouse character of the area and our neighbours along Hermitage Road.	Noted.
400	SA416	Ms J Hancher	Consultation, Haringey warehouse district	The Council states that it will work with local land owners and residents to produce master plans and potentially a SPD to help guide development in area. As freeholder of substantial part of Omega Works, which has been the subject of planning appeal, and is known to officers, have not been invited to be part of any dialogue with officers.	The Council will require any development proposed on this site to show how it meets the policy through the provision of a masterplan.
697	SA417	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted, this will be managed through the infrastructure delivery plan.
400	SA418	Ms J Hancher	Current use clarification	The current use of the site as having significant residential use is incorrect, with planning permission recently been granted on appeal, for a significant level of live/work usage.	The current live/work use is considered to be predominantly a residential use.
400	SA419	Ms J Hancher	Development guidelines	The requirement to retain the central facade of the existing building and a pedestrian link to Finsbury Park Ave are proposed without any justification and would prejudice the development of Omega Works, in respect of which planning permission has already been	It is considered that the façade presents a unique opportunity to link to the area's past on this site, and how it could be incorporated into any future design should be considered. The proposal here is to create a set of links that interact, and

				granted for a mix of commercial floor space and residential.	rejuvenate what is presently a low-PTAL area. The connection underneath the railway line will form part of a link from Lordship Rec through to Stoke Newington which will provide an alternative to cycling on Green Lanes.
400	SA420	Derek Horne & Associates OBO Ms J Hancher (owner, part of Omega Works)	Employment designation	Changes to DEA are proposed to include SSP29 within LSIS. This proposal conflicts with figure 5.1 and policy SP2 of Strategic Policies Local Plan, which specifically exclude Omega Works from all employment designations. No justification is given for intended inclusion of Omega Works within SA2.	The proposal is to include this site within an expanded Regeneration Area designation.
264	SA421	Gardens Residents' Association	Height	6 story development is far too high for the area and would request 4 stories being the maximum	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
611	SA422	Omega Works Tenants' Assoc.	Height	However, we believe that a development 5 storeys would be far too high for the surrounding area – there is simply not a precedent for a 5 storey building on Hermitage Road and that this will significantly impact upon the visual amenity of the area for residents. Hermitage Road consists largely of 2 storey Victorian terraced housing. And such a scale would be out of character. We would suggest that the maximum height of any re-development would be 3 stories, with the majority of the massing built to the rear (north side) of the site to minimise the disruption to the visual and architectural amenity of the area.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
611	SA423	Omega Works Tenants' Assoc.	Objection	In response to the Site Allocations DPD Consultation Document, we, the Omega Works Tenants' Association, would firmly recommend that the Omega Works is removed from the list of Proposed Site Allocations.	Objection is noted.
611	SA424	Omega Works Tenants' Assoc.	Objects to route through yard	Our rear yard is used for many different purposes, many of which are integral to the businesses in the units. Therefore we are concerned about establishing a through-road for vehicles would compromise the ability of residents and tenants to use the rear yard.	Noted, the proposal here is to create a set of links that interact, and rejuvenate what is presently a low-PTAL area. The connection underneath the railway line will create a link from Lordship Rec through to Stoke Newington which will provide an alternative to cycling on Green Lanes. Opportunities to create passive surveillance at the entrances to the tunnel will be supported. It is considered that DM51 offers sufficient flexibility to ensure that the needs of existing residents are considered in the masterplanning of the area.
697	SA425	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
423	SA426	National Grid	SA36 Site Requirements	The site is crossed by, or located within close proximity to, National Grid's high voltage underground electricity transmission cables. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. National Grid prefers that buildings are not built directly beneath its overhead lines. Potential developers of the sites should be aware that it is National Grid policy to retain our existing overhead lines in-situ.	Noted.
697	SA427	Savills on behalf of Thames	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will	Noted.

		Water		need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	
400	SA428	Ms J Hancher	Site boundaries	It is noted that whilst the Crusader industrial estate was identified as being within a DEA, Omega works was not. We believe that the two industrial areas should remain separately identified as per Figure 5.1 of the Local Plan.	The Council believes that the RA designation is the only designation which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future
400	SA429	Ms J Hancher	Site requirement for capped commercial rents	No justification is given for the imposition of capped commercial rents. Such restrictions are likely to deter rather than encourage investment in employment.	The workspace viability study supports the requirement for new workspace to be affordable.
400	SA430	Ms J Hancher	Site requirement, objections to access arrangement	Objections are raised to the provision of pedestrian and cycle connections through the site of Omega Works. This would preclude the development of the site in the manner previously approved by the Council and no justification is given as to its necessity. There are already adequate pedestrian and cycle links from Hermitage Road through to the Crusader Estate, at the rear.	Noted, the proposal here is to create a set of links that interact, and rejuvenate what is presently a low-PTAL area. The connection underneath the railway line will create a link from Lordship Rec through to Stoke Newington which will provide an alternative to cycling on Green Lanes. Opportunities to create passive surveillance at the entrances to the tunnel will be supported.
611	SA431	Omega Works Tenants' Assoc.	Supports connectivity	We generally support the need for greater connectivity on this site. It would be sensible to link the Omega Works site with the Crusader Industrial estate to the north. Where possible, we would support the provision for greater pedestrian and cycling connections.	Support is noted.
611	SA432	Omega Works Tenants' Assoc.	Supports warehouse community	Today, the building houses a vibrant mixture of units where many people now live and work. Like other warehouses in the area, the site contains a diverse array of businesses, start-ups, project spaces and art galleries and has a huge creative output. We are grateful that "*the existing community's needs are reprovided/retained,*" is mentioned and recognised. However we still believe that any development will almost certainly disrupt and displace the fragile eco-system of live/work spaces and affordable rent which has led to the formation of its particular mixture of residents and businesses. A mixture we feel is integral to the atmosphere of the area and has established an enormous amount of cultural capital which brings people from all over London and the globe.	Noted, there is a clear objective to create a mix of uses on this site, and that is the principle applied through the recommendation of a regeneration area designation.
527	SA433	Tom Peters, Warehouse Residents Group (WHAT)	The slopes	We strongly support the retention and preservation of the 'SINC' ecological corridor which runs behind Omega Works, the Crusader Industrial Estate and Arena. These slopes represent an important 'Green Lung' for species of birdlife, insect and larger mammals in this area and connect to the nature corridor which runs along the Barking-Gospel Oak Overground Line. This site was previously overcome by invasive species such as Japanese Knotweed and Bramble, as well as evidence of fly-tipping. Action from local residents has seen certain patches on the slopes cleared of invasive species and tipped rubbish removed from the site. We are concerned that the introduction of a pedestrian link between Omega Works and Finsbury Park Avenue, and the increased	Noted, this area will remain as a SINC.

				pedestrian traffic that this would encourage, would threaten the sensitive biodiversity and ecological value of the slopes.	
528	SA434	Bethany Gardiner-Smith on behalf of WHAT	The slopes	This site was previously overcome by invasive species such as Japanese Knotweed and Bramble, as well as evidence of fly-tipping. Action from local residents has seen certain patches on the slopes cleared of invasive species and tipped rubbish removed from the site. We are concerned that the introduction of a pedestrian link between Omega Works and Finsbury Park Avenue, and the increased pedestrian traffic that this would encourage, would threaten the sensitive biodiversity and ecological value of the slopes.	Noted, this area will remain as a SINC.
611	SA435	Omega Works Tenants' Assoc.	The slopes	Predominantly, we are very very concerned about the possibilities of building anything on the "slopes" behind Finsbury Park Avenue. These used to be covered by Japanese Knotweed (*Falopia japonica*) and brambles (*Rubus fruticosus*) and litter and refuse, the majority of which was fly-tipped from Finsbury Park Avenue. These weeds and the litter have largely been cleared by local residents and the biodiversity of the slopes has increased massively to the extent that the slopes now house a particular and very sensitive ecology. We are concerned that any re-development could have significant impact upon this land and the biomass which exists here. One might argue that there are many green spaces in the area such as Finsbury Park and Chestnuts Park. However, these are all maintained parkland and recreation space - it is the relatively wild and untouched nature of the slopes which is so essential for the wildlife which exists here. At this point, we would therefore oppose the development of a new pedestrian link from Omega Works to Finsbury Park Avenue.	Noted, this area will remain as a SINC.
527	SA436	Tom Peters, Warehouse Residents Group (WHAT)	Too much employment floorspace	The development required to accommodate such an increase in employment land, while retaining the residential provision for the current community (an objective stated by the site allocations) would necessarily undermine the industrial aesthetic and flexible space that is appealing to residents of the site. Large scale interference into this unique aesthetic -cum -spatial characteristic is likely to impact upon its appeal as a creative and cultural hub, undermining a key foundation of the existing community. We believe that aspirations for increases in employment land should be based upon the current m2 of employment floor space on site, rather than an unevidenced assumption from an unspecified point in the past, which does not recognise the differences in density between previous and current employment activity. We wish to see the balance of live and work currently on the sites retained, by a policy that neither drives an uplift in value of land, nor forces its wholesale redevelopment to accommodate an overwhelming increase in commercial floorspace.	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. **Action: Revise the requirement for replacement of original floorspace with a site specific model, as set out for DM50.**
264	SA437	Gardens Residents' Association	Traffic	Suggest the introduction of live work units for historical reasons and due to the presence of other industrial units around the local area. The development would without doubt bring increased traffic to the local area. This area has 3 road closures in place, which has displaced the traffic through the Gardens, Tiverton Estate, St Ann's Road, Green Lanes and Wightman Road causing massive	As part of the planning process we would be seeking to minimise traffic generation arising from new developments by promoting travel plan measures such as car clubs, cycle parking and information on public transport services, as well as seeking to reduce car parking provision. The road closures on Hermitage Road, Eade Road and

				congestion issues and community tension over the 15 years since these closures were put in place. Haringey Council must consider these issues and how to deal with them in the long term.	Vale Road are aimed at deterring through traffic and directing commercial traffic for the industrial areas away from residential streets onto roads more suited to carrying traffic such as Seven Sisters Road and St Ann's Road. The Council does not consider it appropriate to review these closures at the present time.
697	SA438	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA439	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**
422	SA440	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

				Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	
430	SA441	Derek Horne & Associates for Majorlink Ltd	Connections	Objections are raised to provision of pedestrian and cycle connections through the site of Omega Works. This would preclude the development of the site in the manner previously approved by council and no justification is given to its necessity. There are already adequate pedestrian and cycle links from hermitage Road through to the Crusader Estate, at the rear.	It will be incumbent upon the applicant to demonstrate how a legible and accessible network will be established between this site and Crusader Industrial Estate.
430	SA442	Derek Horne & Associates for Majorlink Ltd	Use	The current use as having significant residential is incorrect, with planning permission recently been granted on appeal, for a significant level of live/work usage.	The current live/work use is considered to be predominantly a residential use.
430	SA443	Derek Horne & Associates for Majorlink Ltd	Capped commercial rents	No justification is given for the imposition of capped commercial rents. Such restrictions are likely to deter, rather than encourage, investment in employment.	The Council considers the provision of affordable workspace to be an important factor in encouraging economic development in Haringey. The Council also recognises that there are a number of methods of providing affordable workspace. The council is cognisant of the need for developments to be viable, and welcomes a range of approaches to delivering workspace that enables economic growth in Haringey.
430	SA444	Derek Horne & Associates for Majorlink Ltd	Facade retention	The requirement to retain the central facade of the existing building and a pedestrian park link to Finsbury Park Avenue are proposed without any justification and would prejudice the development of Omega Works, in respect of which planning permission has already been granted for a mixture of commercial floor space and residential.	It is considered that the façade presents a unique opportunity to link to the areas past on this site, and how it could be incorporated into any future design should be considered.

Comments on SA37 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
264	SA445	Gardens Residents' Association	Access	With reference to opening up the Railway Arch 2019 in St Ann's Hospital site to the southern Ashfield Road site, caution should be considered to this proposal as this may cause issues of crime routes especially with the proposal of opening up St Anns Hospital site to Warwick Gardens.	Any access route in this area would be assessed against the development management policies which require the use of Secured By Design principles to reduce the likelihood of crime.
264	SA446	Gardens Residents' Association	Capped rents	Welcomes the retention and support of the creative industries in the area, and agree with the proposal for capped rents for artists and designers in the area.	Support is noted.
697	SA447	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted, this is an issue to be managed through the IDP.
426	SA448	Thames Water	Drainage	Proposed allocations SA22; SA37 and SA38 include within the Development Guidelines an aspiration to open up access to the New River. The New River is an operational asset used for water supply and maintaining security and operational safety are Thames Water's key priority. However, Thames Water is willing to work with the Council to explore the opportunity of improving access.	Noted, this will be addressed through the IDP.
818	SA449	Our Tottenham	Employment designation	Vale Road/Tewksbury Road is the site of unplanned warehouse conversion as well as 'significant swathes of the site are still in active employment use however and should be protected for ongoing employment use' (p.30).	Noted. This approach has been taken. Industrial areas are being protected as such, while areas with warehouse living, and where significant engineering works have recently taken place have been given a regeneration area designation to aid with placemaking developments.

				See comments made in our response to the Alternations to Strategic Policies in relation to Employment Land. We strongly disagree with the proposed downgrading of the employment land status of Crusader Industrial Estate N15; part of Vale Road/Tewksbury Road N15. If the protections of these sites are removed, it is likely that their functions will be damaged through housing and mixed use development. Indeed, it is clear that this is the intention in the case of areas being proposed to be given the status of 'Regeneration Area' rather than Locally Significant Industrial Site (LSIS). There is a strong need for industrial land in London, and these well performing areas should continue to be protected as required by the London Plan. The Council risks its aspirations for regeneration damaging the strengths of its existing local economy – these strengths are acknowledged in regeneration and economic development strategies but not in its planning policies. All of the strengths mentioned in the Opportunity Investment Fund for Tottenham Factsheet, for instance, require industrial workspace which the Strategic Policies do not sufficiently protect: 'artisan bakers, craft breweries, gourmet popcorn manufacturers, royal uniform makers and high end furniture makers'	
422	SA450	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
264	SA451	Gardens Residents' Association	Height	6 story development is far too high for the area and would request 4 stories being the maximum	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.

697	SA452	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
422	SA453	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
423	SA454	National Grid	SA37 Site Requirements	The site is crossed by, or located within close proximity to, National Grid's high voltage underground electricity transmission cables. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. National Grid prefers that buildings are not built directly beneath its overhead lines. Potential developers of the sites should be aware that it is National Grid policy to retain our existing overhead lines in-situ.	Noted.
697	SA455	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
264	SA456	Gardens Residents' Association	Traffic	Suggest the introduction of live work units for historical reasons and due to the presence of other industrial units around the local area. The development would without doubt bring increased traffic to the local area. This area has 3 road closures in place, which has displaced the traffic through the Gardens, Tiverton Estate, St Ann's Road, Green Lanes and Wightman Road causing massive congestion issues and community tension over the 15 years since these closures were put in place. Haringey Council must consider these issues and how to deal with them in the long term.	As part of the planning process we would be seeking to minimise traffic generation arising from new developments by promoting travel plan measures such as car clubs, cycle parking and information on public transport services, as well as seeking to reduce car parking provision. The road closures on Hermitage Road, Eade Road and Vale Road are aimed at deterring through traffic and directing commercial traffic for the industrial areas away from residential streets onto roads more suited to carrying traffic such as Seven Sisters Road and St Ann's Road. The Council does not consider it appropriate to review these closures at the present time.
697	SA457	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

				likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA458	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

Comments on SA38 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
264	SA459	Gardens Residents' Association	Access	With reference to opening up the Railway Arch 2019 in St Ann's Hospital site to the southern Ashfield Road site, caution should be considered to this proposal as this may cause issues of crime routes especially with the proposal of opening up St Anns Hospital site to Warwick Gardens.	Any access route in this area would be assessed against the development management policies which require the use of Secured By Design principles to reduce the likelihood of crime.
535	SA460	Ellis Gardiner, warehouse resident	Affordability	A reduction in residential and warehouse-living type uses directly equates to a reduction in the potential for affordable living and working spaces.	Noted, provision of affordable housing and workspace are important to the Council
558	SA461	Roddy Skeaping, warehouse resident	Affordability	The (current) affordability makes it possible for people with less money to avail themselves of this life-style, helping to create a diverse and rich social mix.	Noted, provision of affordable housing and workspace are important to the Council
531	SA462	Sam Elie, warehouse resident	Affordable commercial	If too much of the land in the warehouse community is turned from live/work spaces to strictly commercial spaces or if rents become unaffordable, the people who can turn the area towards an arts & cultural hub will be forced to leave	Noted, provision of affordable housing and workspace are important to the Council
504	SA463	Polly Robbins, Overbury Rd Warehouse	Affordable housing	Current residential price is seen as "affordable"	Noted, provision of affordable housing and workspace are important to the Council

		Resident			
563	SA464	Rosha Fitzhowle, warehouse resident	Affordable housing	I come from a working class family in Scotland, I work very hard in order to live in London. I can have up to three jobs at one time, just to make rent. Unfortunately many employers do not pay the London living wage and the minimum wage for living in London is not affordable. The prevalence of unpaid internships makes it difficult to break into a more professional sphere of work. People like me don't stand any chance of getting social housing and the private rental landscape in London is insane. Every year prices increase, whilst wages do not and it is harder and harder to stay near the center of London. People like me are at risk of falling through the housing gap, we can not afford to live where we want and do not qualify for social housing. This forces people to live in cramped conditions and under sometimes less than legal arrangements. The warehouse community provided a long sought after relief for me. Although it is not dirt cheap, it is not extortionate when compared with other housing in the area. It is relatively affordable, especially compared with the wider privately rented spaces in London. By changing the way that our land is used and therefore making us move. You would be actually adding to the problem that London is experiencing of social cleansing. London is steadily becoming void of creativity and artists, as we are forced further and further out. London is becoming a clean and oiled playground for the wealthy.	Noted, provision of affordable housing and workspace are important to the Council
515	SA465	Annette Kammerer, warehouse resident	Affordable living	This is the key to the feel of the area and must be retained.	Noted, provision of affordable housing and workspace are important to the Council.
504	SA466	Polly Robbins, Overbury Rd Warehouse Resident	Against new build	Existing residents won't go for it.	Objection is noted.
563	SA467	Rosha Fitzhowle, warehouse resident	Agents	This alternative way of living cuts out agents, which London and England in general has a problem with, going unregulated. They can and do charge exorbitant fees and rip people off, treating them very badly. I myself have had firsthand experience of this. We have landlords who care and do things for us.	This is outside of the scope of the Plan.
527	SA468	Tom Peters, Warehouse Residents Group (WHAT)	Appeal Condition	Following the above point, we believe that an extension of the conditions placed upon Unit 4, 199 Eade Road in its recent planning hearing to other units would support retention of active commercial floorspace for the purposes of economic activity, complimenting the current commercial/residential mix that is so essential to the unique character of the site. These planning conditions ensured that a significant proportion of the floorspace was available for commercial activity within working hours, without requiring large structural changes to the space such as a division	The Council does not support the condition established by the Inspector in relation to this appeal. It is considered to be unenforceable, and does not guarantee any employment activity will happen on the site. The Council needs to protect and/or build new employment floorspace in order to meet the spatial vision for the borough.

				between commercial and residential floorspace in the form of floors for different purposes.	
264	SA469	Gardens Residents' Association	Capped rents	Welcomes the retention and support of the creative industries in the area, and agree with the proposal for capped rents for artists and designers in the area.	Support is noted.
550	SA470	Agata Rogowska, warehouse resident	Character	I do believe that the local brick architecture is crucial for the specific character of the area	Noted.
506	SA471	Johannes Kaufhold, Eade Rd resident	Collaborative enterprise	Living communally breeds innovation.	The Council notes that this is happening, and wishes to create opportunities for further employment opportunities in knowledge-driven sectors in this area.
527	SA472	Tom Peters, Warehouse Residents Group (WHAT)	Community allotment	The residents of the warehouses would be keen for the space to be developed into a community allotment garden, which could be used to grow organic produce, and to provide training in horticulture and the growing of food to the wider community. This would extend the outreach currently taking place directly opposite at New River Studios. We would be keen to discuss this plan further with the relevant parties should the Council wish to consider.	Noted. This will be managed through the infrastructure delivery plan.
563	SA473	Rosha Fitzhowle, warehouse resident	Community allotment	I am fully on board with the council re-purposing the south bank of New River as a community space. We could create an allotment area where the community can grow their own food. This has been done to success in other boroughs and has helped to educate and bring together communities.	Support is noted, This will be managed through the infrastructure delivery plan.
602	SA474	Jay Jaye, warehouse resident	Community allotment	In addition, the re-purposing of the south bank of the New River to create a community asset seems like a very positive move. I would support the development of the land into a community allotment garden which could be used for teaching the wider community about horticulture and organic farming.	Support is noted, This will be managed through the infrastructure delivery plan.
697	SA475	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted, this is an issue to be managed through the infrastructure delivery plan.
509	SA476	CgMs on behalf of Parkstock Ltd	Current uses obsolete	Cites Inspectors statement that the site is no longer suitable for business.	The buildings may not be suitable for their originally intended employment use, but there exists potential for them to be repurposed, including consideration of demolition and redevelopment to create new employment floorspace which is attractive to contemporary firms.
563	SA477	Rosha Fitzhowle, warehouse resident	Cycling	The reason that is it so important to me to be fairly close to the center is because I only cycle as a mode of transport, as do many others living in the warehouses. We need to be able to cycle to work. And by doing this we are cutting down, in a small and personal, but by no means unimportant way, on carbon emission and keeping personal costs down.	Noted, cycling is supported in the Plan.
535	SA478	Ellis Gardiner, warehouse	Decentralised Energy	welcome the opportunity for both sites (SA34 and SA38) to be part of the Council's proposed "decentralised energy hub". There is significant	Support is noted.

		resident		potential for the installation of solar panels on many of the rooftops, as well as an opportunity to showcase some less common forms of energy production such as wind turbines	
535	SA479	Ellis Gardiner, warehouse resident	Destination location	Support the use of the site as an accessible destination location, and notes there are a number of destinations emerging on the site.	Noted.
426	SA480	Thames Water	Drainage	Proposed allocations SA22; SA37 and SA38 include within the Development Guidelines an aspiration to open up access to the New River. The New River is an operational asset used for water supply and maintaining security and operational safety are Thames Water's key priority. However, Thames Water is willing to work with the Council to explore the opportunity of improving access.	Noted, this will be addressed through the infrastructure delivery plan.
509	SA481	CgMs on behalf of Parkstock Ltd	ELR evidence inaccurate	Over half the floorspace in SA38 has lawful certificate for use (ELR states "'there is considerable unplanned, unlicensed occupation of parts of the Site")	Noted.
509	SA482	CgMs on behalf of Parkstock Ltd	ELR evidence not sufficient	ELR doesn't survey the non-designated part (Overbury Rd), therefore offers no evidence to the proposed RA designation. Alternative survey information provided.	The Employment Land Study was carried out in line with standard practice for a study of this type. The recommendations it makes are with regard to the use of the land, as much as with the current use of the stock.
535	SA483	Ellis Gardiner, warehouse resident	Employment densities	Former uses have very low employment densities (1 employee per 138-204m^2), New River Studios operates presently at 1 employee per 30m^2, with potential to increase to 1/21m^2. Much higher numbers of employment can be brought forward on smaller floorspaces using modern densities.	Noted.
509	SA484	CgMs on behalf of Parkstock Ltd	Employment designation	Contends that this area has established residential use, and therefore it is inappropriate to allocate an employment designation.	The historical use of the site, and there remain employment uses on part of the site. The Council has a challenging growth target, including increasing jobs as well as housing numbers.
509	SA485	CgMs on behalf of Parkstock Ltd	Employment designation	Support redesignation of southern part of the site (currently LSIS) to RA to recognise mix of uses existing on the site.	The redevelopment of this part of the industrial area is not required to meet growth objectives at this time.
515	SA486	Annette Kammerer, warehouse resident	Employment floorspace	Increased employment floorspace cannot be reconciled with the creation of an "alternative" area.	Disagree. There is employment on the site, and a mix of uses is envisaged, in order to make a contribution to both the borough's housing and employment needs.
535	SA487	Ellis Gardiner, warehouse resident	Employment floorspace	Support the "Eade Road condition" and maintain that 25% of the floorspace of a warehouse living unit should be available for work from Monday to Friday, then this figure should count towards the employment floorspace total for the estates. Many workplaces are inaccessible during evenings and weekends (even if the staff were to want to work overtime), making them in essence no different to the multi-function space warehouses offer.	The Council does not support the condition established by the Inspector in relation to this appeal. It is considered to be unenforceable, and does not guarantee any employment activity will happen on the site.
509	SA488	CgMs on behalf of Parkstock Ltd	Employment floorspace	Contends that the lawful quantum of employment floorspace on Arena is 1,000m^2 and on Eade/Overbury is (approx) 3,925m^2 compared to the 4,600m^2 and 17,900m^2 quoted in the sites DPD.	Noted, the figures quoted relate to the original employment floorspace of the existing buildings.
557	SA489	Jo Bee, warehouse resident	Existing buildings	The site allocations stipulations, for my home of the last 6 years on Fountayne Road, appear to place increased emphasis on large scale re-development, despite the positive stipulations for retention of the existing community also included. As residents of the site, we would prefer to see existing buildings retained, improved and regularised, and where evidence suggests that this is not possible we would seek assurances that the essential character, the flexible	The Council is required to meet objectively identified needs to create new housing and employment opportunities in the borough. There will therefore be some development required in order to meet these needs. It is considered that the appropriate provisions to protect and build on existing strengths within the area are contained within the policy

				live/work space, the industrial aesthetic and the needs of the current community are preserved, particularly the need for affordable rents. We would like any plans for re-development to be considered in full partnership with the inhabitants of the sites	
422	SA490	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include**.
531	SA491	Sam Elie, warehouse resident	Gateway	Supports this point marking the gateway to the area.	Support is noted.
509	SA492	CgMs on behalf of Parkstock Ltd	Gateway building	Supports a gateway building to the warehouse area on the corner of Eade & Seven Sisters Rd. Want this to be called a "tall" building.	It is noted that this is the gateway to the area from Seven Sisters Rd. The provision of a "gateway" building is not necessarily the same as a "tall" building as contended.
504	SA493	Polly Robbins, Overbury Rd Warehouse Resident	Governance	Supports community management arrangement.	Noted, the management arrangement of the units is outside the scope of the plan.
264	SA494	Gardens Residents' Association	Height	6 story development is far too high for the area and would request 4 stories being the maximum	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
550	SA495	Agata Rogowska, warehouse resident	Height	Concerned "6 storeys buildings on site" and "potential for a building on the corner of Eade and Seven Sisters Rds marking the gateway to the warehouse district from Seven Sisters Rd" (p. 107) can easily become a trigger for a large scale and commercial developments not respecting the local community and specific character of surrounding architecture - the example of which we have already	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site

				on Woodberry Grove	Allocations, with all developments expected to respond appropriately to their context.
509	SA496	CgMs on behalf of Parkstock Ltd	Inconsistent with LP:SP	Proposed changes to DEA designation in Sites DPD are not included in Amendments to the Local Plan: Strategic Policies consultation document.	Noted. This will be amended to ensure both documents are in conformity. **Action: Update Local Plan: Strategic Policies document to ensure conformity between the documents.**
506	SA497	Johannes Kaufhold, Eade Rd resident	Increasing skills	Living communally allows transfer of skills between individuals within the group.	The Council notes that this is happening, and wishes to create opportunities for further employment opportunities in knowledge-driven sectors in this area.
818	SA498	Our Tottenham	Industrial land	Vale Road/Tewksbury Road is the site of unplanned warehouse conversion as well as 'significant swathes of the site are still in active employment use however and should be protected for ongoing employment use' (p.30). If the protections of these sites are removed, it is likely that their functions will be damaged through housing and mixed use development. Indeed, it is clear that this is the intention in the case of areas being proposed to be given the status of 'Regeneration Area' rather than Locally Significant Industrial Site (LSIS). There is a strong need for industrial land in London, and these well performing areas should continue to be protected as required by the London Plan. The Council risks its aspirations for regeneration damaging the strengths of its existing local economy – these strengths are acknowledged in regeneration and economic development strategies but not in its planning policies. All of the strengths mentioned in the Opportunity Investment Fund for Tottenham Factsheet, for instance, require industrial workspace which the Strategic Policies do not sufficiently protect: 'artisan bakers, craft breweries, gourmet popcorn manufacturers, royal uniform makers and high end furniture makers'	Noted. This approach has been taken. Industrial areas are being protected as such, while areas with warehouse living, and where significant engineering works have recently taken place have been given a regeneration area designation to aid with placemaking developments.
602	SA499	Jay Jaye, warehouse resident	Live/work	I applaud noticeable shift in the Haringey Council's recognition of the warehouse community, and it's contribution to the wider South Tottenham community, since the last consultation in 2014. I think it is important that the area remain classified as a live/work area rather than changed to a strictly residential one, in order to continue to provide affordable accommodations for artists and creatives. A change to residential status would bring with it a price rise that would be unaffordable for the current residents.	The regeneration area designation is the only designation which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
528	SA500	Bethany Gardiner-Smith on behalf of WHAT	Live/work	We do not wish to see the sites changed to an overall designation of residential, as we recognise that this would create a large uplift in the value of the land, which would threaten our continuing existence on the sites. We support the application of planning policies which allow a continuation of live/work across all inhabited units of the sites.	The regeneration area designation is the only designation which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
527	SA501	Tom Peters, Warehouse Residents Group (WHAT)	Live/work	Development to introduce a structural division between the live and work floorspace would undermine the flexibility that inhabitants of the community find both useful to their employment activity and an appealing environment in which to live. The current spatial arrangement supports a flexible, social environment of residential habitation and creative entrepreneurship and collaboration. These benefits are evidenced by qualitative interviews with site inhabitants collated in the independent LSE University report attached	The Council needs to protect and/or build new employment floorspace in order to meet the spatial vision for the borough.

				alongside this submission.	
558	SA502	Roddy Skeaping, warehouse resident	Live/work	I am personally very concerned that meddling with the naturally evolved balance between work and residential living - towards a decrease in business use - 'Work' against an increase in the residential - 'Live' element, will result in a Hackney Wick style self conscious 'Artisitic Ghetto' with the result that property values will increase dramatically over time, with disastrous effect upon the rich ecology of residential and business - Live/Work balance that has come about very naturally. I am also concerned that too much interference in the natural development of this vibrant community will stifle its capacity to continue to throw up new ways of putting communities together, which comes from its having a healthy degree of autonomy over its development	The Council notes that it is generally seeking to introduce more employment into the area, in the hope that a sustainable mix of uses can be created in the area.
535	SA503	Ellis Gardiner, warehouse resident	Live/work	It is my belief that these estates can support comparable numbers of jobs to their former uses in a way that does not destroy the fabric of what exists. Of course, far more people live in Haringey than twenty years ago, so the demand for jobs is greater, and it is my hope that by increasing density rather than floorspace, and by striking a sustainable balance of uses, these estates could actually support more and better jobs than they ever did.	Noted, it is expected that land will be used more intensively in order to meet the spatial objectives for the borough.
535	SA504	Ellis Gardiner, warehouse resident	Live/work	A reduction in the warehouse community of over 60% would completely alter the complexion and fabric of the estates and would not help to "retain" the current community at all. There are over 600 residential units in the area to which the current proposal allocates only 220 units. This removes almost two-thirds of the community	This policy makes provision for meeting the needs of the existing residential population.
531	SA505	Sam Elie, warehouse resident	Live/work	If too much of the land in the warehouse community is turned from live/work spaces to strictly commercial spaces or if rents become unaffordable, the people who can turn the area towards an arts & cultural hub will be forced to leave	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. **Action: Revise the requirement for replacement of original floorspace with a site specific model, as set out for DM50.**
535	SA506	Ellis Gardiner, warehouse resident	Live/work	The proposed reallocation of floorspace to 17,900 square metres of purely commercial space and 220 residential units makes it impossible to "retain" the current community in any meaningful form. I believe it is possible to increase its employment capacity in line with its reallocation to a DEA Regeneration area, and that actually a higher number of jobs could be based in the estates than were here twenty years ago. However, I also believe that the ratios stated in the DPD would adversely impact on the estates to such an extent that much of what is of value would be lost At the same time, the proposed reintroduction of 17,900 square metres of purely commercial space would mean that the "warehouse-living" and residential components of the estates would be outweighed by commercial uses by a factor of 4:1 or more. For a community that is based on networks and proximity of uses, this would be devastating. Requirement to reprovide original employment floorspace would have negative consequence due to loss of warehouse living	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. **Action: Revise the requirement for replacement of original floorspace with a site specific model, as set out for DM50.**

				floorspace.	
527	SA507	Tom Peters, Warehouse Residents Group (WHAT)	Live/work	As per the above comment relating to pg. 15 we do not wish to see the enforcement of a large-scale increase of employment land on the site. This would undermine the fragile ecosystem of creative enterprise and affordable accommodation which makes the site unique. We believe that the existence of this creative hub is a huge asset to the attractiveness of the borough to other creative enterprises, stimulating future job-creation alongside the dense	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. **Action: Revise the requirement for replacement of original floorspace with a site specific model, as set out for DM50.**
535	SA508	Ellis Gardiner, warehouse resident	Live/work	the Site Allocations DPD identifies that residential uses would have to financially support the commercial and mixed uses, but this is not sustainable if so much of the (existing, warehouse living) residential community is removed. It does not make sense to reduce the source of funding, and simultaneously increase the need for that funding.	In order to meet the housing and employment needs in the borough, high value use, such as residential to cross subsidise less valuable, such as affordable housing and employment.
602	SA509	Jay Jaye, warehouse resident	Management model	I would definitely favour a resident controlled, not-for-profit co-operative management model for more of the units across the sites so that the needs of the residents and the management are more in line with each other. This would also keep rents under control.	Noted, the management arrangement of the units is outside the scope of the plan.
563	SA510	Rosha Fitzhowle, warehouse resident	Objection	Objects to redevelopment	Objection is noted.
535	SA511	Ellis Gardiner, warehouse resident	Open space	We would enthusiastically pursue any opportunity "to open up the south bank of the New River and institute a linear park" and would welcome the Council's support in securing public access to this immensely valuable piece of green space	Support is noted.
509	SA512	CgMs on behalf of Parkstock Ltd	Original floorspace	Object to proposal to require “original” floorspace to be reprovided.	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. **Action: Revise the requirement for replacement of original floorspace with a site specific model, as set in the DMDPD.**
527	SA513	Tom Peters, Warehouse Residents Group (WHAT)	Original floorspace	We do not believe that a full return of 'original' employment land to the site is feasible or desirable. The employment now taking place on the site has a higher density, and makes a more valuable contribution to the social and economic life of the borough. The pressure placed upon the sites by a requirement of a full return of employment land would undermine the unique balance of live/work existing there, which has developed over time to meet the requirements of a mix of creative enterprise and affordable living. This organic development is not replicable through the blunt instrument of sweeping external intervention.	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. **Action: Revise the requirement for replacement of original floorspace with a site specific model, as set out in the DMDPD.**
535	SA514	Ellis Gardiner, warehouse	Parking	Current car parking seen as an obstacle to using existing car parking/yard space for use as a destination space. Suggests	Parking levels will be set out in the DMDPD policy on parking standards.

		resident		redesignation of Eade Rd for resident's parking to free up the area.	
697	SA515	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
422	SA516	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
602	SA517	Jay Jaye, warehouse resident	Problems with current management	It's difficult to live with constant threat of redevelopment hanging over our heads. The residents are currently discouraged from reporting any infringements of their rights by unscrupulous landlords, or problems with the maintenance, health and safety aspects of the dwellings for fear that it will be used against them in the plans to redevelop the site.	Noted, however management arrangements of the units is outside the scope of the plan.
509	SA518	CgMs on behalf of Parkstock Ltd	RA Status	Object to all sites having the same RA status, despite differences between the sites. Suggest this should be on the lawful quantum of employment floorspace.	The regeneration area designation is the only designation which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
553	SA519	Ellis Gardiner on behalf of New River Studios CIC	Regeneration potential	The pool of talent that exists in the Manor House warehouse community also offers the potential to attract outside business to Haringey. At the start of the last decade, the large pool of creative talent that existed in Shoreditch attracted a number of leading tech firms to Tower Hamlets, specifically to the so-called "silicon roundabout". In the same way, a thousand-strong community of some of the most employable people in the capital would be a significant draw to the right kind of creative business, as the recent Site Allocations DPD acknowledges. We hope the Council agrees that New River Studios is one means by which this important economic cluster can be safeguarded in this new stage of our development.	Noted.
602	SA520	Jay Jaye, warehouse resident	Retain current/ smaller unit sizes	In addition, the site allocation stipulations seem to favour large scale redevelopment which would take away the unique character of the area. I would definitely prefer the current buildings to remain intact and that any redevelopment be done in full partnership with the current residents of the sites.	The Council is required to meet objectively identified needs to create new housing and employment opportunities in the borough. There will therefore be some development required in order to meet these needs. It is considered that the appropriate provisions to protect and build on existing strengths within the area are contained within the policy.
697	SA521	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.

506	SA522	Johannes Kaufhold, Eade Rd resident	Social mix	Living communally brings people from a wide range of backgrounds together to share ideas	Noted.
553	SA523	Ellis Gardiner on behalf of New River Studios CIC	Support cultural output	New River Studios is intended to meet this need. We run exhibitions, performances, workshops, youth programmes and a host of other activities for both warehouse residents and our local community	Noted.
535	SA524	Ellis Gardiner, warehouse resident	Supports warehouse community	Not only is the financial cross-investment essential, but also the investment of social capital which comes from the people who live here. We welcome the opportunity to share the some of our artistic output with the local community, but that prospect becomes significantly less attractive when the community is reduced by two-thirds.	Support for retention of the existing community is noted.
550	SA525	Agata Rogowska, warehouse resident	Supports warehouse community	I do believe that the area can become an interesting, well maintained and proud part of Haringey. Knowing that the community is full of young, creative residents I would rather see redevelopment being a part of social involvement projects than new build developer scheme	Support for retention of the existing community is noted.
551	SA526	Alay Paun, warehouse resident	Supports warehouse community	I currently live in one of the live-work warehouses in Catwalk Place and its the main reason I love Haringey. Its a very welcoming borough when it comes to alternative communities and encouraging artistic endeavour. The warehouse community is a fairly unique place with a great sense of community, a village-feel, that draws people in and keeps them here. I hope that our artistic community is seen for what it is, a benefit to the wider community, and that it is afforded some protection in these turbulent times.	Support for retention of the existing community is noted.
558	SA527	Roddy Skeaping, warehouse resident	Supports warehouse community	Warehouse living is socially desirable and healthy, since it requires people to respect their neighbours (housemates in this situation). The work live ethic is healthy in that is ensures a mixed social ecology The work live ethic is healthy in that it creates opportunities and networking possibilities that encourage the development of new project and small businesses. The nature of this form of shared living demands that people come together to overcome all manner of social difficulties and learn tolerance in the process of evolving (for each individual warehouse community) a unique form of internal 'democracy' based on compromises between household members. This is extremely beneficial socially and is a form of alternative living that should be encouraged - especially in this area where an alarming number of almost 'gated communities' have been allowed to develop, though some of these, which affect our community are in the borough of Camden Council, which seems shameless and amoral about its	Support for retention of the existing community is noted.

				development plans, unlike Haringey. In my experience, shared living helps greatly in promoting an awareness of social and ecological good manners and efficacy (e.g. waste disposal, noise pollution, general social responsibility etc.). In my experience of living here, LIFE STYLE CHOICE has consistently been the main reason for people from all walks of life choosing to live in this Warehouse community. People who live in this community value it on many levels and are prepared to defend it.	
563	SA528	Rosha Fitzhowle, warehouse resident	Supports warehouse community	I and others who I live with in the warehouses value community, we want to further develop ties with the wider Haringey community. I know that there is already outreach work being done and by moving us you would end that. The arts receives less and less funding and opportunities for those from lower income backgrounds to have access are decreasing. I know in your report that you say that this area is one of the most deprived, studies have shown that in areas of depravation culture is one the first things to be cut. However when it is introduced, art and music making has transformative properties. It can really fuse a community, give joy and purpose to people. The live-work space that we have in the warehouses creates the climate of art making. We can and will contribute to the wider community through our art. The live-work lifestyle is unique and wonderful, creating jobs and more for the community and Harringay and London. London and the UK more broadly needs more affordable housing, however it would be a mistake to destroy some that already exists to create it differently. Please don't try and fix one problem, but at the expense of another community, to create another.	Support for retention of the existing community is noted.
264	SA529	Gardens Residents' Association	Traffic	Suggest the introduction of live work units for historical reasons and due to the presence of other industrial units around the local area. The development would without doubt bring increased traffic to the local area. This area has 3 road closures in place, which has displaced the traffic through the Gardens, Tiverton Estate, St Ann's Road, Green Lanes and Wightman Road causing massive congestion issues and community tension over the 15 years since these closures were put in place. Haringey Council must consider these issues and how to deal with them in the long term.	As part of the planning process we would be seeking to minimise traffic generation arising from new developments by promoting travel plan measures such as car clubs, cycle parking and information on public transport services, as well as seeking to reduce car parking provision. The road closures on Hermitage Road, Eade Road and Vale Road are aimed at deterring through traffic and directing commercial traffic for the industrial areas away from residential streets onto roads more suited to carrying traffic such as Seven Sisters Road and St Ann's Road. The Council does not consider it appropriate to review these closures at the present time.
553	SA530	Ellis Gardiner on behalf of New River Studios CIC	Vision	Our preferred outcome to this process would be that Haringey's planning policy for SA38 creates a framework within which the existing community can continue to evolve at the levels currently seen, and that any commercial uses that are introduced are of the kind that will complement the existing community. In our view, there is huge potential in the coexistence of residential, commercial and	It is agreed that there is potential for a mix of uses.

				warehouse-living style accommodation in these estates.	
509	SA531	CgMs on behalf of Parkstock Ltd	Vision	The long term vision for this estate is for a mixed use re-development of the site to be delivered through a masterplan. The intention is for an improvement in the existing employment offer through denser re-provision and intensifying existing levels of employment. In addition the vision is for retention of the existing warehouse community through the re-provision of innovative creative living solutions. The vision includes maximising delivery of Private Rented Sector Housing, creating a sustainable community as well as creating an architecturally interesting and distinctive place, with a landmark building marking the gateway to the area on the corner of Eade Road and Seven Sisters Road.	The Council broadly supports this vision.
553	SA532	Ellis Gardiner on behalf of New River Studios CIC	Warehouse community supports facility	Any reduction or removal of the residential community in SA38 would dramatically impact on the business activities of New River Studios, as well as a number of other businesses in similar circumstances. We chose to launch this venture specifically because of the residential community that had existed for many years and even though we are a not-for profit company, our future success still depends on its patronage.	Noted, the Council is seeking to create additional employment opportunities in this area.
697	SA533	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA534	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

				condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	

Comments on SA39 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
422	SA535	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
264	SA536	Gardens Residents' Association	Capped rents	Welcomes the retention and support of the creative industries in the area, and agree with the proposal for capped rents for artists and designers in the area.	Support is noted.
264	SA537	Gardens Residents' Association	Traffic	Suggest the introduction of live work units for historical reasons and due to the presence of other industrial units around the local area. The development would without doubt bring increased traffic to the local area. This area has 3 road closures in place, which has displaced the traffic through the Gardens, Tiverton Estate, St Ann's Road, Green Lanes and Wightman Road causing massive congestion issues and community tension over the 15 years since these closures were put in place. Haringey Council must consider these issues and how to deal with them in the long term.	As part of the planning process we would be seeking to minimise traffic generation arising from new developments by promoting travel plan measures such as car clubs, cycle parking and information on public transport services, as well as seeking to reduce car parking provision. The road closures on Hermitage Road, Eade Road and Vale Road are aimed at deterring through traffic and directing commercial traffic for the industrial areas away from residential streets onto roads more suited to carrying traffic such as Seven Sisters Road and St Ann's Road. The Council does not consider it appropriate to review these closures at the present time.
264	SA538	Gardens Residents' Association	Height	6 story development is far too high for the area and would request 4 stories being the maximum	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
697	SA539	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

				detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA540	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**
697	SA541	Savills on behalf of Thames Water	Cumulative impact	We are concerned about the cumulative impact of development in this area.	Noted, this will be managed through the IDP.
697	SA542	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
697	SA543	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**

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Appendix 2.7 - Comments on SA40 and SA41 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Comments on SA40 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
616	SA544	CgMs on behalf of Parkstock Ltd	265-267 Seven Sisters Rd	Site Requirements, 1st bullet point: although not part of Parkstock Ltd's freehold we question whether the reference to 265 and 267 Seven Sisters Road is correct and whether it is really the Council's intention that these existing fast food premises are retained. We therefore question whether this reference should refer to the buildings attached to the Twelve Pins pub rather than the separate units at 265 and 267 Seven Sisters Road. If the above reference is correct we question whether the demolition of 265 and 267 Seven Sisters Road would enable the delivery a wider, more comprehensive development in the future.	There is a clear presumption that the period buildings should be retained, but the fast food frontages can be replaced in line with the town centre policies in the DMDPD.
419	SA545	Haringey Liberal Democrat Group	Building design	Planning briefs for buildings in this area need to respect the park. We would recommend that any new building includes measures such as significant 'built-in' greening of the building and private balcony spaces in residential units.	Noted, these issues will be picked up in the DMDPD design policy.
616	SA546	CgMs on behalf of Parkstock Ltd	Clarification	The 'Proposed Site Allocation' text on page 110 refers to "… a new leisure facility …" whilst the text on page 112 under 'Site Requirements' refers to an "… appropriate leisure / community facility use to replace the existing Rowan's bowling alley." Furthermore, text under 'Development Guidelines' notes that "Any future proposal to replace the existing bowling alley should show how the new development will reprovide the current leisure function." The above statements are all contradictory and it is important to ensure consistency between all of these statements so future requirements are clear. We consider policy should provide the flexibility to allow the provision of an appropriate leisure **or** community facility, depending on demand and commercial requirements at a future date.	Noted, clarity will be added that a replacement leisure facility is expected on this site. **Action: Clarify that a replacement leisure facility will be expected to replace Rowans Bowling Alley.**
422	SA547	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**

				they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	
415	SA548	Transport for London	Footway	It should be noted that any demolition or reprovision associated with this site should seek to increase the width of the footway here.	Noted, this is the principal aim of allowing development on this site.
264	SA549	Gardens Residents' Association	Height	Great concern is also expressed at the possibility of buildings up to 15 stories high, and we would oppose this. A 15 storey building will be totally disproportionate to the area.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context. Further evidence looking into the most appropriate locations for tall buildings in the borough will be set out to inform the next version of the Plan.
419	SA550	Haringey Liberal Democrat Group	Height	We are concerned that buildings of 15 storeys would dominate the local park and nearby low-rise Victorian buildings, and would have negative impact on the area. We are also concerned that there does not seem to be any commitment to extra community facilities such as doctor surgeries in this document for all these new people. The impact on Finsbury Park Station needs to considered. The station already suffers from overcrowding.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context. Further evidence looking into the most appropriate locations for tall buildings in the borough will be set out to inform the next version of the Plan.
572	SA551	Beatrice Murray, resident	Height	15 storeys is out of character for the area, and would overshadow, and loom over, both the park and the main road unacceptably. "Building heights should respect the sensitive nature of the site adjacent to the significant area of open parkland to the north" this means no more than 4-6 storeys anywhere on the site, and no more than 3-4 along the edge. Originally the plan stated 'Design and materials will be expected to enhance the historic character of the area' and this should be retained. This also means no 15 storey building.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context. Further evidence looking into the most appropriate locations for tall buildings in the borough will be set out to inform the next version of the Plan.
616	SA552	CgMs on behalf of Parkstock Ltd	Height	Development Guidelines, 4th / 5th / 6th bullet point: we note that these bullet points relate to possible storey heights of up to 15 storeys, with development directly facing the Park limited to 6 storeys and heights restricted to 5 storeys on Seven Sisters Road. It is acknowledged that a transition in height across the site is an appropriate aspiration and the heritage setting needs to be carefully considered for any development options. However, it is considered that given the opportunities the site presents to deliver large scale regeneration, the opportunity for a taller development should be included within the site allocations. It is also considered that taller structures in this zone of the Park should be acceptable, reinforcing the urban edge,	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context. Further evidence looking into the most appropriate locations for tall buildings in the borough will be set out to inform the next version of the Plan.

				pointing towards the transport hub and still respecting the setting of the Park. A more ambitious scheme, providing a clear step change to the centre, pushing beyond established architecture and providing a point of marked differentiation between existing development should be reflected in the proposed storey heights. It is therefore considered that c. 14 – 22 storeys on the Stroud Green Road site and c. 3 – 6 storeys on the Seven Sisters Road site is achievable	
264	SA553	Gardens Residents' Association	Leisure	Concerned that any development on this site would lose this important leisure facility.	The Site Allocation will require a replacement leisure facility.
419	SA554	Haringey Liberal Democrat Group	Leisure	We are concerned that the council is willing to allow such tall buildings to be constructed in Finsbury Park and allow the loss of a local institution, Rowans Bowling Alley. Many residents view Rowans as a local amenity and would mourn its loss. If Rowans does close then the any new development should include substantial leisure use to encourage people to come to the area, and provide activities for young people.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context. Further evidence looking into the most appropriate locations for tall buildings in the borough will be set out to inform the next version of the Plan.
579	SA555	Laura Harrison, resident	Leisure	This facility is a huge asset to this area, and provides a much-needed venue for young people. It should be protected at all costs.	Noted, this is included in the policy.
419	SA556	Haringey Liberal Democrat Group	MOL	We are also concerned that the allocation includes Metropolitan Open Land (circa 5600 sq. m) and believe that MOL should not be included in the allocation and should not be developed.	There will be no net loss of MOL, and access to the MOL, through the site will be enhanced. **Action: Remove MOL from Site Plan**
616	SA557	CgMs on behalf of Parkstock Ltd	Regeneration	We consider the site can play a pivotal role in the regeneration of Finsbury Park and offers a development opportunity to: Provide an appropriate high density development in close proximity to a major transport hub (PTAL 6); Create a visual connection between Finsbury Park and the transport hub whilst respecting the heritage setting of the Park; Provide a landmark development which signposts Finsbury Park as a centre for investment; Provide a new, high quality public realm with active ground floor uses. In the context of these aspirations, we are encouraged that the Parkstock sites are identified as part of a key development site and are generally supportive of the preferred options site allocation including aspirations for a mixed use, high rise development.	Support is noted.
616	SA558	CgMs on behalf of Parkstock Ltd	Timeframe	We are also supportive of the timeframe delivery identified (2015 – 2020).	Support is noted.

616	SA559	CgMs on behalf of Parkstock Ltd	Urban realm	Site Requirements, 6th bullet point: policy seeks an improved urban realm around the public house, with the design integrated into the improved park entrance. We would welcome some further clarification detailing what these improvements are seeking to achieve and / or what the overall aspirations of this requirement are.	Noted. The link will be between Station Place and Finsbury Park, and should be as legible as possible, as set out in the Site Allocation. **Action: Add greater detail around the provision of the new link into Finsbury Park.**
697	SA560	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA561	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

Comments on SA41 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA562	Savills on behalf of	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with**

		Thames Water		the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	**regards waste water capacity upon preparation of a planning application.**
697	SA563	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

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Appendix 2.8- Comments on SA42-47 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Comments on SA42 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
821	SA565	Susan Rose, Chair, Highgate CAAC	Conservation area	It would adversely affect the character of the Conservation Area and could in no way be said to conserve or enhance it a statutorily required.	The policy sets out that the site is within the Highgate conservation area and that any future development should preserve or enhance the appearance of the area as per statutory requirements. The Council considers that the site specific policy along with Development Management Policies on the historic environment will ensure that future development is appropriate to the conservation area.
360	SA566	Tony Rybacki	Conservation area	The proposals envisaged in Highgate disregard its status as a conservation area	The policy sets out that the site is within the Highgate conservation area and that any future development should preserve or enhance the appearance of the area as per statutory requirements. The Council considers that the site specific policy along with Development Management Policies on the historic environment will ensure that future development is appropriate to the conservation area.
367	SA567	Patricia Prichard	Consultation	Question as to whether Transport for London has been consulted on the proposals	Transport for London has been consulted on the proposals.
424	SA568	The Highgate Neighbourhood Forum	Development Guidelines	This site corresponds to the Forum site KA1. Views from Highgate Wood should be considered as part of any planning application on this site and there should be no greater impact than that of the present buildings. Therefore any new buildings should be no higher than the existing ones, i.e. a maximum of 3-4 storeys. Furthermore, any concerns raised by TfL re overlooking of the Northern Line control hub should be taken into account. The Forum supports the preservation of the ecological corridor and, subject to the agreement of the Corporation of London, the possibility of a new entrance into the Wood. Any future development should help to protect residents from noise and air pollution on Archway Road. In the long term, the Forum would not rule out the possibility of building on the adjacent TfL hub should it be decommissioned.	The Council notes that the site allocation corresponds with the Key Area policy proposed in the pre-submission version of the Highgate Neighbourhood Plan. The Council will continue to work with the Forum to in the preparation of strategic policies for the local area. The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough. The Council welcomes support on the policy objectives for the ecological corridor and potential entrance to Highgate Wood. The policy sets out requirements in respect of environmental protection. These site specific requirements along with proposed Policy DM 34 (Environmental Protection) are considered to sufficiently address matters raised in respect of pollution.
821	SA569	Susan Rose, Chair, Highgate CAAC	Employment	There is also concern at the possible loss on employment which monetary compensation will not alleviate on this site.	Noted. **Action: Include reference to reprovision of an element of employment floorspace on this site.**
821	SA570	Susan Rose, Chair, Highgate CAAC	Height	WE feel very strongly that a possible maximum of **six** storeys is far too much for this sensitive site. Buildings of this nature would be highly visible from Highgate Wood and would create an unacceptable feeling of enclosure on this valuable open space. It	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area.

				would adversely affect the amenities of the properties opposite (no more than two storeys in the main.	Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
346	SA571	Mary Rawitzer	Height	The designation for multi-storey buildings, based on the fact there are currently buildings on site, ignores the history of this site which should not have been developed, was given permission through an apparently corrupt process and saved from demolition only by a quirk of a particular judgement. Anything higher than the current buildings would destroy the environment of Highgate Woods by looming over the tree line, which should be the defining and limiting height.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
367	SA572	Patricia Prichard	Height	There should not be any high rise development permitted on the Builders' Yard on Archway Road.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
367	SA573	Patricia Prichard	Height	High rise development on Archway Road would ruin existing treasured views from Highgate Woods	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
360	SA574	Tony Rybacki	Height	The plans envisage buildings of 5, 6 and possibly more storeys in height and would work against the preservation and enhancement of the area.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
367	SA575	Patricia Prichard	Height	The map is unclear but if there is any suggestion of building a high rise on the Highgate Primary site this should also be removed.	The Highgate Primary School is not within the proposed site allocation.
367	SA576	Patricia Prichard	Heritage	There needs to be a recalibration between building and preservation - once precious environments are destroyed they are lost forever. The balance has already been significantly lost in the recent past and untold damage is now being done to the heritage of London by relentless overdevelopment and overcrowding	The Council's Local Plan policies seek to preserve and enhance Haringey's historic environment in line with the National Planning Policy Framework and other statutory requirements.
360	SA577	Tony Rybacki	Objection	Object to proposals of SA42 and SA43	Objection noted.
697	SA578	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted. The policy sets out that Thames Water should be consulted on proposals for development and this will help ensure that any site specific issues in respect of existing public sewers are identified and addressed accordingly.
372	SA579	Highgate Society	Support for Neighbourhood	Fully support comments submitted by the Highgate Neighbourhood Forum concerning the Site Allocations SA42-47	Noted.

			Forum reps to consultation		
367	SA580	Patricia Prichard	Transport	High rise development on Archway Road would also intrude adversely on the integrity, privacy and security of the Northern Line Control Centre, allowing direct overlooking and monitoring of it	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
697	SA581	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted. The policy sets out that Thames water should be consulted with regards to the capacity of existing drains to move waste water from the site. It also states that provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents. The Council considers that site specific policy requirement in combination with DM29 (On-Site Management of Waste water and Water Supply) will ensure that any future development is adequately supported by infrastructure.
697	SA582	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted. The policy will be amended to state that Thames Water should also be consulted with regards to water supply. The Council considers that the revised site specific policy requirement in combination with development management policies will ensure that any future development is adequately supported by infrastructure. The development management policies will be updated to reflect that applicants must demonstrate that proposals will be adequately supported by water supply infrastructure. **Action: Amend Development Guideline to state that Thames Water should also be consulted with regards to water supply infrastructure.**

Comments on SA43 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
821	SA583	Susan Rose, Chair, Highgate CAAC	Height	The document is not clear but it seems that the buildings proposed are for the Gonnerman/ Goldsmiths Site not the overground station. There is already a proposal in the pipeline for this area. However again a five storey development is too much taking into account the lie of the land and the surroundings. The requirement to preserve and enhance the CA again seems to be very loosely interpreted if not ignored.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
697	SA584	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted. The policy will be amended to state that Thames Water should be consulted with regards to waste water infrastructure. The Council considers that the revised site specific policy requirement in combination with development management policies will ensure that any future development is adequately supported by infrastructure. DM41 will be updated to reflect that applicants must demonstrate that proposals will be adequately supported by waste water and water supply infrastructure. **Action: Amend Development Guidelines to state that Thames Water should be consulted with regards to wastewater and water supply infrastructure.**
697	SA585	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted. The policy will be amended to state that Thames Water should be consulted with regards to water supply. The Council considers that the revised site specific policy requirement in combination with DM41 will ensure that any future development is adequately supported by infrastructure. DM41 will be updated to reflect that applicants must demonstrate that proposals will be adequately supported by waste water and water supply infrastructure. **Action: Amend Development Guidelines to state that Thames Water should be consulted with regards to wastewater and water supply infrastructure.**
697	SA586	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185	Noted. Noted. The policy will be revised to state that Thames Water should be consulted on proposals for development and this will help ensure that any site specific issues in respect of existing public sewers are identified and addressed accordingly. **Amend Development Guidelines to state that Thames Water should be consulted with regards to wastewater and water**

				of the Water Act 1989.	**supply infrastructure.**
354	SA587	James Lau	Amenity	Property and gardens border land forming old overland railway, with view of disused platform buildings and cottage. Concerns about privacy and peace being lost.	In addition to requirements of the Site Allocations plan proposals for development will assessed against the development management policies, which the Council considers will provide appropriate protection for residential amenity.
354	SA588	James Lau	Amenity, biodiversity	Re-using the platform buildings as local community focal points would harm the overall tranquillity and ecological balance the area currently holds. Wildlife will be pushed away as a result of development.	The site allocation seeks to enable the introduction of community facilities whilst maintaining the nature conservation value of the site. The site includes land designated as Site of Importance for Nature Conservation, Local Nature Reserve and Ecological corridor, which the Council will protect and enhance in line with Strategic Policy 13.
354	SA589	James Lau, Local resident – Priory Gardens	Consultation	It appears that residents in Priory Gardens have not been informed of any details regarding the Local Plan consultation and in particular the redevelopment around Highgate tube station. Your 'full public consultation' which finishes on the 27th March has completely failed and missed out the most important aspect of its sole purpose. How did this happen? We're hearing about this through word of mouth from neighbours.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
349	SA590	N A Gonnermann, Property owner 408-410 Archway Road	Document formatting	408-410 Archway Road is identified as SA43 on the plan, text on pages 118-19 and Appendix B, but as SA44 on page 115. Assume this is a typographical error.	Noted. This is a typographical error. The Council will ensure the next consultation version of the Local Plan consistently references the site allocation.
354	SA591	James Lau	Parkland Walk, amenity	Opening up the site to connect the parkland walk is a good idea, but concerns with a large public path / space next to our property boundary line.	In addition to requirements of the Site Allocations plan proposals for development will be assessed against Policies DM1 and DM2, which the Council considers will provide appropriate protection for residential amenity.
354	SA592	James Lau	Site selection	Open for development on appropriate sites but consider site discussion has only been one-sided so far.	The Site Allocations Local Plan will give effect to the spatial strategy of Haringey's adopted Strategic Policies Local Plan, which was subject to extensive public consultation. The Site Allocations consultation has been carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme) and Town and Country Planning (Local Planning) (England) Regulations 2012. The Council has provided the public with several opportunities to feed into the Site Allocations document, including Regulation 18 stage consultations and a 'Call for Sites'.
349	SA593	N A Gonnermann	Site submission	Understand that recommendation to include 408-410 Archway Road in plan was made by Highgate Neighbourhood Forum.	Noted.
349	SA594	N A Gonnermann	Support	Confirm support for inclusion of 408-410 Archway Road within the development plan, providing this in no way prejudices our right to use or develop the property in the future.	In principle support for inclusion of the site in the Local Plan noted. Site allocations will set out acceptable uses and requirements to guide any future development proposals.
360	SA595	Tony Rybacki	Objection	Object to proposals of SA42 and SA43	Objection noted.
360	SA596	Tony Rybacki	Historic environment	The proposals envisaged in Highgate disregard its status as a conservation area	The policy sets out that the site is within the Highgate conservation area and that any future development should preserve or enhance the appearance of the area as per statutory requirements. The Council considers that the site specific policy along with development management policies on the historic environment will ensure that development is appropriate to the conservation area.
360	SA597	Tony Rybacki	Building height, environment	The plans envisage buildings of 5, 6 and possibly more storeys in height and would work against the preservation and enhancement of the area.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area.

					Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
369	SA598	Linda Douthwaite	Biodiversity, Access	Do not object to development of the Station Cottage. However, object to proposal to link overground site with the nature reserve of Parkland Walk, and how this affects Gonnerman's and Goldsmith's Court.	The Council welcomes support for the proposal to re-use the existing station cottage. The proposed site allocation boundary has been established to ensure a coordinated approach to any future development, recognising the unique characteristics and opportunities of the individual sites to delivering the spatial strategy. The Council will protect and enhance the Local Nature Reserve in line with Strategic Policy 13.
369	SA599	Linda Douthwaite	Biodiversity, Consultation	The Parkland Walk (and the bat tunnels as part thereof) is a Local Nature Reserve and Metropolitan SINC. Bats are protected under the Wildlife and Countryside Act 1981. Anything which could result in disturbance or loss of habitat, or the bats themselves, must be negotiated with English Nature	The Council will protect and enhance SINCs and LNRs in line with adopted Strategic Policy SP13. The site allocation seeks to encourage opportunities for enhancing access and links to the Parkland Walk, whilst maintaining the nature conservation value of the site. Natural England is a statutory consultee and has been consulted on the plan proposals.
369	SA600	Linda Douthwaite	Biodiversity	The land immediately adjacent to the bat tunnels on the Holmesdale Rd. side is now a habitat for Grey Wagtails, which are on the amber list (critical) of the Royal Society for the Protection of Birds. This particular area (Section 1 in the Butterfly Monitoring records) has a damp habitat which makes it attractive to Grey Wagtails. A female Green Emperor dragonfly was also seen last year in this particular section of the Parkland Walk (other dragonflies have been seen along the route). Greater Spotted Woodpeckers have also been seen in this area. The Cuckoo has also been heard, which is a UK BAP priority species.	The Council will protect and enhance SINCs and LNRs in line with adopted Strategic Policy SP13. The site allocation seeks to encourage opportunities for enhancing access and links to the Parkland Walk, whilst maintaining the nature conservation value of the site.
369	SA601	Linda Douthwaite	Biodiversity, Access	The Parkland Walk is unique and a valuable biodiversity rich site. It is a wildlife corridor. It is not a cycle route. I object to how the plan accepts a version of the site as a cycle route and that route can be extended.	The Council will protect and enhance SINCs and LNRs in line with adopted Strategic Policy SP13. The site allocation seeks to encourage opportunities for enhancing access and links to the Parkland Walk, whilst maintaining the nature conservation value of the site.
369	SA602	Linda Douthwaite	Access	Cyclists are a problem on the route despite signs to the effect that pedestrians have priority. What is needed is appropriate signage to guide pedestrians and cyclists out on to the Archway Rd. and back to Shepherds Hill, where there is a path which could be developed down the side of the Library to Priory Gardens.	Noted. Cycle and pedestrian signage is outside the scope of the Local Plan. The site allocation sets out requirements for improving access routes to the site.
369	SA603	Linda Douthwaite	Biodiversity	People will respond to signage to the effect that that particular part of the route is being maintained with greater vigilance for the protection of bats, birds and butterflies and that it needs to be kept as a reserve	Cycle and pedestrian signage is outside the scope of the Local Plan. The site includes land designated as Site of Importance for Nature Conservation, Local Nature Reserve and Ecological corridor, which the Council will protect and enhance in line with Strategic Policy 13.
369	SA604	Linda Douthwaite	Biodiversity, Air quality	Greater enforcement is needed with regard to aggressive cycling and to the graffiti, which is extremely damaging to the air quality and to the habitat	Noted. Planning enforcement is outside the scope of the Local Plan.
369	SA605	Linda Douthwaite	General	It is unclear from the wording exactly is being planned for the corner of Shepherds Hill and Archway Rd.	The site requirements set out that development on the Gonnermann's element of the site should be predominantly residential, with a use that makes an active contribution to the local centre. **Action: Amend site allocation text box to clarify use on Gonnermann's/Goldsmith's Court part of site.**

369	SA606	Linda Douthwaite	Site allocation	The area next to the car park and adjacent to the library, apart from improvement to the path down to Priory Gardens as suggested above, should be left as a green area - butterflies and grey wagtails have been seen crossing the Archway Rd. to access this site	The area referred has been screened out for future development on the basis of its designation as MOL, SINC and LNR. The site is also an ecological corridor and which the Council acknowledges has an important biodiversity function.
372	SA607	Highgate Society	Support for Neighbourhood Forum reps to consultation	Fully support comments submitted by the Highgate Neighbourhood Forum concerning the Site Allocations SA42-47	Noted.
424	SA608	The Highgate Neighbourhood Forum	Site boundary	The Forum has major concerns about the inclusion of the Goldsmith's Court/ Gonnermanns Antiques/Coleridge Gardens site within this designation. This element of the Haringey site corresponds to KA5 in the Highgate Neighbourhood Plan and following the Forum's consultation will be subject to much revision and possible elimination. The owners of Gonnermanns Antiques wish to redevelop their own part of the site, retaining their retail premises and building flats above. The leaseholder at Goldsmiths Court, Hornsey Housing Trust, has yet to agree terms with its freeholder, the Goldsmiths Company, and has not fully consulted the residents in Goldsmiths Court. In view of this, the Forum is working with the residents of Goldsmiths Court to try to reach an agreement acceptable to all parties. We ask that until such differences are resolved this element of the site be dropped from Haringey's site allocation. Should the Archway Road facing Gonnermanns site be developed, any new building must be set back to the current building line. We would support the planting of more trees both to protect the amenity of new residents from noise and air pollution on Archway Road, and to continue the green corridor. This currently extends from the opposite corner of Shepherds Hill, north along Archway Road adjacent to Highgate station, and beyond along the boundary of Highgate Wood as far as the Wellington gyratory. An echo of the pocket park on the corner of Muswell Hill Road and Archway Road would be most welcome. Any development should respect the scale and context of the conservation area and must be subordinate to the listed building, Jacksons Lane Arts Centre, diagonally opposite, and should respect the scale of buildings in neighbouring streets. The ownership of Coleridge Gardens, which is not registered with the Land Registry, is another hurdle to inclusion of this site but the Forum is keen to resolve this anomaly and include it in its Open Spaces designation so that the street scene may be improved and the green corridor continued. The second element of the site, the Highgate Rail Station, corresponds to the Forum's policy KA2. The Forum's aims for this site are outlined in detail in the Highgate Neighbourhood Plan and Haringey's site allocation seems to support these aims. However, to avoid any confusion, the Forum would not support residential development on any part of this site, including the car park, but would welcome the exploration of possible community use on the car park such as a Farmers' Market. The Forum supports the exploration of the opportunity for linking the Parkland Walk to the Wood to join up the Capital Ring	The Council will continue to work with the Highgate Neighbourhood Forum in the preparation of the Site Allocations Local Plan. Where the Neighbourhood Plan 'key area' policies correspond with any site allocations the Council will welcome the setting of further detailed site development requirements in the Neighbourhood Plan, provided these are in conformity with the strategic policies of the Local Plan. The Council will continue to consult with relevant landowners to ensure that site proposals are deliverable. The Council considers that the proposed site requirements and development guidelines, along with Development Management Policies, will ensure that any future development proposals appropriately preserve and enhance the conservation area and protect residential amenity. The Council welcomes support for proposal to link the Parkland Walk to the Highgate Wood. The allocation does not propose residential development on the Highgate Rail Station element of the site. **Action: Split the sites into two to separate enabling development to extend the Parkland Walk more satisfactorily, and bring the disused station site back into use.**

422	SA609	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**

Comments on SA44 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
422	SA610	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**

418	SA611	Sport England	Policy Justification	Further clarity is required around allocation SA 44: Highgate School. The allocation would appear to include existing playing field land yet, the policy is unclear on exactly what is intended for these areas, and whether they are to be protected in line with Paragraph 74 of the NPPF or if it indented that there be some loss of playing field land as part of this allocation. Sport England will resist the allocation of any playing field site for development unless there is a robust assessment (Playing Pitch Strategy to Sport England methodology: https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/) in place at the point of allocation which has clearly shown the open space, buildings or land to be surplus to requirements.	The allocation states that a masterplan will be prepared to guide development on the sites. Further details will therefore be included within this document. With respect to the playing field, the Council's proposed policy DM26 (Open space) will ensure that any future development proposals do not result in a loss of open space unless an assessment has been undertaken which shows that the open space is surplus to requirements.
424	SA612	The Highgate Neighbourhood Forum	School facilities	The Forum welcomes the exploration of how school facilities can be enhanced while benefitting the local community. Comments on the future use of the former Parade Ground are included under SA45.	Noted.
372	SA613	Highgate Society	Support representation	Fully support comments submitted by the Highgate Neighbourhood Forum concerning the Site Allocations SA42-47	Noted.

Comments on SA45 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
599	SA614	Furnival House Ltd	Access	Access from Chomeley Park is private, and intended for the Harrington and Kempton House only. Access is unnecessary as a number of different points of entry into the Bowl have been identified. Object to having to provide public access.	It is considered that in order for the open land to fulfil its role, access through and into it must be optimised. The management of access to protect amenity will be considered through any relevant planning application. **Action: Remove specific reference to specific access points, but retain principle of optimizing access.**
265	SA615	NHS Property Services (Savills)	Access	Whilst these representations support the general principle of improving pedestrian and cyclist access through the Bowl area acknowledging the benefits that this could provide to the wider area, the aspirations and operational requirements of THS (the land leaseholder) will need to be taken into account. A permanent pedestrian and cycle through-route could have a significant effect on the character and security of the site for the continuation of the existing community use (THS), if it were to run through the site.	It is considered that in order for the open land to fulfil its role, access through and into it must be optimised. The management of access to protect amenity will be considered through any relevant planning application. The Site Allocation will generally seek to improve access into and through the Bowl, to maximise its benefit as a locally significant open land asset. **Action: Remove specific reference to specific access points, but retain principle of optimizing access.**
529	SA616	Omved International Limited (MBA)	Alternative uses	While it would be placing a wholly unreasonable burden on the respondent to expect him to remedy the Council's failure to provide an evidence base, a number of broad points can be made about these issues. These lead inexorably to a different conclusion on the appropriate development of the Southwood Nursery site to the SADPD.	Noted.
529	SA617	Omved International Limited (MBA)	Compulsory purchase	The deliverability of the allocation and its SRDGs is thus profoundly in question. All the land is in fragmented private ownership and the deliverability of the allocation's comprehensive land use aspirations will require the use of compulsory purchase powers. The Trust for	Noted.

				London's recent study shows Haringey is the most unequal borough in London, with over half of its wards being either very rich or very poor. Northumberland Park, a ward in the east of the Borough, is the most widely deprived ward in London. It is inconceivable that a Council with this spread of disadvantage could legitimately use resources to compulsory purchase private land in Highgate to provide open space in a situation where there is already ample open space locally (as the next section shows) – and impossible to see how the access sought could be achieved in any other way without complete cooperation from landowners, which will be denied.	
599	SA618	Furnival House Ltd	Conservation	Do not consider that the benefits of granting access to the Bowl from Chomeley Park would outweigh the damage caused to Furnival House (and its setting) by people passing by.	Noted, the Site Allocation will generally seek to improve access into and through the Bowl, to maximise its benefit as a locally significant open land asset. **Action: Remove specific reference to specific access points, but retain principle of optimizing access.**
529	SA619	Omved International Limited (MBA)	Conservation	The allocation site is identified in HLP as being within the Highgate Conservation Area. This is its only Proposal's Map notation. **HLP policy SP12 (Conservation)** says the Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and that the wider historic environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment.	Noted, the safeguarding of the heritage asset is included in this policy.
529	SA620	Omved International Limited (MBA)	Conservation area test	In the SADPD the Council has failed to test its proposals for the allocation against the statutory test for development in Conservation Areas – that the decision on any development proposal affecting the proposed allocation must pay special regard to considering whether it harms (following South Lakeland) the Conservation Area's character or appearance - and the other relevant policy factors identified above – in summary: • There is no local or strategic need for public open space on the allocation; • There is no appraisal of the effect of housing development on the allocation on the Conservation Area; • There is policy support for heritage-led regeneration but no appraisal of the way this can be achieved; • There is policy support for increased accessibility to the historic environment but no appraisal of the way this can realistically be achieved; • There is policy support for restoration of heritage assets in a way that puts them in a suitable viable use but no appraisal of alternative ways this can be done on the allocation; • There is policy support for the establishment and maintenance of sustainable communities and economic viability but no appraisal of the way this applies to the allocation.	The rationale for allocation of this piece of open space is that Highgate Bowl makes an important contribution to the conservation area and therefore its designation as significant local open land is appropriate.
826	SA621	Tony Baker, Chair of Trustees, Harington	Construction period	The whole upper site would effectively be a building site for a long period. This would deter parents and learners from joining the Harington Scheme. We would then lose funding and have to lay off staff. (We are now a significant employer, employing 40 staff.)	These issues would be addressed through conditions attached to a planning permission if granted. This is beyond the remit of this Plan.

		Scheme			
820	SA622	Gail Waldman on behalf of the Highgate Bowl Action Group	Employment	We do not want to see any loss of employment in this immediate area. Other sites put forward by Highgate Neighbourhood Forum and taken up in Haringey's draft Site Allocations' document would already result in reduced employment space. In the case of this Site, SA 45, the loss of employment space would harm the economic viability of Highgate village and therefore financial compensation would not be acceptable.	Noted. **Action: Include a requirement to provide an element of employment in any new development.**
529	SA623	Omved International Limited (MBA)	Evidence	**NPPF para 158** requires each Local Plan to be based on adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. There is no published evidence base that supports the proposed allocation. It is a fundamental criticism of the SADPD that it is wholly inconsistent with the guidance in the NPPF. It means that the document is not fit for purpose in this respect. We are certain that, if the Council had undertaken an objective, transparent assessment of the development opportunities on the representation site as required by national guidance, this would have led to a very different vision for it that is set out below. The allocation itself has three elements: • the Bowl should be protected open space; • public access to it should be improved; • there should be limited redevelopment of Townsend and Dukes Head Yards. Its Site Requirements and Development Guidelines (SRDG - it is difficult to understand the difference between them) make twelve identifiable separate points: a. buildings facing the High Street and their burgage plots should be retained; b. the Bowl will be redefined as Significant Local Open Land; c. enhanced access to the Bowl through Kings Head and Townsend Yards; d. redevelopment of the garages and workshops in the Yards for 3-4-storey mews-style residential development; e. public routes through the various land parcels that make up the Bowl will need to be introduced to unify the open space; f. development should preserve or enhance the Highgate Conservation Area; g. the entrances to the yard roads should signal the open space hidden behind with a visual link established where feasible; h. new users of the open space will be encouraged, while generally keeping it open for public use; i. the Local SINC designation should be protected; j. Thames Water should be consulted on the capacity of existing drains; k. redevelopment that results in loss of employment floorspace will trigger financial compensation; l. contamination studies should be undertaken on development in the yards portion of the site. No evidence base has been produced by the Council to support any of these requirements. Before drawing the conclusion that	There are a number of planning appeals that support the retention of this area as an open space that forms the heart of this part of the Conservation Area. In this regard the Conservation Area Management Plan provides the evidence.
529	SA624	Omved International Limited (MBA)	Evidence		

				these were the most appropriates uses for the site, the Council should have at least have thoroughly assessed: • Relevant Development Plan policy; • The physical and land use character of the allocation; • The need for additional open space in the area including previous Planning Inspector's conclusions on whether it should be identified as SLOL; • The need for and feasibility of additional public access to the area; • The likelihood of achieving its aspirations in the light of current ownerships and particularly if change of use from commercial will attract a financial penalty. • The feasibility of providing the access routes shown; • The relationship of its proposals to the conservation character of Highgate Village;	
422	SA625	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
529	SA626	Omved International Limited (MBA)	Footpaths	The **SRDG e** aspiration for public access routes through is linked to the **SRDG b** requirement for the site to be SLOL and **SRGD h** that new users should be found for the SLOL. The plans that shows the Council's aspirations for Allocation Site SA44 shows a wavering line crossing the site from the access to the Harington Project in Chomeley Park to the east through the SINC, the garden centre site and the Highgate School grounds to Kingsley Place in the west. New access are shown running to it from the south through Townsend and Dukes Head Yards. **It is most surprising that the Council does not claim to have consulted the Metropolitan Police about the proposed footpaths. They are not overlooked and so will not be self-policing. Footpaths of this type are routinely objected to**	The allocation sets parameters for what any redevelopment of the yards should achieve (improved pedestrian access to the bowl). It does not prescribe that particular parts of it will come forward.

				because they are escape routes for criminals and an obvious focus for anti-social activity that are impossible to police efficiently. **The purpose, deliverability and safety of these footpaths is highly questionable in this area that already has ample open space criss-crossed by footpaths – some of the best dog walks in London!**	
820	SA627	Gail Waldman on behalf of the Highgate Bowl Action Group	Fringes of the Bowl	The word 'fringes' is open to various interpretations: it could mean development must be kept within the area between the red or green lines; or it could be interpreted (misinterpreted, in our view) as slight encroachments into the SLOL area. The combined lack of clarity of the map and the use of the word 'fringes' could be problematic in interpretation of policy for this site, and we recommend that "land abutting the SLOL" be substituted for "fringes".	Noted. **Action: Policy amended to ensure clarity of development area.**
826	SA628	Tony Baker, Chair of Trustees, Harington Scheme	Glasshouse	We would lose our glasshouse, also a valuable teaching resource, and a particularly valuable asset during wet weather when students cannot work on the plots on the lower site	While the Harington scheme cannot be protected by name, a presumption that any development will retain, and where possible enhance the site for horticultural/education use.
529	SA629	Omved International Limited (MBA)	Green grid	The SA claims the Bowl is part of the London Green Grid. It explains in **para 14.14.2** *that 'a solution* (it does not say to what) *is to apply a 'Green Grid' approach to open space access, i.e. provide a strategic interlinked network of green infrastructure and open spaces that connect with town centres, public transport nodes, employment and residential areas. A DM Policy is set to be adopted that will establish the overall strategy, and a number of site allocations will help to ensure that it is implemented. In Haringey Heartlands it is notable that there is a strategic aim to create a network of 'pocket open spaces'. Across the borough, strategically important features within the Green Grid include Alexandra Palace Park (given its proximity to Wood Green), various areas of Metropolitan Open Land (MOL) and SINCS (where they are accessible). Another priority for the east of the borough is to open-up access to the Lee Valley Regional Park*. **DMP Map 4.3** shows Haringey's Green Grid. It does not show the Bowl as a Green Grid site. Plainly the SA for this site and the proposed allocation in the SADPD has been prepared on an entirely false basis. **SA para 14.14.3** shows the extent of the error that it has fallen into - *the following sites are set to contribute to the Green Grid, or otherwise ensure easily accessible open space -**...** SA 45: Highgate Bowl – The aim is to achieve protection of the Highgate Bowl as open space, and improvement of public access through limited redevelopment of Townsend and Duke's Head yards. The entrances to the yard roads should signal the open space hidden behind, encouraging new users of the open space.* The SA properly identifies that Green Grid is a strategic policy – but	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL. The green grid map shows current open space designations and the development management policies document states that new open spaces will be expected to link into the green grid.

				says its identification of the Bowl as part of the Green Grid is based on draft DMP policy that was only published at the same time SADPD. It says the policy *'is set to be adopted'* but it is clear from the Plan above that the draft DMP does not include the Bowl in the Green Grid. Obviously the SA's indication that the draft DMP policy 'is set to be adopted' unacceptably pre-judges the result of its public examination and shows clear pre-determination, not the objective assessment that will be sought by the Examining Inspector.	
529	SA630	Omved International Limited (MBA)	Green grid	In any event, the SA does not apply the Green Grid concept appropriately. **Para 2.27 of the Haringey Open Space and Biodiversity Study** confirms the Green Grid is a strategic policy - *The All London Green Grid (ALGG) is a London-wide framework for managing London's green spaces and natural assets, and has been adopted as Supplementary Planning Guidance (SPG) supporting the London Plan. The ALGG also highlights areas of London where there are strategic gaps in provision of open space. The ALGG divides London into 12 Green Grid Areas, and most of Haringey falls within Green Grid Area 1 'Lee Valley and Finchley Ridge'.* The ALGG is indeed a strategic policy and the GLA provides strategic guidance on this in its **Green Infrastructure and Open Environments: the All London Green Grid SPG** (March 2012). This identifies the Green Grid in this area in **para 5.16** *The Parkland Walk Link runs along a disused railway line connecting Finsbury Park to Highgate Wood and Queen's Wood and then onto Alexandra Park;* and **para 5.22** *The Hampstead Heath Ridge Link connects the Heath to Alexandra Park in the north via Highgate Wood and in part follows the northern arm of the Parkland Walk through Muswell Hill. Parts of the route pass through residential areas and alongside a golf course*. Its **para 5.24** identifies the only strategic Green Grid opportunity in this area: *Improve the facilities of, and connections between, Alexandra Park, Highgate Wood, and Queens Wood along the Parkland Walk Link, in order to maximise their potential as a visitor destination of rich landscape character offering fantastic views across London.* There is no support in the GLA's SPG for the proposition that the Bowl should be identified as SLOL within the strategic ALGG.	It is considered that new additions to the Green Grid will always be welcomed, and do not need to be specifically linked to over/under provision.
424	SA631	The Highgate Neighbourhood Forum	Green space	This site corresponds to the Forum policy KA3 The Forum welcomes the creation of a core green space with improved public access though we understand there have been some technical difficulties in the alignment of the green area and red area shown on the map. The Forum wishes the green line on the Village side to be the subject of review in particular to reflect the most recent Appeal decision on the Garden Centre. We understand further investigation is being carried out to ascertain the viability of access points. We wish to see the retention of existing employment use in the yards while recognising there could be some intensification and	Support is noted. Employment will be preserved/reprovided wherever possible. While the Harington scheme cannot be protected by name, a presumption that any development will retain, and where possible enhance the site for horticultural/education use.

				possibly new residential development above workshops and offices. The future of the Highgate School parade ground should be given serious consideration to complement both the needs of the School and the aspiration for the open space of the Bowl including the currently poor access from Southwood Lane. We do not support the inclusion of any part of the current Harington Scheme in the area outlined for possible intensification. This is an agricultural tenancy including the land on which the educational buildings stand. The Harington Scheme is certainly not in Retail Use as Savills' submission on behalf of NHS Estates suggests. The Harington scheme is much valued by Haringey as an educational resource for adult learners and this is recognised by NHS Estates. The optimum viable use with its recognised associated public benefits for the whole of the land occupied by The Harington Scheme is not a mixed use development but use solely by The Harington Scheme. The Forum supports the aims of the Highgate Bowl Action Group.	
826	SA632	Tony Baker, Chair of Trustees, Harington Scheme	Harington	The current mixed use of the upper part of the site “Plot C” is very well suited to working with young people with learning disabilities/difficulties. It comprises useful horticultural areas that are accessible for people with mobility issues interspersed with educational facilities (classrooms/offices). This creates an ‘open’ feel to the site which many learners find an attractive alternative to dense classroom accommodation as found in colleges. The layout and nature of the outdoor areas also allows several groups to work in relatively close proximity without feeling confined or distracted by others	While the Harington scheme cannot be protected by name, a presumption that any development will retain, and where possible enhance the site for horticultural/education use.
820	SA633	Gail Waldman on behalf of the Highgate Bowl Action Group	Harington	Harington has established itself over 35 years as part of the State education system. Its own expansion plans should be facilitated. There could be no better use of the site and their land should be included in the proposed SLOL. That part of their site where they have their main buildings is not, and never was, part of the Yards off Highgate High Street. The upper part of the site, on which the NHS/Savills have focussed their attention, is quite evidently too small to allow residential development without causing very significant detriment to Harington operations and to the openness and character of the Highgate Bowl, which is a Heritage Asset, and of which it forms a significant part	The open parts of the Harington scheme will be allocated SLOL.
820	SA634	Gail Waldman on behalf of the Highgate Bowl Action Group	Harington	Protection of the Bowl should override requirement for housing in determining an application on the Harington offices site. (refers to Savills on behalf of NHS’s representation on the Highgate Neighbourhood Plan). Supports protection from redevelopment in the plan, and considers the current use to be the optimum use.	The Plan has established a balanced approach which enables appropriate levels of housing to come forward, while safeguarding the Bowl as an open space asset.
819	SA635	Martin Adeney on behalf of Kingsley Place and Somerset Gardens Residents	Harington	We oppose development of any part of the land which has been occupied by the Harington Scheme for the past 35 years. This is an agricultural tenancy which reflects and continues the Bowl’s historic use, and is a vital state educational resource for a disadvantaged group, greatly valued by the community and the boroughs of Haringey and Islington which established it.	While the Harington scheme cannot be protected by name, a presumption that any development will retain, and where possible enhance the site for horticultural/education use.

		Association			
819	SA636	Martin Adeney on behalf of the Friends of Highgate Bowl	Harington	We do not support the inclusion of any part of the land which has been occupied by the Harington Scheme for the past 35 years in the area outlined for possible intensification. This is an agricultural tenancy, squarely within the Bowl and not the Yards. It reflects and continues the Bowl's historic use, and is a vital state educational resource for a disadvantaged group, greatly valued by the community and the boroughs of Haringey and Islington which established it. Harington should continue to have exclusive use of the site and The opportunity of expanding its operations within the Bowl.	While the Harington scheme cannot be protected by name, a presumption that any development will retain, and where possible enhance the site for horticultural/education use.
820	SA637	Gail Waldman on behalf of the Highgate Bowl Action Group	Height	It is clear from the above that a maximum of three storeys, falling to two or even one storey when abutting the designated SLOL within the Bowl land, would be appropriate in order to ensure no harm would be caused to the Highgate Bowl Sub Area of the Highgate Conservation Area; that any development is subordinate to the mediaeval core of Highgate Village; and that a sense of openness is maintained	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
683	SA638	Costa Coffee	Highgate High St	It appears that none of the proposed development sites directly affect the store, however I would like confirmation from the local council that this is the case. If anything the plans appear to complement our trading in the area and should facilitate the growth of the store.	None of the site allocations directly affect the shops on the high street.
529	SA639	Omved International Limited (MBA)	Historic context	**TOWARDS AN EVIDENCE BASE FOR THE IMPACT OF DEVELOPMENT ON THE CONSERVATION CHARACTER OF HIGHGATE** **SRDG a** seeks to preserve the character of building fronting the High Street and their burgage plots, **SRDG d** seeks redevelopment for mew of up to four storeys and **SRDG f** seeks to apply the statutory test to new development. The Inspector in the 2014 appeal on the garden centre site **(Annexe 2**) described the relationship of the Bowl to the High Street and the Conservation Area generally. *The historic core of the hilltop Highgate village includes the nearby buildings in the High Street. They are mainly characterised by C17 to C19 small scale terraced houses with traditional shop fronts, tight frontage development and long narrow plots. The mix of earlier buildings and fine C20 buildings contribute to the architectural diversity in the Conservation Area*. *The Highgate Bowl (the Bowl) includes an arc of privately owned, open backland lying roughly north of the High Street which falls steeply down from the ridge. It has survived as relatively undeveloped land for reasons including its former use as fairly low value service land, its hilly topography, and its restricted access. It is one of 2 major open spaces which contrast with the fine grained development of the village and its semi-rural character maintains the connection to its agricultural past. Although the Bowl is mainly*	It is considered that the preservation of the area as SLOL guarantees the retention of the openness of the area in the future.

				characterised by its openness, there are few nearby public views into it. Even so, there are many views over and through it, from the buildings and spaces around and within it. The contrast between the Bowl and the development in the High Street is important to the appreciation of Highgate village as a historic hilltop settlement. Its general openness contrasts with the adjoining townscape, and at night, its relative darkness contrasts with its well-lit surroundings. The Bowl is significant as a remnant of the once rural village. There had been a nursery on the site for more than 100 years and so the site's significance as part of the 'once rural village' must be seen in this context. Before and after the Second World War there were two houses on the site and the extensive area of glasshouses shown on the 1937 OS map below. Townsend Yard is visible entering the nursery and running to a house now demolished about where the glasshouse visible on the aerial photo above now stands as well as Whistler's Cottage that is still in place on the southern boundary of the site currently used as offices. In this context the following points the Council might have relevantly identified the following points as relevant to its planned future: • There is no intention of disposing of the site or allowing public access across it. • About 10% of the site is occupied by buildings and a further 54% is hard standing used for open • sales and storage and car parking; • The site's commercial use is unsightly; • The landscape contractor's business is in operation and generates considerable activity; • There is no reason why the garden centre use should not resume; • There is no public access to the site at present; • There are no access points to the site other than Townsend Yard and from the yard to the west of it; • General public access would inevitably be inconsistent with continued commercial use; • Commercial use of the site is historic and inconsistent with the poor access along Townsend Yard; **In view of the historic context and its present semi-developed nature, the Inspector's analysis does not preclude new development in the Bowl as long as this does not harm the character and appearance of the Conservation Area – principally by not reducing openness and retaining tree cover.**	
376	SA640	Highgate School	History	Representation includes a detailed history of Highgate Bowl boundary designation, including 'Chronology of the Bowl' Annex.	Noted.
529	SA641	Omved International Limited (MBA)	Inconsistent assessment	**The Sustainability Assessment (SA) para 10.2.5** explains the systematic process used to evaluate sites involved defining a set of 'rules' that control the uses that might be suitable at each of the sites considered: • *A site is potentially suitable for residential development unless it is a Designated Employment Area (DEA: LSIS/EL/SIL),A* • *A site is potentially suitable for employment development*	There is a particular implication on this site that the Bowl forms an important part of the character of this part of the Conservation Area, and is being protected on that basis.

				where it is a DEA, in a town centre, or where PTAL is good (4 or above), • *A site is potentially suitable for town centre uses if it is within a town centre,* • *A site is potentially suitable for community infrastructure uses where it has a high PTAL and/or is within a town centre. It may also be suitable for large scale infrastructure based on the size and quantum of development on the site. This will be explored at a later stage, incorporating the findings of the emerging Infrastructure Delivery Plan,* • *A site is potentially suitable for* ***open space where there is an identified deficiency****.* **SA Table 10.1** identifies the Bowl as potentially suitable for housing and open space and unsuitable for employment, town centre and questionable for community infrastructure use. **Map 4.1 of the draft DMP** shows the Bowl is not in an area of open space deficiency and **Map 4.2 c**onfirms it is not in a ward with an open space deficiency. As there is no identified deficiency of open space in Highgate, it is evident that SADPD's proposed allocation of the Bowl as SLOL is inconsistent with the Council's own decision-making criteria.	
819	SA642	Martin Adeney on behalf of Kingsley Place and Somerset Gardens Residents Association	Key amendment	It is not clear what the dotted green line represents. It should be reviewed so that the whole Bowl is included in the SLOL designation and it reflects the most recent appeal decision on the garden centre site.	The green line represents the indicative boundary for potential significant local open land.. It will be updated to reflect the appeal decision on the garden centre. **Action: Amend SLOL green line.**
819	SA643	Martin Adeney on behalf of the Friends of Highgate Bowl	Key amendment	It is not clear what the dotted green line represents. It should be reviewed so that the whole Bowl is included in the SLOL designation and it reflects the most recent appeal decision on the garden centre site.	This is the SLOL, as set out on the rear cover of the document.
819	SA644	Martin Adeney on behalf of Kingsley Place and Somerset Gardens Residents Association	Map amendment	The accompanying plan is too vague. The boundary of the Bowl is naturally defined by the sharp fall of land away from the yards. This should be clearly delineated on the map and the proposed development confined to the yards above the Bowl.	The allocation sets parameters for what any redevelopment of the yards should achieve (improved pedestrian access to the bowl). It does not prescribe that particular parts of it will come forward.
819	SA645	Martin Adeney on behalf of Kingsley Place and Somerset Gardens Residents Association	Map amendment	The current green line appears to exclude the Highgate School old Parade Ground. We are concerned that this land which abuts Nos 16-23b Kingsley Place should be maintained as open land within the SLOL designation and that successive planning enquiry decisions against housing and other material development on the site should be upheld	The allocation sets parameters for what any redevelopment of the yards should achieve (improved pedestrian access to the bowl). It does not prescribe that particular parts of it will come forward.
819	SA646	Martin Adeney on behalf of the	Map amendment	The accompanying plan is too vague. The boundary of the Bowl is naturally defined by the sharp fall of land away from the yards. This	The allocation sets parameters for what any redevelopment of the yards should achieve (improved pedestrian access to the bowl). It

		Friends of Highgate Bowl		should be clearly delineated on the map and the proposed development confined to the yards above the Bowl.	does not prescribe that particular parts of it will come forward.
820	SA647	Gail Waldman on behalf of the Highgate Bowl Action Group	Map amendment	<u>Area to the west behind Highgate High Street and Southwood Lane</u> : This area is to a great extent open land at the moment. Where there is existing development, intensification at an appropriate scale might be acceptable, but strictly in the context of the 2014 Appeal decision particularly with regard to open land and impact on the Conservation Area. The green line should reflect the topography and any land which has the character of the area within the green line as shown should not be developed. We suggest the green line in this part of the Bowl should be moved to reflect these considerations.	The allocation sets parameters for what any redevelopment of the yards should achieve (improved pedestrian access to the bowl). It does not prescribe that particular parts of it will come forward.
820	SA648	Gail Waldman on behalf of the Highgate Bowl Action Group	Map amendment	<u>Area between the red and green lines encompassing the Yards behind Highgate High Street</u> : The position of these lines suggests that development would be acceptable between the two lines. However the map is not sufficiently clear as to whether the green line follows the extent of the area currently developed within the Yards. So, for clarification, we need to state that we consider development should only take place within the Yards in previously developed areas. Careful consideration should be given to avoid harm to the context and setting of the important Grade II Listed cottage at 36A Highgate High Street as well as the Listed Buildings in Highgate High Street backing onto the Bowl.	The allocation sets parameters for what any redevelopment of the yards should achieve (improved pedestrian access to the bowl). It does not prescribe that particular parts of it will come forward.
820	SA649	Gail Waldman on behalf of the Highgate Bowl Action Group	Map amendment	<u>The Harington Scheme building and greenhouses</u> These buildings form part of the Harington Scheme and must be included within the green line so that they lie within the SLOL. Failure to do this would undermine the integrity and hence the future of that part of the Harington Scheme currently comprising open land, of which the buildings are an ancillary part of the scheme, which operates under an Agricultural tenancy. In addition, the 'Walled Garden' part of the Harington Scheme is in fact the former walled garden of the Grade II* Listed buildings at 128-130 Highgate High Street. It is therefore an important Heritage Asset, the setting of which would be compromised by any intensification of development in its vicinity.	The allocation sets parameters for what any redevelopment of the yards should achieve (improved pedestrian access to the bowl). It does not prescribe that particular parts of it will come forward.
826	SA650	Tony Baker, Chair of Trustees, Harington Scheme	Mixed use	Residents' flats would be immediately above classrooms. This could make it difficult to safeguard our vulnerable learners;	This site allocation sets out parameters for potential development. Any development would be assessed against the development management policies and take into account existing uses to ensure the effect on existing uses is minimised.

376	SA651	Highgate School	MOL	The Urban Character study notes that the study should be used to inform future masterplanning, all future DPDs and SPDs and should be used as a reference document by development management in pre-application discussions. On the basis of the above, the Far Field site should be removed from MOL designation given the findings of the Urban Character Study (February 2015), furthermore the site does not fulfil the objectives of MOL and in line with the recommendation and aspirations in the study should be promoted for housing.	MOL is a GLA designation and beyond the scope of this plan.
376	SA652	Highgate School	MOL	The School has several areas of land which are designated as MOL, including the 'Far Field' which has boundaries with the Bishops Avenue, Hampstead Lane and Courtney Avenue. The Far Field currently comprises a playing field with a small pavilion at the rear with changing room facilities, used by the School for sports. The February 2015 Urban Characterisation Study referred to above identifies this Sports Ground as an opportunity site for low rise, high density residential use. MOL is effectively urban Green Belt and as such is afforded the same level of protection. Consequently, the Far Field site would not be able to come forward for housing if it was to remain as MOL.	Noted. This site is outside the scope of the allocation.
529	SA653	Omved International Limited (MBA)	National planning guidance	SADPD is also deficient because it fails to adequately respond the requirement identified in **National Planning Guidance paragraph: 006 Reference ID: 12-006-20140306** that: *The Local Plan may also require a Habitats Regulation Assessment, as set out in the Conservation of Habitats and Species Regulations 2010 (as amended) if it is considered likely to have significant effects on European habitats or species, located in the local planning authority's area or in its vicinity.* About 25% of the Allocation is a SINC that will be crossed by a new path and so the requirement for a Habitats Regulation Assessment must be screened for. We are unable to find any screening that has taken place.	A habitats regulations assessment has been prepared as part of this planning process.
529	SA654	MBA Planning on behalf of Ormved International Ltd, owner of Southwood Nursery site, Highgate Bowl	NPPF	**NPPF para 111** sets out the national policy for such land: *Planning policies and decisions should encourage the effective use of land by re-using land that has been previously developed (brownfield land), provided that it is not of high environmental value. Local planning authorities may continue to consider the case for setting a locally appropriate target for the use of brownfield land.* The respondent's Southwood Nursery site is an illustration of the type of site where development could be inhibited by the policy as drafted. It has a commercial use, is largely open (about 10% of its site covered in buildings and more than 50% by hard standing), it has no public access, and it is virtually invisible in public views. A policy that restricts its development in principle would be inconsistent with the NPPF.	Noted. It is considered that the Policy makes provision for an appropriate level of development, while protecting the heritage and biodiversity values of Highgate Bowl.
826	SA655	Tony Baker, Chair of Trustees, Harington Scheme	Objects to "NHS" redevelopment	Is actively trying to dissuade NHS property from progressing a development on the existing educational building which they lease.	Noted.
529	SA656	Omved	Open space	The Council has accepted for almost 20 years that the Bowl has no	Noted.

		International Limited (MBA)		strategic or local open space significance. Its evidence to the 2005 RUDP inquiry that explains the reasons for this is at **Annexe 1**.	
529	SA657	Omved International Limited (MBA)	Open space	It is not surprising in this context that HLP does not say anywhere that the site should be treated as Local Green Space or its equivalent. As **NPPF para 76** indicates, this should only be designated when a Plan is prepared or reviewed. The Local Plan was adopted in March 2013 (two years after the NPPF issued in draft) and so there was ample time to include a policy to this effect that would have a spatial expression on the Proposals Map. **London Plan Policy 7.9** is part of the Development Plan for this area. It says the significance of heritage assets should be assessed when development is proposed and schemes designed so that the heritage significance is recognised both in their own right and as catalysts for regeneration. Wherever possible heritage assets (including buildings at risk) should be repaired, restored and put to a suitable and viable use that is consistent with their conservation and the establishment and maintenance of sustainable communities and economic vitality. **NPPF paras 132 and 134** have similar requirements.	The Site Allocations document forms part of the Local Plan, and is a suitable vehicle for amending open land designations.
529	SA658	Omved International Limited (MBA)	Open space	Despite Map 4.1 of the draft DMP (that was published at the same time as SADPD) the SA fails to consider whether there is a shortage of open space in Highgate. As there is no shortage, its decision to make the Bowl SLOL shows a disregard of the SA's own decision-making criteria. Its failure to identify its potential for residential development is similarly inconsistent with its criteria. It is also inconsistent with the HLP Proposals Map that does not show the Bowl as SLOL.	Noted, there is not a deficiency of open space in this area.
819	SA659	Martin Adeney on behalf of the Friends of Highgate Bowl	Parade Ground	The Highgate School old Parade Ground should be maintained as open land	Noted.
529	SA660	Omved International Limited (MBA)	Private site	Its last full use was as a Garden Centre (that closed in 2014 but the planning use has not been abandoned) and a landscaping contractor's business. Both of these are commercial uses that would be financially penalised under **Site Requirement and Development Guideline (SRDG) k** (employment floor space loss trigger financial compensation) if their use changed. In March 2014 the Council refused a community nomination to include it in the Council's list of Assets of Community Value because the land did not constituted land of community value for the purposes of Section 88 - access to it was only possible when the Garden Centre was open and not otherwise and the main use of the land was retail and so its actual use was in fact an ancillary use (reliant on the Garden Centre being open and ancillary to it) that did not meet the criteria for nomination. There has never been public access to the landscape contractor's part of the site. The Garden Centre had a shop but no coffee shop and so was not a facility where customers lingered socially. Public access was restricted to commercial activities and its gates were locked at nights. They are now locked day and night.	While the Harington scheme cannot be protected by name, a presumption that any development will retain, and where possible enhance the site for horticultural/education use.

				The Garden Centre had 30-40 unmarked parking spaces and large open storage areas serviced by vans, small lorries and large articulated lorries through the narrow and tortuous Townsend Yard. The car park and open storage area are mainly in the eastern part of the site adjoining Chomeley Crescent and are still used as storage by the landscape contractor. Other than in the circumstances outlined below, there is no intention of facilitating public access to the land or disposing of it and so it is unavailable for public use sought by **SRDG e and h.** (public routes and new users will be encouraged)	
529	SA661	Omved International Limited (MBA)	Private site	The remainder of the allocation is also in private ownership with a disparate land use character and so its use is unlikely to facilitate the **SRDG h** (new users will be encouraged) aspiration. There is no access to the general public and it is remarkably inconspicuous in public views – only its boundary planting can be glimpsed from Chomeley Crescent to north, Kingsley Place to the west and at the end of Townsend Yard to the south. It is lost in long views against the wooded skyline of the Hampstead/Highgate Ridge.	Noted.
529	SA662	Omved International Limited (MBA)	Private site	Turning to the wider area, including the subdivided respondent's site six distinct areas of use can easily be identified on the allocation. To the east is the Harington Project that provides horticultural and other training for young adults with learning disabilities and difficulties. Its character is of allotments and buildings. The special character of the users of the facility means that it is unlikely to encourage public access as sought by **SRDG e and h** (public routes and new users will be encouraged)**.** The respondent's site is separated from the Harington Project by the area of dense self-sown woodland visible on the aerial photo. The woodland is a privately-owned SINC. No screening appears to have been carried of the significance of the species it contains and as a result it is impossible to say whether the access through it sought by **SRDG e and h** is compatible with **SRDG i** (SINC be protected). To the south of the respondent's site the allocation is the area of unkempt yards and garages in Townsend and Kings Head Yard behind the historic buildings in Highgate High Street. The respondent's site is separated from this area by a wall and dense vegetation. **SRDG c** requires the entrance through these yards to be enhanced, **SRDG d** that they should be redeveloped as mews houses, **SRDG g** that they should signal the open space behind but **SRDG k** says that change of their employment use will trigger a financial penalty. There can be no certainty they will come forward as the allocation requires in this context – why should the owners of this property undertake development that they will be penalised for? To the southwest of the respondent's site are gardens containing two swimming pools behind houses in Southwood Lane and to the	While the Harington scheme cannot be protected by name, a presumption that any development will retain, and where possible enhance the site for horticultural/education use.

				west is the Highgate School former Parade Ground and gymnasium building that have been part of the school grounds for at least a century and separate it from the post-war housing at Kingsley Place. It is hard to conceive that either of these will be made available for the private routes sought by **SRDG e** or for the new users of the Bowl sought by **SRDG h.** It is clear from this that there is no visual or functional relationship between the respondent's site and the other areas of the allocation – the woodland separates it from the Harington Project, the wall and dense woodland from the yards and gardens and a dense tree-line and embankment from the former Parade Ground and the gardens.	
265	SA663	NHS Property Services (Savills)	Proposed wording change	*Protection of the Highgate Bowl as open space, and improvement of public access ~~to it through~~* ***with*** *limited* ***residential*** *redevelopment of Townsend and Duke's Head yards* ***and at The Harington Scheme site, as brownfield sites at fringe locations to the Bowl.***	Noted, the wording will be amended to be less prescriptive in this regard.
265	SA664	NHS Property Services (Savills)	Proposed wording change	*Limited redevelopment of the garages and workshops in the two yard areas ~~will be allowed~~* ***and at the built area of The Harington Scheme site to create a range of house types to include flats and*** *mews-style residential development.*	The Site Allocation will not be this prescriptive; this is implicit in the design policies of the DMDPD.
265	SA665	NHS Property Services (Savills)	Proposed wording change	*Public routes through the various land parcels that make up the Bowl will need to be introduced to unify the open space****, subject to the operational requirements of existing landowners and/or occupiers****.*	The Site Allocation will not be this prescriptive; this is implicit in the design policies of the DMDPD.
265	SA666	NHS Property Services (Savills)	Proposed wording change	*Due to the proximity of public amenity offered by the newly designated open space, development can occupy most of the available space, reflecting a mews-typology* ***and flat-led schemes****.*	The Site Allocation will not be this prescriptive; this is implicit in the design policies of the DMDPD.
265	SA667	NHS Property Services (Savills)	Proposed wording change	*Thames Water should be consulted with regards* ***to the*** *capacity of existing drains to move waste water from the site, Provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition of planning consents.*	Noted. **Action: Amend sentence as suggested**
265	SA668	NHS Property Services (Savills)	Proposed wording change	*In line with policy SP9, if redevelopment results in a net loss of employment floorspace, a financial compensation will be required as set out in the Planning Obligations SPD* ***where viable.***	Comment noted. However, Policy SP9 is an adopted policy and is not being examined at this time.
265	SA669	NHS Property Services (Savills)	Residential development	Within the previous draft of the SA DPD (January 2014), there was support for residential development along the fringes of the allocation to provide circa 4,500sqm residential in total. The previous wording of the policy was more flexible than the current draft, and indeed more appropriate in light of the increasing FALP housing target for Haringey and the NPPF's presumption in favour of sustainable development. To provide more flexibility and ensure that small scale, new residential development could and should be delivered in this area on brownfield sites (other than the two yards) at fringe locations to the Bowl to include Plot C of THS site (refer to representation Appendix C for plot site map).	The NHS-owned building will not be allocated as open space, but any proposals for the site would need to demonstrate how the horticultural use is retained and where possible enhanced.
819	SA670	Martin Adeney on behalf of Kingsley Place and Somerset Gardens	Routes through Bowl	We are concerned about proposals set out in the 'site requirements' statement that public routes 'will need to be introduced' through the Bowl. The association is concerned about the need for such routes, their proposed positioning and their impact on residents' amenity and security. It seeks consultation on any such proposals and issues such as night-time closure	Noted. Any proposed site access will be subject to the development management policies which require developments to demonstrate compliance with secured by design principles.

		Residents Association			
697	SA671	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted. Policy to be amended accordingly.
265	SA672	NHS Property Services (Savills)	Significant local open land	These representations are in general support for the preservation and protection of the open space character of the Highgate Bowl, however concerns are raised about the designation and boundaries of the proposed Significant Local Open Land within the boundary of draft Allocation SA45.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
265	SA673	NHS Property Services (Savills)	Significant local open land	As raised below in connection with draft Policy DM26: Open Space, SLOL is not one of the open space typologies identified within FALP Table 7.2, nor is an adequate definition provided in any adopted or emerging regional or local policy. There also does not appear to be any evidenced recommendation for the designation of a large part of the Bowl area as SLOL	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
265	SA674	NHS Property Services (Savills)	Significant local open land	Whilst the part of Plot C that currently accommodates the buildings associated to THS is excluded from the SLOL designation, the walled garden, which is essentially a private garden with built footprint within it, and the grass verges on the southern side of the access road are included.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
265	SA675	NHS Property Services (Savills)	Significant local open land	Notwithstanding the lack of definition of what constitutes SLOL, the walled garden (which is not available to the public) and the grass verges do not make the same contribution to the protection of open space as the main area within the Bowl and these should be removed from the proposed designation.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
265	SA676	NHS Property Services (Savills)	Significant local open land	The difference in character and function of Plot C, in comparison to the Plots A and B and the wider Bowl area, is emphasised by the fact that in the previous version of the draft SA DPD, published in January 2014, it was not even included within the boundary of the draft Allocation, which was then known as HG4.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
265	SA677	NHS Property Services (Savills)	Significant local open land	On the basis of the comments made above, a revised map is included for draft Allocation SA45 at Appendix C which indicates the altered boundary for the SLOL designation within the Bowl area. No other changes have been made.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
826	SA678	Tony Baker, Chair of Trustees, Harington Scheme	Significant local open land	Request the SLOL is extended to include the buildings, and/or "rezone" the site to be for educational use.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
529	SA679	Omved International Limited (MBA)	Significant local open land	The proposed SLOL designation can only rely upon adopted HLPSP policy, the relevant **Policy SP13** of which says: *All new development shall...seek to secure opportunities for additional publically accessible open space especially in those identified areas of Open Space deficiency ... as set out in the Council's Open*	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.

				Space and Standards SPD. The policy recognises that new open space provision should be linked to development and principally applied where there is an open space deficiency - which (as shown above) does not apply in the area of the Bowl. The proposed SLOL designation is inconsistent with the adopted HLPSP as well as the emerging DMP.	
529	SA680	Omved International Limited (MBA)	Significant local open land	As shown below, the Bowl's function has already been considered by the Inspector at the 1998 UDP Inquiry who concluded it neither had the necessary features to be MOL or a SLOL. The Council fully accepted these conclusions and its evidence to the 2005 RUDP Inquiry refuted local claims that the site should be SLOL. The SADPD and SA's reliance on the ALGG concept and draft DMP policy is thus wholly misplaced. Its advocacy of designation as SLOL is wholly inconsistent with its position to date. It is evident that Council's decision that the Bowl should be SLOL is unsound because it is the result of flawed and inconsistent analysis.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
529	SA681	Omved International Limited (MBA)	Significant local open land	There is no policy in the RUDP 2006 or the Haringey Local Plan (HLP) 2013 that unequivocally constrains development in the Bowl to particular uses. The proposal that the site should be a SLOL is inconsistent with the Development Plan.	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.
529	SA682	Omved International Limited (MBA)	Significant local open land	**TOWARDS AN EVIDENCE BASE FOR THE NEED FOR OPEN SPACE AND THE PROPOSED SLOL DESIGNATION** This area has an exceptional quantity of public open space for London (the CACA calls it a wealth of open space and green surroundings). Within about a kilometre of the appeal site there is access to about 400ha of major open space including ancient woodland and open heath as well as more conventional urban open space. The entrance to Waterlow Park is about 100m from Townsend Yard. The allocation is not in an area of Local Open Space Deficiency and none of the reasons for refusal in the recent appeal on the site **(Annexe 2)** identifies a need to place the site in public open space use. The Council sought in the draft Haringey UDP 1998 to designate the Bowl as MOL. The UDP Inspector concluded it was not MOL and was also asked to consider whether it should be designated Significant Local Open Land (SLOL). On this he concluded that it was clearly not a public open space as access to it is extremely limited to places such as the private garden centre and private school and it does not met any local recreational needs and has no recognised nature conservation value. As its value was said to come almost entirely from its relationship to the historic Highgate Village, this specific value was more appropriately protected by relevant policies dealing with Highgate village as a conservation area than policies designed to protect open space. It seemed wrong to the Inspector to try to force open space policies	Due to its importance to the Conservation Area, it is considered that the site is protected as SLOL.

				on a piece of land, about half of which comprises an artificially raised tarmac parade ground, a garden centre with substantial areas of hard surfaces and structures and rear gardens. He concluded it was not SLOL. Nothing has changed to justify a different conclusion. Even though there has been a long history of attempts to secure residential development on the site, there is no policy in the UDP 2006 or the Local Plan 2013 that unequivocally prevents this. Nor is there any statement in the CACA 2013 that is unequivocally hostile to residential development on the site; The Council has accepted for almost 20 years that the Bowl should not be SLOL as spelt out in its evidence to the 2005 RUDP inquiry **(Annexe 1).** **Plainly designating the area as SLOL now would be fundamentally inconsistent with the Council's position over the past 20 years and would be wholly unreasonable. It follows that SRDG b that seeks that the Bowl should be a SLOL requires the most closely argued justification – but justification is wholly lacking in SADPD and its SA criteria preclude this.**	
376	SA683	Highgate School	Site boundary	The proposed Site Allocations document sets out an allocation for Highgate School (SA44) and the 'Highgate Bowl' (SA45). The boundary in SA45 (the Bowl) has been drawn incorrectly and as a consequence includes some of the School's buildings and land to the rear of Dyne House when it should terminate at the western end of the Parade Ground.	Noted, this will be amended. **Action: Amend site boundary to remove Dyne House buildings**
376	SA684	Highgate School	Site boundary	Having regard to the information set out above *(note: full details included in representation*), the boundary of the Bowl has been drawn incorrectly and therefore not reflective of the original aspiration of the designation, the boundaries established through previous statutory plans and in conflict with the pre-application discussions with Haringey planning officers. Moreover, no evidence and no objective assessment has been carried out to justify a change in the boundary. Accordingly, the boundary should be revised so that it terminates at the western edge of the Parade Ground and therefore does not include any of the Dyne House buildings. For the avoidance of doubt, the boundary should follow that of the SPG3.5 (map included with representation).	Noted, this will be amended. **Action: Amend site boundary to remove Dyne House buildings**
376	SA685	Highgate School	Site boundary	The Site Allocations document includes part of the Dyne House site and the Parade Grounds in both SA44 and SA45. The allocations have differing policies and seek to achieve different outcomes; as such the boundaries need to be revised. If the Bowl boundary is corrected so that it terminates at the western end of the Parade Ground, it would leave the Parade Ground covered by both SA44 and SA45. We suggest that the Parade Ground are shown as being 'hatched' in the SA44 allocation with a reference under Development Guidelines that "The area shown hatched within the Highgate Bowl designation *forms part of Highgate School, as it also falls within the Bowl this area will be guided by the principles set out in the Bowl allocation*".	Noted, this will be amended. **Action: Amend site boundary to remove Dyne House buildings**
376	SA686	Highgate School	Site boundary, NPPF	Paragraph 169 of the NPPF sets a requirement for local planning authorities to have up-to-date evidence about the historic	This is a new designation, based upon the Inspector's decision that the Bowl represents an important asset within the Conservation

			consistency	environment in their area and use it to assess the significance of heritage assets and the contribution they make to their environment. The Highgate Bowl boundary as set out in the Preferred Options Site Allocations DPD has not, as far as we are aware, been objectively assessed or based on up-to-date evidence to justify the extension of the Bowl boundary.	Area.
372	SA687	Highgate Society	Site boundary, social and community infrastructure	Note SA45 and the response from the Highgate Bowl Action Group. Request that their response fully taken into consideration. In particular, it asks that the green dotted line is extended to include the Harington Scheme. Concern that although this is currently zoned as agricultural land, it is not included within this line, leaving it open for housing or other development which, whilst resulting in short term gain, would fundamentally threaten the existence of the scheme.	The open parts of the Harington scheme will be allocated SLOL. **Action: Amend site boundary to include open part of the Harington scheme.**
529	SA688	Omved International Limited (MBA)	Site description	This section first describes the key features of the respondent's land and moves on to put this in the context of the allocation generally. Southwood Nursery is an area of 0.9has north of Highgate High Street in the western part of the 3.9ha Allocation Site SA44 in the Highgate Conservation Area. The CACA says it *has ... a notable tree cover around its boundaries and in clusters within the site. This screens the sheds and other structures within the site. Much of the site also contains raised beds to display plants which also reduce the amount of ground covered by hard standing as conventionally understood.* *This is an important factor in the contribution of the Nursery site to the Bowl as a whole. The largest building now present is the greenhouse, and although the development covers a significant amount of the site, it is not sufficiently dominant or visually intrusive to undermine the contribution the site makes to the apparent open tree-covered character of the Bowl.*	Noted.
529	SA689	Omved International Limited (MBA)	Solution	**AN ALTERNATIVE VISION FOR THE SOUTHWOOD NUSERY SITE CONSISTENT WITH THE EMERGING EVIDENCE BASE** As far as policy is concerned, the points identified above are relevant: • Policy support for heritage-led regeneration; • Policy support for increased accessibility to the historic environment; • Policy support for restoration of heritage assets in a way that puts them in a suitable viable use; • Policy support for the establishment and maintenance of sustainable communities and economic viability. As far as the criteria in the SA are concerned, this offers no support for a SLOL designation and considerable support for a housing allocation. In this context (as well as the lack of any identified funds to undertake the extensive acquisition and construction work the proposals entail) the proposals in the SADPD are plainly pie in the sky. Only allowing carefully controlled new residential development will secure a remedy for the manifest disadvantages of the use of the	The site is protected as SLOL due to its importance to the conservation area.

				Southwood Nursery site at present and secure the public access sought by the Council. We object that the following has not been included in SADPD as a development brief for the Southwood Nursery site. • An area about 30m wide along the eastern boundary of the site running adjacent to the SINC from the Townsend Yard gate to the rear of the Chomeley Road houses shall be made available for public use; • A public access route along the north boundary of the site shall be designated between the SINC and the Highgate School Parade Ground if supported by the Metropolitan Police; • No more than three houses shall be permitted on the remainder of the site; • The houses shall be accessed from Townsend Yard; • One house shall be on the site of Whistler's Cottage and the other two on the lower western part of the site where they will not impact the setting the High Street; • Their total footprint shall not exceed the footprint of the existing buildings on the site; • Their scale, materials and height shall ensure they are visually subservient to Highgate High Street and the wider conservation area; • They must respect the local built form and vistas leading into the site; • The existing tree cover on the site shall be maintained and enhanced; • The proposed development shall protect the local SINC designation and wherever possible enhance the quality of the local landscape and habitats; • New development shall mitigate against any flood risk posed by local drainage issues; • Its illumination shall be less than the illumination that exists for the garden centre and the landscape contractor at present. This will secure all the Development Plan policy objectives set out above – it will create heritage-led regeneration; will increase public accessibility to the historic environment and it will support restoration of heritage assets in a way that puts them in a suitable viable use. The respondent would be very glad to discuss them with the Council and seeks a meeting to do so.	
372	SA690	Highgate Society	Support for Neighbourhood Forum reps to consultation	Fully support comments submitted by the Highgate Neighbourhood Forum concerning the Site Allocations SA42-47	Support for Highgate Neighbourhood Forum response noted.
419	SA691	Haringey Liberal Democrat Group	Support rep	We support the Highgate Bowl Action Group and Highgate Neighbourhood Forum submissions and hope that the Council will take their detailed responses on board.	Support for Highgate Bowl Action Group and Highgate Neighbourhood Forum responses noted.
529	SA692	Omved International Limited (MBA)	Unsound	The SADPD is unsound on these measures. It does not: • contain an objective assessment of development and infrastructure requirements that supports identification of the Highgate Bowl as a SLOL;	Noted. The next stage of consultation (Regulation 19) will offer an opportunity to comment on the soundness of the plan. Following this, an independent Inspector will test the soundness of the plan.

				• evaluate its strategy in this respect against reasonable alternatives based on proportional evidence; • consider whether its proposals are deliverable.	
529	SA693	Omved International Limited (MBA)	Unsound	**We object that the draft SADPD would plainly fail the test of soundness that will be applied by the independent Inspector in the following respects:** ***a.*** **There is no SEA or Habitats Assessment appraisal;** ***b.*** **There is no evidence base supporting the SADPD's conclusions;** ***c.*** **There is no thorough appraisal of the potential uses of the allocations SADPD identifies, particularly in respect of the decision to make the Bowl SLOL;** ***d.*** **Its allocation of the Bowl as SLOL is inconsistent with the Council's published criteria and adopted policy;** ***e.*** **It does not take into account the fact that there is no open space deficiency in the area;** ***f.*** **The site is not shown as part of the ALGG on the DMP's plan and so use of the Green Grid policy to justify allocation of the Bowl as SLOL is entirely misplaced.** ***g.*** **The issue of whether the site has a strategic or significant open space function was disposed of many years ago. Nothing has changed that would justify a different view being taken now;** ***h.*** **Its failure to consider whether it should be a housing allocation is similarly inconsistent with the Council's published criteria;** ***i.*** **It does not consider whether its proposals for the allocation are deliverable and so cannot be certain they are realistic;** ***j.*** **It fails to align with the HLP policy SP13 and the Proposals Map, which do not identify a SLOL designation on the Bowl.** We expand these objections below, where we conclude with a more practical proposal for the respondent's element of the allocation. This fulfils the reasonable planning requirements identified in our assessment of the relevant evidence base.	Noted. The next stage of consultation (Regulation 19) will offer an opportunity to comment on the soundness of the plan. Following this, an independent Inspector will test the soundness of the plan.
820	SA694	Gail Waldman on behalf of the Highgate Bowl Action Group	Vision for the Bowl	It is essential that the proposals in SA 45 should largely reflect the definitive rulings in the 2014 Appeal decision: in particular, para. 11 : ***"The Bowl is significant as a remnant of the once rural village setting of Highgate, and its spatial qualities are cherished by many local people. It is an important part of the Conservation Area, the character or appearance of which it is desirable to preserve or enhance."*** and para. 33 : ***"the failure to preserve or enhance the character or the appearance of the Conservation Area is a compelling objection to the scheme."***	Noted. The bowl is being designated open space to reflect its importance to the Highgate conservation area.
826	SA695	Tony Baker, Chair of	Walled Garden	We would lose the walled garden to the residents. The walled garden is an essential resource for Harington – used to train our	While the Harrington scheme cannot be protected by name, a presumption that any development will retain, and where possible

		Trustees, Harington Scheme		horticultural students in how to maintain a formal garden (it provides the only possible area on the site for mowing practice); and for various Harington events (it is the only place where we can erect a marquee and hold our prize-giving). Losing all of the existing courtyard would leave us with severely inadequate external space in the area of the classrooms for social interaction in breaks;	enhance the site for horticultural/education use.

Comments on SA46 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
763	SA696	Stephen Dias	Consultation	A second letter arrived today by 2nd class post - this time stating that the meeting would take place today. As I work full time, I did not receive this letter until after I came home from work at 6:30pm, and therefore was not able to come to the meeting. This level of service is unacceptable and poor especially when it relates to such an important issue.	We apologise for the late notification of the meeting. We will investigate this issue and aim to ensure that sufficient notice is given for future consultation events. The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
763	SA697	Stephen Dias	Consultation	Furthermore, the first letter did not state what day the meeting would be.	We apologise for the insufficient information on the letter. We will investigate this issue and aim to ensure that sufficient information is included in future correspondence. The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
763	SA698	Stephen Dias	Consultation	- The letter informing us of this only arrived on Tuesday (24/03/2015). Two days is unacceptable and too short notice to hold such an important meeting.	We apologise for the late notification of the meeting. We will investigate this issue and aim to ensure that sufficient notice is given for future consultation events. The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
760	SA699	Patricia J Tausz	Parking	I own one of the parking spaces which belongs in fact to the Southwood Hall Estate and not to the Summersby Road Estate.	Noted. This will be removed from the allocation. **Action: Remove parts of Southwood Hall estate including the car park from the site allocation**
759	SA700	Christina Beyer	Buildings; robustness; maintenance; decent homes	The buildings are of solid construction – it is only due to the negligence of Haringey Council to follow a maintenance programme that the exteriors are in a poor state of repair. The Decent Homes Programme has apparently begun in Summersby Road, therefore this money will effectively have been 'poured down the drain'	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
402	SA701	Dr Richard Stevens (Local	Building height objection	A 7 storey building in this area would be totally inappropriate and would impact the conservation area.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation

		Resident)			Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development Management Policies Local Plan.
348	SA702	Mehmet Toker	Building height, amenity	A 7-storey development will block the natural light to my flat.	Noted, indicative building heights will be removed from the allocation. Development Management Policies revised to set a clear framework and criteria for assessing proposals for large and tall buildings across the borough. Development Management Policies require that any future proposal is designed to protect amenity. **Action: Delete reference to indicative building height**
760	SA703	Patricia J Tausz	Investment; maintenance	A great deal of our money is used on the upkeep of our estate - I am a proud owner of my property and much appreciate all the work put into keeping our estate in good condition.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
348	SA704	Mehmet Toker	Biodiversity	A high rise development in this location is detrimental to the nature of Highgate Woods and Queens Wood.	Noted, any design would need to be appropriate to its local context, including the Woods in line with the development management policies.
755	SA705	Lukshman Kumaradevan	Light; noise pollution; biodiversity	A major development will cause increased light and noise pollution and is going to place extreme stress on the beautiful and ancient Queens Wood with its precious and rare wildlife.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
755	SA706	Lukshman Kumaradevan	Light; height; scale; pollution	A seven storey development will directly impact on the light coming into our road and homes and place us in shadow. We will also bear the brunt of increased pollution. This seems completely overtop with regard the bulk and size of the proposed development.	Noted, indicative building heights will be removed from the allocation. Development Management Policies revised to set a clear framework and criteria for assessing proposals for large and tall buildings across the borough. Development Management Policies require that any future proposal is designed to protect amenity. **Action: Delete reference to indicative building height**
433	SA707	Philip Ferguson	Opposition	Against this plan as will impact on my living at Summersby Road. The plans encompass my home and that is not made clear in mailings that have been distributed amongst residents. In short term property will be in the shadow of the first phase.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
404	SA708	Bob and Angie Rooney (leaseholders)	Objection to the demolition of the existing housing	Already invested private in the homes. Residential have already experienced hassles of expanded parking, the remodelling of the playscape and the taking down of the old pram sheds.	Noted.
748	SA709	Kelvin Hindson	Community; business; mix	Any demolition and rebuilding of the estate would severely disrupt the lives of the current occupants of the estate (& would reduce or eliminate the mix of residential and commercial areas if the Buildbase yard was included in any redevelopment). There would be considerable disturbance, over a considerable time, to the adjacent houses and flats on Muswell Hill and in the Southwood Hall estate.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
727	SA710	Friends of Queen's Wood -	Height	Any development should be of low height, no more than three storeys near the Wood, but could be higher further into the site.	Noted, indicative building heights will be removed from the allocation. Development Management Policies revised to set a

		David Warren		The proposed development would seriously affect the ecology, creating shadows and reducing sunlight for a considerable distance into the wood. It would destroy the value of the wood.	clear framework and criteria for assessing proposals for large and tall buildings across the borough. Development Management Policies require that any future proposal is designed to protect amenity. **Action: Delete reference to indicative building height**
406	SA711	C Kasba (leaseholder)	Building design	Any proposed buildings would fail to blend into the areas as well as the existing estates	The design of any future development will be considered in respect of the Development Management Policies Local Plan. All proposals for new development will be required to have regard to local character.
763	SA712	Stephen Dias	Robustness; housing; sustainability; decent homes	As you can see from the attached letter to this email, the surveyor thorough inspection has concluded that the flats “are of robust built and structurally sound” (paragraph 3). It therefore does not make economic sense to include them in plans that could see them possibly demolished, especially as the Decent Homes works are due to commence on our flats in a few months.	Following further discussions with the Council’s Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
770	SA713	Lesley Morisetti x2	Community; sustainability; affordable housing	Aside from the issue of the huge negative impact that this would have on an existing residential community, the economics of knocking down the Summersby Road properties also seem questionable. As the Summersby Road properties are a mixture of council tenants and leaseholders, and assuming that the council intends to retain council owned and affordable housing in any new development, it seems unlikely that it would be more cost effective to knock down and build new than it would be to continue with the existing programme of planned improvements.	Following further discussions with the Council’s Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
750	SA714	Lucy Shanahan & Patrick Mildren	Clarity of plans; community; housing, robustness	At the moment there seems to be a certain amount of ambiguity as to whether or not Summersby Road is in fact included in the development plans currently being proposed for the adjacent Build Base (builders yard) site. It would be outrageous to dismantle a series of perfectly viable residential buildings, not to mention the enormous impact and long-term distress this would cause to residents, some of whom have lived here their entire lives.	Following further discussions with the Council’s Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
769	SA715	John Spence	Sustainability	Attached report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited. Refer to 746	Noted.
764	SA716	Natalie Dias	Sustainability	Attached report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited. Refer to 746	Noted.
763	SA717	Stephen Dias	Sustainability	Attached report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited. Refer to 746	Noted.
745	SA718	Elizabeth Doherty	Sustainability; housing	Attached report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited refer to 746	Noted.
747	SA719	Rebeca Robertson	Sustainability; housing	Attached report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited refer to 746	Noted.
772	SA720	Anne Bentham	consultation	Because of the poor quality of the document many who would have had an interest in commenting in response to the Consultation may not have done so because of the misleading information. If they had had more time to disseminate the information, I feel that there would have been a larger volume of objection from them than you may have already received.	The Local Plan consultation was carried out in line with the Council’s adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
772	SA721	Anne Bentham	investment	Both leaseholders and tenants have put their own money and time into making their flats decent homes.	Following further discussions with the Council’s Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.

					Action: Remove housing estate from the site allocation
765	SA722	Edward Watt	Height; light; character	Building any higher than the existing blocks will block out light from South Close. Buildings any higher than the existing blocks would be out of character with the existing area. The Development Guidelines assert that the south would be more appropriate for higher buildings yet the part of the south bordering on South Close is on some of the highest land on the estate. High buildings up to seven stories on this section would be wholly inappropriate.	Noted, indicative building heights will be removed from the allocation. Development Management Policies revised to set a clear framework and criteria for assessing proposals for large and tall buildings across the borough. Development Management Policies require that any future proposal is designed to protect amenity. **Action: Delete reference to indicative building height**
387	SA723	Elizabeth Dohorty	Community cohesion	By demolishing Summersby Road a multi-ethnic, multi-faith community will be destroyed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
269	SA724	Mrs A Grant	Crime	Concerned development could lead to increased criminal activity	Concern noted. There is no evidence provided to suggest that the proposal will lead to increased criminal activity. Haringey's proposed Development Management policies require that new development delivers high quality design which incorporates Secure by Design principles to promote safety.
399	SA725	Bridgitte Mian, Local resident - Summersby	Site boundary	Concerned that the Council have extended the boundary of proposed SA46 to include the 5 blocks of flats managed by Homes for Haringey, that lie south of the builders yard.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
396	SA726	Jo and Tamary Penlerick, Local resident - Summersby	Site boundary	Concerned that the Council have extended the boundary of proposed SA46 to include the 5 blocks of flats managed by Homes for Haringey, that lie south of the builders yard.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
269	SA727	Mrs A Grant	Demolition	Concerns about future development that would demolish houses on quiet Summersby Road	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
401	SA728	Pippa Robinson – Indoor Garden and Design	Concerned about impact of neighbouring business	Concerns the development proposal may disrupt the current business	Noted, the requirements of neighbouring businesses to be retained adjoining any development will need to be considered as part of any planning application. Policies covering this are set out in the DMDPD.
270	SA729	Miss J Johnson	Decent Homes	Council failed to provide for residents under Decent Homes and consequently has invested a lot over the years in upkeep to improve home. What will happen to this now and the money spent on the house?	The estate has been included in the Decent Homes program to ensure that housing is maintained at the appropriate standard.
399	SA730	Bridgitte Mian	Site allocation	Development of a builder's yard is a completely different proposal from developing a site which includes people's homes.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
396	SA731	Jo and Tamary Penlerick	Site allocation	Development of a builder's yard is a completely different proposal from developing a site which includes people's homes.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**

756	SA732	Lukshman Kumaradevan	Land ownership	Following my earlier objections to this proposal many of my neighbours and myself note that the plan seems to include the private car park on South Close. This is land not owned by the council and indeed has land registered leaseholds held by the owners of the spaces.	Noted. This will be removed from the allocation. **Action: Remove parts of Southwood Hall estate including the car park from the site allocation**
766	SA733	Jason Kingdon	Councils intention	For little objective other than more high density housing without real consultation or mandate. Are there to be no areas in London where housing concentration is to be managed?	The London Plan sets out the spatial development strategy for Greater London, which all London Boroughs' Local Plans must be in general conformity with. Haringey's Local Plan documents will help give effect to the borough's spatial strategy and aim to deliver sustainable development. The Council has a requirement to deliver housing to meet need, and while this is considerably focussed in growth areas, there will be sites outside of these that are deliverable to help meet need.
372	SA734	Highgate Society	Support for Neighbourhood Forum reps to consultation	Fully support comments submitted by the Highgate Neighbourhood Forum concerning the Site Allocations SA42-47	Noted.
750	SA735	Lucy Shanahan & Patrick Mildren	Community; object to plans	Furthermore, Summersby Road is one of the few places we have lived in London that has such a strong community spirit and is a great example of successful social integration. We are completely opposed to any proposal that includes the flats on Summersby Road and wish to appeal for their removal from the current boundary allocation as it appears in Haringey's Local Plan document.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
404	SA736	Bob and Angie Rooney (leaseholders)	Supports the redevelopment of the builders yard	Happy to see the builder's yard be redeveloped for housing, provided parking spaces for residents are planning for.	The Council welcomes support for the proposed allocation. Parking provision for any future development will need to comply with the Council's parking standards, as set out in the Development Management policies Local Plan.
407	SA737	Catherine Cunningham	Incorrect ownership boundary	Haringey appears to be claiming a section of land at the end of South Close which belongs to the Southwood Hall Estate	Noted. This will be removed from the allocation. **Action: Remove parts of Southwood Hall estate including the car park from the site allocation**
762	SA738	Karen Newton	consultation	Haringey council has not alerted me to their proposed plans to redevelop the whole of Summersby road after proposing just the builders yard initially. This information was not forthcoming. I had to find this out from your website which was a shock, I thought you would at least have the common courtesy to send a letter as I have received many correspondence from you in the past with information not as important as this!	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
772	SA739	Anne Bentham	Community; sustainability	Haringey's strategic aim is to protect and enhance community spirit and cohesion. Such communities evolve and develop depth of character over time. Demolition would destroy those communities and social networks that had taken generations to establish.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
771	SA740	Dan Kendall	Green space;	Highgate wood has already been damaged by the Magistrates Court development, further development adjacent to these sites should not be allowed.	The site allocation covers an area which has been largely developed. The Council's proposed policy seeks to optimise the use of this previously developed land, should future opportunities arise, in order to deliver the spatial strategy. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.

399	SA741	Bridgitte Mian	Decent homes, building condition	Homes for Haringey have advised that improvement work will start soon. Surveys have said that the buildings are in solid and good condition.	Noted. The estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
396	SA742	Jo and Tamary Penlerick	Decent homes, building condition	Homes for Haringey have advised that improvement work will start soon. Surveys have said that the buildings are in solid and good condition.	Noted. The estate has been included in the Decent Homes program to ensure that housing is maintained at the appropriate standard.
776	SA743	Summersby resident 1	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
797	SA744	Summersby resident 7	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
793	SA745	Summersby resident 5	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
794	SA746	Summersby resident 6	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
781	SA747	Summersby resident 2	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
789	SA748	Summersby resident 4	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
788	SA749	Summersby resident 3	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
787	SA750	Charlotte Charters	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
779	SA751	Eddy Leon	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
782	SA752	Helen Elis	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
784	SA753	J. Hearn	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
777	SA754	Janet Johnson	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
773	SA755	Kathleen Deane	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
791	SA756	L. Clarke	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
786	SA757	Luan and Antoneto Hoxha	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
778	SA758	Lusila Tati (site	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate

		resident)			standard.
775	SA759	Mrs Grant + John-18 Summersby rd	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
780	SA760	Mrs N Dias	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
796	SA761	Mrs Nulufer Firat	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
792	SA762	Mrs S F Beleh	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
785	SA763	P. Koutoula	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
774	SA764	P.Edwards	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
783	SA765	S. Williams	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
790	SA766	Stephen -31 Summersby Rd	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
795	SA767	V. Dakovic and Kristian Beale	Maintenance	Homes for Haringey recently informed us that the improvement work is due to start, which will be a worthwhile investment.	Noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard.
404	SA768	Bob and Angie Rooney (leaseholders)	Design of new homes	Hope that the new building would fit in with the existing Bauhaus style buildings	The design of any future development will be considered in respect of the Development Management Policies Local Plan. Proposals will be required to have regard to local character.
771	SA769	Dan Kendall	Scale; environment	I accept that there might be some limited development possible on this site, but the scale of development proposed seems far in excess of what could reasonably be achieved without damage to the hugely valued woodland.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan. Site development capacities are indicative, having been set using a standard methodology, and will be subject to further detailed review on planning applications.
744	SA770	Catherine Cunningham	Demolition; refurbishment	I also consider it wrong to demolish the existing residential property in Somersby Road. It would be far better to refurbish the existing properties and to preserve an existing community which is particularly suited to families with children.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
771	SA771	Dan Kendall	Green space; views; biodiversity	I am concerned about the possible impact of a major development here on Queen's Wood and Highgate Wood. A large development here could damage both the visual aspects of the woods from both inside and outside, and also damage the ecology of the woods itself.	The site allocation covers an area which has been largely developed. The policy requires that any proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to

					demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed DMDPD.
763	SA772	Stephen Dias	Consultation	I am disappointed and angered at the unprofessional level of communication from Haringey Council towards the residents of Summersby Road.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
384	SA773	Dawn Coker	Concern for home	I am getting on in age and don't want to lose my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
384	SA774	Dawn Coker, Local Resident - Summersby	Consultation	I am not happy with the way I have been informed about the new builds you want to put up.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
762	SA775	Karen Newton	Community; safety; green space	I am utterly appalled to learn that this area is now to undergo redevelopment. I specifically chose to live in this area as it has a very welcoming community, is totally safe when I am returning home at any time day or night and is located in such an aesthetically pleasing 'green' setting.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
757	SA776	Martin and Anne Essex	Objection	I am writing to object to the following two Haringey local plans and to ask you to remove the Summersby Road estate from both: Site Allocations DPD Consultation Document (February 2015) and Allocations to Strategic Policies 2011-2026 (February 2015).	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
769	SA777	John Spence	Objection	I am writing to strongly object to the inclusion of the Summersby Road estate in the Haringey plan specifically in the following documents: - Site Allocations DPD Consultation Document (February 2015) - Alterations to Strategic Policies 2011-2026 (February 2015)	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
767	SA778	Jason Kingdon	Burial site	I believe there is also burial site within the proposed development which again may have restrictive license terms associated with it? Since it was so late in the day that we have become aware of this major scheme we have not had time to examine all of these matters, but we assume that you have as otherwise it would be squandering council resources on a unlikely scheme if such binding terms already exist?	This site is adjacent to an area of Archaeological Importance, and this will be noted. **Action: add reference to site of archaeological importance**
759	SA779	Christina Beyer	Demolition; home ownership	I do not want to lose my home – I purchased my property in 1996 in good faith	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
762	SA780	Karen Newton	Robustness; community; environment	I feel Summersby road should be removed from the proposed plans, the buildings are a good solid construction, provide a great diverse community and would be costly to the surrounding environment.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
763	SA781	Stephen Dias	Consultation	-I have been informed by my neighbours who attended the meeting that many key questions that needed answering on the night - (mainly will the flats be demolished?) was not clarified at all. It appears that all it has done is leave more questions and uncertainly towards our futures here.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

762	SA782	Karen Newton	Investment; robustness; buildings	I have invested a lot of time and money to make a few cosmetic changes to the flat and all work undertaken by my builders/ advisers have commented on how well built this 1930's building is. I understand my block was built for the council workers initially and the materials used was of the highest quality, hence these flats are still standing and in not too bad a state of repair. Pulling these down and building a lesser standard of home then expect be to consider shared ownership is a real insult!	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
776	SA783	Summersby resident 1	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
797	SA784	Summersby resident 7	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
793	SA785	Summersby resident 5	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
794	SA786	Summersby resident 6	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
781	SA787	Summersby resident 2	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
789	SA788	Summersby resident 4	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
788	SA789	Summersby resident 3	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
787	SA790	Charlotte Charters	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
779	SA791	Eddy Leon	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.

					Action: Remove housing estate from the site allocation
782	SA792	Helen Elis	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
784	SA793	J. Hearn	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
777	SA794	Janet Johnson	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
773	SA795	Kathleen Deane	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
791	SA796	L. Clarke	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
786	SA797	Luan and Antoneto Hoxha	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
778	SA798	Lusila Tati (site resident)	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
775	SA799	Mrs Grant + John-18 Summersby rd	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
780	SA800	Mrs N Dias	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
796	SA801	Mrs Nulufer	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will

		Firat		over my future stake in my home.	be removed from the document. **Action: Remove housing estate from the site allocation**
792	SA802	Mrs S F Beleh	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
785	SA803	P. Koutoula	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
774	SA804	P.Edwards	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
783	SA805	S. Williams	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
790	SA806	Stephen -31 Summersby Rd	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
795	SA807	V. Dakovic and Kristian Beale	Investment	I have invested money, time, energy and emotional commitment into my home. Haringey's plans undermine this and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
399	SA808	Bridgitte Mian	Undermines investment	I have invested money, time, energy and emotional commitment into my home and Haringey's proposals ring fence the estate for development undermines this past investment and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
396	SA809	Jo and Tamary Penlerick	Undermines investment	I have invested money, time, energy and emotional commitment into my home and Haringey's proposals ring fence the estate for development undermines this past investment and casts a shadow over my future stake in my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
746	SA810	Report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited	Building robustness; housing; maintenance	I have made a thorough inspection of the buildings and they are of robust build and structurally sound. They have suffered recently from lack of good repair and maintenance strategy but once the repairs proposed by Haringey are carried out, the properties will be wind and watertight for many years.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
389	SA811	Lisa Lacrette, Local resident -	Objection to demolition,	I have strong concerns and worries on the development of Summersby Road. I am strongly against any plans to demolish the	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will

		Summersby	community cohesion	block of flats we as a close community live in, many residents being here for years.	be removed from the document. **Action: Remove housing estate from the site allocation**
749	SA812	Sharon Williams	Maintenance	I live at 39 Summersby road and I am writing to oppose the inclusion of our flats in the site allocation. I have lived here since 1990 and to move out would be detrimental to my health. I have been fighting for the last eight years for the council to investigate the disrepair of my home without success. And I question why? is this proposed site the reason why they have completely ignored my request.	Objection to inclusion of Summersby Road in site allocation is noted. The estate has been included in the Decent Homes programme to ensure that housing is maintained at the appropriate standard. The estate has been included in the Local Plan to reflect opportunities in the Council's long-term housing delivery and investment program.
383	SA813	Christina Beyer	Objection proposal on basis of consultation	I object on the grounds that no consultation period has been in place.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
387	SA814	Elizabeth Dohorty, Local resident - Summersby	Objection	I object to the proposal SA46.	Objection to proposal is noted.
765	SA815	Edward Watt	Site boundary;	I own one of the parking spaces which belongs in fact to the private Southwood Hall Estate and not to the Summersby Road Estate. The South Close car park is not in any way physically linked to Summersby Road (indeed it is at a much higher level than Summersby Road). It consists of privately owned car parking spaces which provide an essential resource in an area where parking is already limited. I would like to register a complaint about this and to request that the map is corrected to show the South Close Car Park correctly and exclude it from the development area.	Noted. This will be removed from the allocation. **Action: Remove parts of Southwood Hall estate including the car park from the site allocation**
753	SA816	Hugo Fagandini	Clarity of plan; inclusion of Summersby estate	I share the concerns of some of my neighbours a), that the estate is included within the site allocation on the map within the document, although the proposal itself purports to be based only on the current Build Base site on Muswell Hill Road. I would strongly urge the council and planning committee to take the necessary measures to ensure that plans for redevelopment of the Build Base site are explicitly prevented from extending to the Summersby Road estate.	The proposed site allocation boundary included the Summersby Road housing estate and the builder's yard, which is shown on the map included. However, in line with comments to this consultation the estate has been removed from this site.
761	SA817	Anna Howden	Benefits of estate: Parking; transport; location; green space; community	I specifically chose to live in this area due to easy parking, walking distance to the tube station and bus stop, having the selection of socialising in both Muswell Hill and Highgate and walking my dog in the woods both sides. I also feel it has a very welcoming community and feel safe when returning home at any time day or night.	Noted.
758	SA818	Carol Donoughue	Objection; Consultation	I strongly object to both of these documents and wish to register my concern about the proposals within them which will affect the Summersby Rd. Estate and also the Southwood Hall Estate. Has there been any consultation with the inhabitants of these two estates? I think not. Why not?	Objection noted. The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
747	SA819	Rebeca Robertson	Objection	I strongly object to the following two Haringey local plans and ask them to remove the Summersby Road estate from both plans: - Site Allocations DPD Consultation Document (February 2015)	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**

				- Alterations to Strategic Policies 2011-2026 (February 2015)	
764	SA820	Natalie Dias	Objection; site boundary	I STRONGLY oppose the inclusion of flats 1 – 44 Summersby Road in the Site Allocations DPD Consultation Document (February 2015) and the Alterations to Strategic Policies 2011 – 2026 (February 2015) and I want the flats to be taken out of the boundary site allocation	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
763	SA821	Stephen Dias	Objection; site boundary	I STRONGLY oppose the inclusion of flats 1 – 44 Summersby Road in the Site Allocations DPD Consultation Document (February 2015) and the Alterations to Strategic Policies 2011 – 2026 (February 2015) and I want the flats to be taken out of the boundary site.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
751	SA822	Neta and Luan Hoxha	Objection	I think Council-(housing-planning and developing sector) is wrong. The Council can build blocks or houses in many places which is appropriate for such a thing. The main reason I have applied to buy my flat is because this block is situated in green.	Noted. Any development would occur on previously developed land in this site with green space which is SINC and protected retained.
761	SA823	Anna Howden	Clarity of site boundary; buildings; robustness;	I understand Highgate neighbourhood forum produced their original draft for this development and Summersby road was added in error, as they saw this would not be sustainable to providing more homes. I feel summersby road should be removed from the proposed plans, the buildings are a good solid construction,	Noted. The Council will propose site allocations which it considers are necessary to deliver the spatial strategy and sustainable development in the borough. The Site Allocations plan will be tested through independent examination. The Highgate Neighbourhood Plan must be in general conformity with the policies contained in Haringey's Local Plan.
762	SA824	Karen Newton	Clarity of site boundary; development	I understand Highgate neighbourhood forum produced their original draft for this development and Summersby road was added in error, as they saw this would not be sustainable to providing more homes. I am not opposed however to the builders yard being developed, which would increase your housing stock for this site.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
399	SA825	Bridgitte Mian	Community cohesion, concern for relocation	I want to continue to live in my home. Development would mean that our community would be dispersed and I, and other residents, risk being cut off from networks that we have built up in the Highgate area.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
396	SA826	Jo and Tamary Penlerick	Community cohesion, concern for relocation	I want to continue to live in my home. Development would mean that our community would be dispersed and I, and other residents, risk being cut off from networks that we have built up in the Highgate area.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
383	SA827	Christina Beyer	Concern for home	I want to retain the home that I bought.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
753	SA828	Hugo Fagandini	Environment	I would also be interested to hear the committee's proposals for minimising disruption and environmental damage to the adjoining Queen's Wood, as this is a well-kept natural area that is popular with the entire community.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the DMDPD
763	SA829	Stephen Dias	Clarity of plans; demolition; consultation	I would like a clear answer on whether the Summersby Road flats are included in the plans, and whether or not they will be demolished. Can I please have a response within five working days, as the response given tonight - that we would have to wait for	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.

				this clarification is wholly unacceptable.	**Action: Remove housing estate from the site allocation**
768	SA830	Mr F Huseyin	Objection	I would like to express that i'm totally against the flat that I live in being demolished as this would have a terrible affect on my life.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
761	SA831	Anna Howden	Consultation; site boundary	I'm utterly shocked that Haringey council have alerted no-one to their proposed plans to redevelop the whole of Summersby road after proposing just the builders yard initially. This information was not forthcoming and has distressed my greatly. The feeling of having your home ripped away from you without choice is extremely stressful.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
392	SA832	Sarah Cope	Housing	If foreign investors buy up the new housing (the ones that are not social housing) how will this solve the London housing crisis?	This is outside the scope of the Local Plan.
765	SA833	Edward Watt	Impact on adjacent properties	If Summersby Road were to be included in the development area, this would have a massive negative impact on all properties in South Close which would need due consideration and consultation. Yet Section SA 46 gives no mention of the impact South Close in any regard.	All proposals for development will be required to demonstrate how the design positively responds local character and protects residential amenity, in line with the proposed Development Management policies.
752	SA834	Elisabeth Abenrieb-Sasaki	Land	In addition the hilly nature of the site of Buildbase and Summersby Road has to be looked at in detail when developing the Buildbase site.	The development guidelines signpost that the site slopes significantly from west (high) to east (low). All development proposals will be expected to demonstrate how the design positively responds to local character, including landform, as set out in the proposed Development Management policies.
770	SA835	Lesley Morisetti x2	Conservation; height	In addition to my previous objections set out above, as the area is included in the Highgate Conservation Area and adjacent to Queens Woods, I also object to the proposal to allow building of up to 7 storeys in height.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development Management policies Local Plan.
727	SA836	Friends of Queen's Wood - David Warren	Scale; Site size	In spite of comments then that the proposals were excessive and would dominate and spoil the wood, the site for development has been increased by 250%, and now includes a section of the open space itself. We are therefore objecting strongly to the proposals, and note that they are contrary to the council's policies as described elsewhere in the consultation document.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan. Site development capacities are indicative, having been set using a standard methodology, and will be subject to further detailed review on planning applications.
755	SA837	Lukshman Kumaradevan	Investment; maintenance	In the years I have lived here the estate has been invested in and improved. Why waste that investment?	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
403	SA838	Philip Edwards (Leaseholder)	Supports the redevelopment of the builders yard	Inappropriate site for a builder's yard. Good proximity to the tube suggests high density housing would be appropriate on the yard.	Support is noted.
743	SA839	Gillian de Bono	Height; density	Increased housing in the area this can be achieved by retaining the existing housing, building more three storey housing on the demolished builders yard and thereby keeping the ethos of the area	The Council will seek to optimise the use of land on allocated sites in line with the London Plan. The height requirements set out in the policy are drawn from the analysis of urban form contained within

				intact.	the Urban Characterisation Study, and are suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development Management policies Local Plan.
433	SA840	Philip Ferguson	House loss	Informed proposal is for private development not new council homes. This would mean residents like me can be moved away from Highgate in the future when the development gets to that stage. This would disrupt life greatly as I rely on community ties just to function on a daily basis. I worry how this will affect my health. Thought of moving fills me with fear. Council has not had a good record with regard to my housing situation over the last 20 years. This being a new scheme of proposals which Council at any time can renege on promises and assurances made.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
752	SA841	Elisabeth Abenrieb-Sasaki	Community	it is a nice mix of people, we know and help each other, the majority are leaseholder but nearly half of them are still council tenants;	Noted.
746	SA842	Report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited	Sustainability; housing	It is economically, environmentally and socially more sustainable to retrofit the buildings to improve their thermal efficiency and provide energy efficient heating and water supplies. There are numerous other actions that could be taken to improve the eco score of the estate that would be more desirable than its entire redevelopment.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
743	SA843	Gillian de Bono	Subsidence	It may also cause subsidence (of which our house and our neighbours have a recent history).	The Council considers that its proposed Development Management Policies (including DM2 Design Standards) along with Building Regulations will ensure appropriate protection against subsidence.
755	SA844	Lukshman Kumaradevan	Traffic; over-populated	It will cause increased traffic and parking issues in an already densely populated area in terms of vehicles and people. We also have constant sewage and subsidence issues on South Close with the road literally crumbling into Summersby Estate.	Future development proposals will be assessed against the London Plan parking standards, as set out in proposed policy DM43 (parking). The Council considers that its proposed Development Management Policies along with Building Regulations will ensure appropriate protection against subsidence and drainage issues.
403	SA845	Philip Edwards (Leaseholder)	Objection to demolition of existing housing	Leaseholder has already invested a lot of money, time and energy making it a decent home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
406	SA846	C Kasba (leaseholder)	Objection to the redevelopment of the estate	Leaseholders have already invested in their properties, and who will compensate these people.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
346	SA847	Mary Rawitzer	Open space, biodiversity	Lip service is being paid to not destroying the environment of Queens Wood and the portion of wood at the foot of Summersby road, followed by a proposal that the highest buildings on Buildbase site should be virtually adjacent to that part of the area.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.

270	SA848	Miss J Johnson	Opposition	Lived in Summersby for 27 years and don't want to see changes to homes as area is a happy community. Chose to live here as quiet and surrounded by wood. Lived here rather than somewhere else as it has a better environment	Objection noted.
768	SA849	Mr F Huseyin	Healthy environment	Living here has helped immensely with my recovery as the estate has been free from open drug use and the residents have been good human beings to share space with. The woods across the road has also Really helped in stressful times to keep well. I have felt very safe living there and would be devastated to have to leave. Some of the other properties I was offered previously in Tottenham felt very unsafe as drug use was rife in the public eye as well as violence and robbery. This would seriously put my recovery at risk which could be life threatening. I feel really blessed to live on summers by road and would really like to stay there.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
745	SA850	Elizabeth Doherty	Consultation	Many of the residents have not been fully informed of this proposal and therefore will not know until it is too late to have their say, which at the least is Haringey not being fully transparent. I think that was clearly demonstrated by the mass turn out at the drop in meeting last night despite 1 day's notice of it, sadly no one from Homes for Haringey turned up and an estate inspection was recently cancelled!	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
696	SA851	Gillan de Bono, local resident	Height	Most importantly the concept of seven storey structures would be overbearing in an area that is a historical wooded suburb that attracts visitors from all over London and abroad. This height of structure is more suited to an inner city area. While I understand the need for increased housing in the area this can be achieved by retaining the existing housing, building more three storey housing on the demolished builders yard and thereby keeping the ethos of the area intact.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development Management policies Local Plan.
767	SA852	Jason Kingdon	Land ownership	Much of land around the site was acquired from the Bishops of London, and some of this land has license terms associated with the freeholds. Have the freeholds been published and/or examined for both the council and the builder yard to check that such development are even permissible?	The Plan considers what the most suitable use of the land should be.
813	SA853	Lynne Zilkha	Housing; decent homes	My core objection to the plan alteration is that it seeks to demolish and remove existing good housing and replace it with high density houses which look worse, create rather than solve problems and devalues the stock which we already have. Much of the housing has already been upgraded, through the Decent Homes Programme. The council asserts that this work has not been sufficient, but it is not clear where the evidence for that is. In my view the Decent Homes Programme was successful and it would be a waste of the considerable amounts of public money that have already been spent to propose further expensive works or, worse, demolition of the homes to make way for redevelopment.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
770	SA854	Lesley Morisetti x2	Demolition	My understanding is that the aim of the Proposed Site Allocation is to increase residential properties in Haringey. As the Summersby Road properties are already residential and also are part of an existing programme to improve the standard of the properties, it seems unnecessary to consider knocking them down?	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
406	SA855	C Kasba (leaseholder)	Consultation process	No date mentioned on the letter sent to residents of Summersby regarding the consultation event at the Royal British Legion. The event was also too short notice.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and

					Country Planning (Local Planning) (England) Regulations 2012.
270	SA856	Miss J Johnson	Opposition	Not happy, does not want changes.	Objection noted.
269	SA857	Mrs A Grant	Opposition	Object to new development of the builder's yard.	Objection noted.
270	SA858	Miss J Johnson	Consultation	Object to plans that we weren't consulted about.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
348	SA859	Mehmet Toker, Local resident – South Close	Objection	Object to redevelopment of Builder's Yard.	Objection noted.
399	SA860	Bridgitte Mian	Objection to inclusion of Summersby Road estate	Oppose proposals to include blocks of flats on Summersby Road in a development site in Local Plan, and want flats to be taken out of boundary of SA46	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
396	SA861	Jo and Tamary Penlerick	Objection to inclusion of Summersby Road estate	Oppose proposals to include blocks of flats on Summersby Road in a development site in Local Plan	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
755	SA862	Lukshman Kumaradevan	Community	Our development policy should be aimed at increasing social housing that works like Summersby. The kind of community that has taken decades to build but can be knocked down overnight with barely any notice given. These are people's homes and lives.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
764	SA863	Natalie Dias	Environment; conservation	Our flats are also situated in a conservation area due to Queen's Wood close proximity. The possible demolition and rebuilding of 100+ flats in Summersby Road will no doubt have strong negative consequences on the flora and fauna in this woodland – one of the few ancient Woodlands left in London.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
763	SA864	Stephen Dias	Environment; conservation	Our flats are also situated in a conservation area due to Queen's Wood close proximity. The possible demolition and rebuilding of 100+ flats in Summersby Road will no doubt have strong negative consequences on the flora and fauna in this woodland – one of the few ancient Woodlands left in London.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
696	SA865	Gillan de Bono, local resident	Parking	Plans include privately owned land that is currently valuable residential car parking space	Noted. This will be removed from the allocation. **Action: Remove parts of Southwood Hall estate including the car park from the site allocation**
769	SA866	John Spence	Consultation	Residents were not informed about these changes until a letter dated the 9th February 2015 was mailed. These changes will have an effect on 48 families living in the Summersby Road estate	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
743	SA867	Gillian de Bono	Height	Seven storey structures would be overbearing in an area that is a historical wooded suburb that attracts visitors from all over London and abroad. This height of structure is more suited to an inner city area.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate

					how the design positively responds to local character, as set out in the proposed Development Management policies Local Plan.
696	SA868	Gillan de Bono, local resident	Neighbouring impacts	Site runs alongside our very narrow (20ft wide) garden. Any development of this area within the proposed site would be a direct threat to our privacy and light. It may also cause subsidence (of which our house and our neighbours have a recent history).	Noted. The development management policies control development effects on neighbouring properties. The housing estate section of the allocation has also been removed which will result in less of an impact on your site too.
406	SA869	C Kasba (leaseholder)	Objection to the redevelopment of the estate	Strongly object to any proposed development of the Summersby Road Estate	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
769	SA870	John Spence	Community; low crime; social mix	Summersby Road has a cohesive community that exists in an estate where residents know each other well, respect the place in which they live and that crime appears to be extremely low in the area. Successful mixed community.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
762	SA871	Karen Newton	Community	Summersby road has a really good mix of residents who care about the community and their neighbours . There is no litter, noise pollution, graffiti, vandalism of any kind which can be a great cause for concern in other estates/ built up areas.	Noted.
761	SA872	Anna Howden	Community; social mix; estate condition	Summersby road has a really good mix of residents who care about the community and their neighbours. There is no litter, noise pollution, graffiti, vandalism of any kind which can be a great cause for concern in other estates/ built up areas.	Noted.
772	SA873	Anne Bentham	Social mix; community; diversity	Summersby Road has already established a balanced tenure mix, resolving the challenge that Haringey said it is faced with. In the evidence base, it says that the Highgate area is mono-culture and exclusive, that the West of Haringey is less diverse. The Estate meets the needs of all types. We are a genuine example of an established mixed, diverse and tolerant community. The estate helps to redress these issues without being a source of social problem for the wider Highgate community.	Noted.
392	SA874	Sarah Cope, Local resident - Summersby	Consultation, community cohesion	Summersby Road is a strong, established community which has been shaken not only by the proposed developments but also the way it has been handled by Haringey Council and Homes for Haringey.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Decent Homes programme is outside the scope of the Local Plan.
752	SA875	Elisabeth Abenrieb-Sasaki	Conservation; green space; biodiversity	Summersby Road is in a conservation area ending in Queens Wood. Any development needs to be very sensitive to the fauna and flora of Queens Wood as the Woods have rare plants, animals and insects. For example, it is home to a protected bat species.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
761	SA876	Anna Howden	Community; environment	Summersby road provides a great diverse community and development would be costly to the surrounding environment.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
745	SA877	Elizabeth Doherty	Community	Summersby Road is not an estate of derelict properties with dissatisfied tenants; it is a mix of home owner and social housing that works. Decent homes and decent people.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.

					Action: Remove housing estate from the site allocation
753	SA878	Hugo Fagandini	Safeguarding	that there is little to no wording in the correspondence we have received on the matter so far safeguarding the buildings and flats on our estate from demolition.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
776	SA879	Summersby resident 1	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
797	SA880	Summersby resident 7	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
793	SA881	Summersby resident 5	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
794	SA882	Summersby resident 6	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
781	SA883	Summersby resident 2	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
789	SA884	Summersby resident 4	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
788	SA885	Summersby resident 3	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
787	SA886	Charlotte Charters	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
779	SA887	Eddy Leon	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**

782	SA888	Helen Elis	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
784	SA889	J. Hearn	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
777	SA890	Janet Johnson	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
773	SA891	Kathleen Deane	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
791	SA892	L. Clarke	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
786	SA893	Luan and Antoneto Hoxha	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
778	SA894	Lusila Tati (site resident)	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
775	SA895	Mrs Grant + John (site resident)	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
780	SA896	Mrs N Dias	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
796	SA897	Mrs Nulufer Firat	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
792	SA898	Mrs S F Beleh	Criteria; housing; site	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will

			boundary	leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	be removed from the document. **Action: Remove housing estate from the site allocation**
785	SA899	P. Koutoula	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
774	SA900	P.Edwards	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
783	SA901	S. Williams	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
790	SA902	Stephen (site resident)	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
795	SA903	V. Dakovic and Kristian Beale	Criteria; housing; site boundary	The addition of Summersby Road in the local plan has been included with no assessment of the impact on residents and leaseholders. Development of the builders yard is a completely different proposal. I want the flats to be taken out of the boundary of the site allocation.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
769	SA904	John Spence	Trees; conservation	The adjacent Queens Wood nature reserve to Summersby Estate is an ancient 52 acre Oak and Hornbeam wood next to the Capital Ring pathway and is considered a site of Borough importance for Nature Conservation.	Noted.
727	SA905	Friends of Queen's Wood - David Warren	Green Space; conservation	The area is clearly marked on the Local Plan map as not only a SINC of Metropolitan Importance, but also Metropolitan Open Land. Queens Wood is also listed as a Historic Park and a Local Nature Reserve. Reference made to section SP6: 6.3.3 & 6.3.11 & DM25 & DM26 which they believe conflicts with SA46	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. The Council will protect the SINC which falls within the proposed site boundary, in line with Local Plan policy. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan. **Amend policy to note that Queen's Wood is also MOL, Historic Park and LNR.**
727	SA906	Friends of Queen's Wood - David Warren	Site description	The basic description of the site is wrong. It states that the current use is as a builder's yard, and that ownership is a single private freehold. In its new area, the builder's yard is less than a third of the total, and is owned separately from the housing that occupies a larger area. In addition, the site is stated to be in N8, when it is completely within N6.	The proposed site allocation boundary includes the Summersby Road housing estate and the builder's yard, which is shown on the map included in the consultation Local Plan. The Council agrees that the information included in the text box should be amended to better reflect the location and extent of the site boundary.

					Action: Change site post code from N8 to N6
752	SA907	Elisabeth Abenrieb-Sasaki	Robustness; housing; maintenance; design	the blocks of flats in Summersby Road are an early social housing example, built very well withstanding destruction in the war and thirty years of neglect by Haringey Council - the design of two flats seems to be inspired by the Bauhaus with its huge Crittal windows and simple lines and would be beautiful if looked after properly	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
399	SA908	Bridgitte Mian	Site boundary, demolition	The boundary would put the flats at risk from a development that may involve demolishing my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
396	SA909	Jo and Tamary Penlerick	Site boundary, demolition	The boundary would put the flats at risk from a development that may involve demolishing my home.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
766	SA910	Jason Kingdon	Site boundary	The builders yard could be developed in own right without swallowing every conceivable open space and existing council property in the process? We would suggest: - Redevelopment of builders yard is redrawn to be within the builders yard	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
769	SA911	John Spence	Robustness; decent homes;	The building surveyor has suggested that the buildings will be wind and watertight when the Decent Homes program has finished next year.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
757	SA912	Martin and Anne Essex	Buildings; biodiversity; housing	The buildings are in good condition and any redevelopment would have a harmful effect on the neighbouring Queens Wood nature reserve.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
769	SA913	John Spence	Robustness; housing; maintenance; social mix; decent homes	The buildings are of solid construction, typical of that time and a recent building survey (attached to this email) has indicated that the estate is in excellent condition, aside from the poor external decorative state which is currently being addressed by the borough's Decent Homes Program. The flats in block 19-25 provide 25 bedrooms ranging from one-bedroom to four-bedroom dwellings. This is a mixed tenure, sublet to groups of sharing professional people and also providing accommodation for council tenant families and young couples.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
753	SA914	Hugo Fagandini	Community	The close-knit community of neighbours is something I have rarely experienced living in other parts of London and is a major reason why it has been so positive living here. Allowing this to be demolished would be a terrible loss for the spirit of community and social interaction that is very rarely seen in similar, high-rise housing developments.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
399	SA915	Bridgitte Mian	Site boundary, estate renewal	The Council have pushed our homes in with the builder's yard with no assessment of the impact on residents and leaseholders, and with no understanding that the flats are solidly built, viable and are a decent mixed community.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.

					Action: Remove housing estate from the site allocation
396	SA916	Jo and Tamary Penlerick	Site boundary, estate renewal	The Council have pushed our homes in with the builder's yard with no assessment of the impact on residents and leaseholders, and with no understanding that the flats are solidly built, viable and are a decent mixed community.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
766	SA917	Jason Kingdon	Open space; social mix; green space	The council seems to have no sympathy to the current ambience and general being of the existing area. It will destroy existing open spaces, children's playgrounds, mixed communities, and a nature reserve.	All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development Management policies Local Plan.
403	SA918	Philip Edwards (Leaseholder)	Objection to demolition of existing housing	The demolition of the estate is not a sustainable option. There is many years left in the estate . The flats are really solid and the community is a pleasure to live in.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
392	SA919	Sarah Cope	Estate renewal, demolition, community cohesion	The demolition of the existing housing stock, the majority of which is social housing, would not serve the community and just be a money making venture.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
405	SA920	Stuart Gould	Objection to inclusion of Summersby Road	The development could have a significant and detrimental impact on the ecology of the surrounding area. A major development could negatively impact the adjacent Queens Wood nature reserve which is a borough site for nature conservation	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
422	SA921	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**

759	SA922	Christina Beyer	Height; green space	The development of 7 storey blocks of flats would have a significant effect on Queen's Wood and the surrounding areas	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development Management policies Local Plan.
770	SA923	Lesley Morisetti x2	Clarity of site boundary	The diagram shown on page 124 of the Site Allocation DPD document shows the Summersby Road area as having been extended to include the existing Summersby Road residential properties and the South Close Car Park, in addition to the original Builder's Yard.	Noted. This will be removed from the allocation. **Action: Remove parts of Southwood Hall estate including the car park from the site allocation**
746	SA924	Report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited	Sustainability; housing	The environmental impact of demolition and rebuilding this estate would be huge and completely incongruent with Haringey's commitment to retrofitting and reducing CO2 emissions by 40% by 202, your Haringey 40:20 campaign. In fact this estate could be a flagship prototype for retrofitting.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
755	SA925	Lukshman Kumaradevan	Community; social mix	The estate has good neighbours! It is a successful and an increasingly rare one of social housing in this part of London. It is a fine example of where all strands of London live side by side. Families, professionals and pensioners from all backgrounds. "We" seem to be cleansing normal Londoners from the nice parts of town. Is this Haringey policy?	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
760	SA926	Patricia J Tausz	Community	The estate has good neighbours. I feel it would incorrect to disturb the mixture of residents - we all live side by side without problems.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
765	SA927	Edward Watt	Community; social mix	The existing Summersby Road estate is a successful community and they are good neighbours. This cannot always be said for all estates in the Borough, the borough should cherish it as a good example of a successful mixed and integrated community.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
776	SA928	Summersby resident 1	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
797	SA929	Summersby resident 7	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
793	SA930	Summersby resident 5	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
794	SA931	Summersby resident 6	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
781	SA932	Summersby resident 2	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
789	SA933	Summersby resident 4	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.

788	SA934	Summersby resident 3	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
787	SA935	Charlotte Charters	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
779	SA936	Eddy Leon	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
782	SA937	Helen Elis	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
784	SA938	J. Hearn	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
777	SA939	Janet Johnson	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
773	SA940	Kathleen Deane	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
791	SA941	L. Clarke	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
786	SA942	Luan and Antoneto Hoxha	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
778	SA943	Lusila Tati (site resident)	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
775	SA944	Mrs Grant + John (site resident)	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
780	SA945	Mrs N Dias	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
796	SA946	Mrs Nulufer Firat	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
792	SA947	Mrs S F Beleh	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
785	SA948	P. Koutoula	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
774	SA949	P.Edwards	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
783	SA950	S. Williams	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.

790	SA951	Stephen (site resident)	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
795	SA952	V. Dakovic and Kristian Beale	Robustness; housing	The flats are solidly built and viable. Surveys have said the buildings are solid and in good condition.	Noted. Summersby Road estate has been included in the Decent Homes programme to ensure homes are maintained at the appropriate standard.
769	SA953	John Spence	Clarity of site boundary	The Haringey LDF proposal from 2013 document originally did not contain the Summersby Road estate for redevelopment but only included the builder's yard and neighbouring Woodside commercial units. We cannot understand why there has been a change in the current draft documents to include the residential Summersby buildings?	The proposed site allocation boundary included the builder's yard and housing estate. Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
769	SA954	John Spence	Clarity of site boundary	The Highgate Neighbourhood Forum had produced their original draft plan for development and included the Summersby estate on this plan in error. The Highgate Neighbourhood Forum removed the Summersby estate from their plan immediately, when they realised that the redevelopment of the area would not be a sustainable approach to providing more homes for the Highgate community.	Noted. The Council will propose site allocations which it considers are necessary to deliver the spatial strategy and sustainable development in the borough. The Site Allocations plan will be tested through independent examination. The Highgate Neighbourhood Plan must be in general conformity with the strategic policies contained in Haringey's development plan.
759	SA955	Christina Beyer	affordability	The leaseholders will be priced out of the borough	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
744	SA956	Catherine Cunningham	Site boundary	The outline of the site in your document does not correspond to the H M Land Registry General Map of the Southwood Hall Estate made available to the Southwood Hall Management Company Board in 2013. Haringey appears to be claiming a section of land at the end of South Close that belongs to the Southwood Hall Estate.	Noted. This will be removed from the allocation. **Action: Remove parts of Southwood Hall estate including the car park from the site allocation**
765	SA957	Edward Watt	sustainability	The proposal to include Summersby Road seems extraordinary and extremely wasteful. There must be many other more suitable areas to consider for building than to demolish a successful housing estate.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
745	SA958	Elizabeth Doherty	Maintenance; refurbishment; residents	The responsibility of Haringey Council, as freeholder, to the residents of Summersby Road is to properly maintain these solidly built flats (an improvement programme we all believed was under way). The proposal does not consider or factor in the impact on the lives and homes of the residents who live here.	The Decent Homes programme is outside the scope of the Local Plan. A Sustainability Appraisal is being prepared alongside the plan and will consider any likely social, economic and environmental effects of the proposed policies.
772	SA959	Anne Bentham	Document	The Site Allocation Document is not a proper basis for conducting a fair consultation because it is unclear and muddled as to what exactly is being proposed. The Site Allocation only refers to the builder's yard in the text but shows the Summersby Road Estate of 5 blocks of flats on the map. Marking a builder's yard for potential new development is an entirely different proposal than ring fencing existing homes for such development, involving completely different criteria and costs, surely?	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The proposed site allocation boundary included the Summersby Road housing estate and the builder's yard, which is shown on the map included in the consultation Local Plan. However, in line with comments to this consultation the estate has been removed from this site.
772	SA960	Anne Bentham	Crime; secure by design	The Site Allocation DPD also talks about crime, fear of crime and anti –social behaviour made worse by poor estate layout. Summersby Road is safe and friendly, with a comparatively low	The allocation sets out a policy framework to guide any future proposal for redevelopment of the site. Haringey's proposed Development Management policies require that new development

				crime rate for London, no more than other parts of Highgate, and is not a problem for the area. The layout of Summersby Road is perfectly conducive to community oversight and neighbour social interaction. No need for 'Secured by Design'. We know that the neighbours are looking out for us. The internal court yard/ garden provides a good balance of privacy and communal space.	delivers high quality design which protects residential amenity and incorporates Secure by Design principles to promote safety.
770	SA961	Lesley Morisetti x2	Impact on adjacent properties; car park; parking	The South Close car park is not in any way physically linked to Summersby Road (indeed it is at a much higher level than Summersby Road). It consists of privately owned car parking spaces which provide an important resource in an area where parking is already limited. Should the development of new residential on the Builder's Yard take place, the pressure on parking in South Close is likely to increase, which will place even greater reliance on the existing South Close car park. The inclusion of the South Close Car Park in the allocated area makes no sense due to the height difference and secondly the removal of the Car Park will `be detrimental to the living conditions of existing residents in the area.	Noted. This will be removed from the allocation. **Action: Remove parts of Southwood Hall estate including the car park from the site allocation**
766	SA962	Jason Kingdon	height	The suggestion of 7 storey flats is tantamount to cultural vandalism – and seems deliberately aimed to destroy the existing area.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development Management policies Local Plan.
813	SA963	Lynne Zilkha	Housing; environment	The Summersby Road Estate (SA46) which sits next to an environmentally and ecologically important site has been included despite the fact that there has been no proper consultation and no evidence to justify its inclusion. This site should be removed from the SA Development Plan. This is also an example of how the environmental impact report is either not sufficient or has been ignored in reaching these proposals.	Objection to inclusion of estate in site allocation noted. The site allocations will help give effect to Haringey's spatial strategy. The proposed Local Plan policies identify Summersby Road as a potential housing investment and estate renewal opportunity. The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.A Sustainability Appraisal will be prepared alongside the plan and the SA will be subject to independent examination.
769	SA964	John Spence	investment	The Summersby road estate has now entered into the Decent Homes Program, years 7 and 8. This will involve significant costs (upwards of 3/4 million pounds) in terms of private and public money for the completion of these works to a good standard, making these homes sustainable well into the 21st century. How can the demolishing of Summersby Road after these works be considered a compelling case in the public interest? The buildings are an early example of London social housing and could continue to function as homes to a number of local families for many years.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
772	SA965	Anne Bentham	Housing; character	The Summersby Road flats are not at all a 1960s estate as the document describes. They are small scale, containing 5 blocks of sturdy, brick built flats from the 1930s; not the 1950s as incorrectly describe in the document. They sit well within their environment, complimenting the brick buildings of similar age surrounding them. The flats are not poorly built concrete blocks of the 1960s, but are a good example of an early style of social housing built for the good of Public Health, which continues to work well as homes today.	Noted.
769	SA966	John Spence	sustainability	The survey has also questioned the sustainability of redeveloping the estate, rather than retrofitting the sturdy buildings on the estate to improve their energy efficiency, particularly with Haringey's	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.

				commitment to their 40:20 campaign of reducing emissions by 40% by 2020. This would appear to be a more ecological approach, and particularly in the interests of the surrounding conservation area.	**Action: Remove housing estate from the site allocation**
765	SA967	Edward Watt	Clarity of site boundary; description vs map	The text states that it is a Builders Yard and refers only to redevelopment of the Builders Yard. It goes on to describe the ownership as being Single Private Freehold. Yet the associated map shows a completely different and much greater area, indicated by the red border. It includes not only the Builders Yard but also the entire Summersby Road estate. This discrepancy makes the document ambiguous and misleading. I request that the map is redrawn to remove the Summersby Road estate from the development area.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
760	SA968	Patricia J Tausz	Height; light	The thought of having seven storey blocks would block out the light as well as the view which I find pleasing to the eye.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to protect residential amenity, including provision for sufficient levels of daylight and sunlight, as set out in the proposed Development Management Policies.
765	SA969	Edward Watt	Trees	The trees lining the boundary between South Close and Summersby Road are an important positive character of the area and provide sanctuary for wildlife. The same is true for the trees at the end of South Close bordering the Summersby Road estate. These trees need to be preserved yet none has been even given consideration.	Development management policies seek to ensure developments respond to trees both on and off sites. Therefore these trees will be considered in any development within the site allocation.
746	SA970	Report by Jane Ballantyne, Surveyor from Alcyon Charter Surveyors Limited	Sustainability; housing	The way forward with this estate is to revisit the proposed repairs to the buildings and develop a better strategy that takes into account a need to improve their thermal performance and maintaining Haringey's commitment to sustainability.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
380	SA971	C. Toocaram	Local character	The whole feel and arrangement of Summersby space will change to accommodate the development.	Haringey's proposed Development Management policies require that proposals for site redevelopment deliver high quality design that positively responds to local character.
760	SA972	Patricia J Tausz	drainage	There are issues with drainage would no doubt would be further aggravated.	Haringey's proposed Development Management policies require that all proposals for new development appropriately manage and reduce the risk of flooding. Drainage considerations are included within the policies.
760	SA973	Patricia J Tausz	Noise; pollution; demolition	There are several other issues - the noise and pollution caused by the demolition and rebuilding works, the congestion produced by the builder's traffic would have a disastrous impact on the Muswell Hill Road and the surrounding area.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
424	SA974	The Highgate Neighbourhood Forum	SA46 Site Allocation	There are two main elements to this site: the Builders Merchant, and the blocks of flats of the Summersby Road estate. The Builders Merchant element corresponds to KA4 in the Highgate Neighbourhood Plan. In the course of the last year the Forum has modified its site allocations and removed the Summersby Road flats from its initial site. Unfortunately a line of text and a map in the draft	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**

				Neighbourhood Plan were not amended and show the Summersby Road flats as being included in the Forum site. This is an error and will be rectified following the Neighbourhood Plan consultation. During the review process the flats were judged to provide an excellent example of a mixed community, with around a 50% social housing element. Also, although there had been a history of neglect of the buildings by Homes for Haringey, the planned investment from the Decent Homes programme will provide homes for the 21st century. We understand that the council has committed to spend £800k under Decent Homes, with initial works having commenced. The Forum sees this as an eminently more sustainable and economically sound response than the demolition of the flats, millions of pounds of co413nsation for leaseholders, and the loss of at least 20 social housing units with absolutely no guarantee of their replacement, or even of truly affordable homes, under any new scheme. For these reasons the Forum asks that the Summersby Road flats be removed from SA46. On the adjoining Builders' Merchant element of the site any future development should be low rise to respect the conservation area and the extremely important setting adjacent to both Highgate and Queens Woods. We do not support removal of any trees in this SINC area and while we acknowledge the council's intent to take into account the impact of the slope on the site, we are of the view that the site would support an absolute maximum of four storeys in part, mostly three, and not seven as stated.	
765	SA975	Edward Watt	Consultation	There has been a complete lack of Consultation with South Close. As far as I am aware, no residents of South Close have not been notified or consulted at all. In fact I only heard about it by chance from a neighbour two days ago. This is clearly inadequate notice.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
761	SA976	Anna Howden	Investment; robustness; buildings	There has been a lot of time and money spent to make a few cosmetic changes to the flat and all work undertaken by my builders/ advisers have commented on how well built this 1930's building is.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
387	SA977	Elizabeth Dohorty	Consultation	There has been no consultation process at all.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
759	SA978	Christina Beyer	community	There is a close knit community in Summersby Road with a mixture of council tenants and leaseholders	Noted.
269	SA979	Mrs A Grant	Traffic	There is a danger new development of so many flats will require cars and spaces to park them.	Future development proposals will be assessed against the London Plan parking standards, as set out in proposed policy DM43 (parking).
348	SA980	Mehmet Toker	Site plans, land ownership	There is a material error in the plans, which shows that the existing residential car park at the end of South Close is part of the development area. This is owned by the Southwood Hall Estate and proves this is an ill conceived plan.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
406	SA981	C Kasba	Objection to the	There is a strong sense of community which will be lost if the estate	Following further discussions with the Council's Housing

		(leaseholder)	redevelopment of the estate	is demolished.	Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
399	SA982	Bridgitte Mian	Site allocation, site selection	There is no justification for placing the threat of development on us. The estate is small, friendly and safe estate that is working well.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
396	SA983	Jo and Tamary Penlerick	Site allocation, site selection	There is no justification for placing the threat of development on us. The estate is small, friendly and safe estate that is working well.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
765	SA984	Edward Watt	Pollution; traffic; noise	There would be an unacceptable increase in pollution from traffic and noise both during any demolition and building process and subsequently. The area is already very densely populated with pressure on parking and traffic issues and any development would aggravate these as well as drainage and subsidence problems.	These types of issues will be managed through the development management policies.
433	SA985	Philip Ferguson	Community	This is a friendly close community that the council intend to breakup and sweep away with their sketchy regeneration plans that benefit the few but hurt so many others. Indoor Garden Design Ltd and Buildbase are sources of local employment and have both shown willing with regards communicating and participating in estate issues. Thus making us all part of the same community which is now under threat.	There is no evidence to suggest that there is a requirement to retain the builder's yards and garden centre. The Local Plan makes provision for a sufficient amount of employment land to meet its jobs target. The proposed Local Plan policies identify Summersby Road as a potential housing investment opportunity. The allocation sets out a policy framework to guide any proposal for redevelopment of the site.
776	SA986	Summersby resident 1	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
797	SA987	Summersby resident 7	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
793	SA988	Summersby resident 5	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
794	SA989	Summersby resident 6	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
781	SA990	Summersby resident 2	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
789	SA991	Summersby	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will

		resident 4			be removed from the document. **Action: Remove housing estate from the site allocation**
788	SA992	Summersby resident 3	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
787	SA993	Charlotte Charters	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
779	SA994	Eddy Leon	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
782	SA995	Helen Elis	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
784	SA996	J. Hearn	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
777	SA997	Janet Johnson	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
773	SA998	Kathleen Deane	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
791	SA999	L. Clarke	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
786	SA1000	Luan and Antoneto Hoxha	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
778	SA1001	Lusila Tati (site resident)	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**

775	SA1002	Mrs Grant + John-18 Summersby rd	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
780	SA1003	Mrs N Dias	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
796	SA1004	Mrs Nulufer Firat	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
792	SA1005	Mrs S F Beleh	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
785	SA1006	P. Koutoula	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
774	SA1007	P.Edwards	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
783	SA1008	S. Williams	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
790	SA1009	Stephen (site resident)	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
795	SA1010	V. Dakovic and Kristian Beale	Community; safe; social mix	This is a friendly, safe and decent mixed community. Development would mean that our community would be dispersed.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
757	SA1011	Martin and Anne Essex	Community; social mix	This is one of the few housing estates in this area which is genuinely diverse: private leaseholders and council tenants, young and old, rich and poor, families and single people; racially mixed.	Noted.
757	SA1012	Martin and Anne Essex	Sustainability;	To redevelop the site would be a huge waste of the money already spent on it and there is no logical reason to change the existing plans. Please remove these buildings from the Haringey planning documents above.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document.

					Action: Remove housing estate from the site allocation
766	SA1013	Jason Kingdon	consultation	We also very angry that this major works was not better publicised in the area – we adjoin the site and have had no advance warning that this consultation period was concluding. Since we pay for the council faculties it would seem reasonable that we are informed directly in something of this scale.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
764	SA1014	Natalie Dias	Site allocation boundary; demolition	We are now very shocked and upset over our home being including in the above documents, and the possibility of it being demolished.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
761	SA1015	Anna Howden	Biodiversity; environment	We are surrounded by Queen woods which I understand has rare bats and has many species which no doubt would have a huge impact with any major construction works. Significant re development of summersby road may cause longer lasting damage to the environment which would be a great concern to many people who come to visit the woods on a daily / weekly basis!	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed DMDPD.
762	SA1016	Karen Newton	Biodiversity; environment	We are surrounded by Queen woods which i understand has rare bats and has many species which no doubt would have a huge impact with any major construction works. Significant re development of summersby road may cause longer lasting damage to the environment which would be a great concern to many people who come to visit the woods on a daily / weekly basis!	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
754	SA1017	Elizabeth Chater and Mark Tucker	consultation	We do not believe the consultation has been adequately advertised and as such this should be extended and promoted more widely.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
754	SA1018	Elizabeth Chater and Mark Tucker	School places; infrastructure	We further object to the development of the builders yard for housing. Haringey Council are acutely aware of the shortage of school places in the locality and are currently consulting on plans to provide further places. To build further dwellings does not make sense. If the local authority own the land on which the yard is located then it would be better utilised to provide a new greatly needed school.	The builder's yard is in private freehold. The Council recognises the importance of community infrastructure in supporting sustainable communities. The Council has prepared and will regularly update an Infrastructure Delivery Plan (IDP), which identifies the service areas where investment will be needed to meet additional demand from growth and development. The Council will work with key stakeholders to assist in delivery of essential community infrastructure.
697	SA1019	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development.	Noted. Reference will be included in this site allocation. The Council considers that the revised site specific policy requirement in combination with DM41 will ensure that any future development is adequately supported by infrastructure. DM41 will be updated to reflect that applicants must demonstrate that proposals will be adequately supported by waste water and water supply infrastructure. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

				It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA1020	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted. Reference will be included in this site allocation. The Council considers that the revised site specific policy requirement in combination with DM41 will ensure that any future development is adequately supported by infrastructure. DM41 will be updated to reflect that applicants must demonstrate that proposals will be adequately supported by waste water and water supply infrastructure. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**
384	SA1021	Dawn Coker	Consultation	We have not had notice.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
760	SA1022	Patricia J Tausz	Conservation; biodiversity	We live in a conservation area and I feel it would be wrong to disturb the natural habitat of many creatures that have been able to make their homes here in the ancient woodland.	The site allocation covers an area which has been largely developed. The policy requires that any future proposals for site redevelopment take into account the relationship with Queen's Wood and minimise impacts on it through detailed design considerations. All development proposals will be required to demonstrate how the design positively responds to local character and protects the borough's ecological assets, as set out in the proposed Development Management policies Local Plan.
754	SA1023	Elizabeth Chater and Mark Tucker	Objection; community; housing	We strongly object to the proposed redevelopment referenced in relation to the area of housing on Summersby Road. The community in question is an established mix of privately owned and local authority dwellings. To redevelop the site would be of considerable detriment to the community. Furthermore the estate is one of the first examples of early social housing in the area and the last remaining.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
399	SA1024	Bridgitte Mian	Estate renewal, decent homes, concern for relocation	We want the Council to offer a future where our homes are properly maintained not removed, with all the distress this would cause.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
396	SA1025	Jo and Tamary Penlerick	Estate renewal, decent homes, concern for relocation	We want the Council to offer a future where our homes are properly maintained not removed, with all the distress this would cause.	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
759	SA1026	Christina Beyer	Consultation	We were very alarmed to hear that the Consultation Process has been ongoing since 9 February 2015. According to your 'Planning Neighbour Consultation Policy'. We have not received letters nor have any site notices have been displayed. Yet we are the	This representation is referring to consultation procedures for individual planning applications. The site allocations consultation concerns a Local Plan, which will form part of Haringey's statutory development plan. The Local Plan consultation was carried out in

				residents whose homes are under threat of demolition.	line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
748	SA1027	Kelvin Hindson	Community; housing	We wish to object to this proposal for the following reasons: the Summersby road estate appears to be a relatively settled community in what appear to be robust housing blocks,	Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
756	SA1028	Lukshman Kumaradevan	Consultation	We would like to know why no one on South Close or the greater Southwood Hall estate has been consulted or notified of this?	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
766	SA1029	Jason Kingdon	Consultation; density	We would suggest: - There should be a policy consultation with the ward/borough on what density of dwelling is appropriate and acceptable to residents and that requires some level of resident participation to change.	The Council's Development Management Policies Local Plan sets out proposals for housing density, which was subject to Regulation 18 stage public consultation along with the Site Allocations Local Plan.
766	SA1030	Jason Kingdon	height	We would suggest: - All buildings should be restricted to 4 storeys or lower – otherwise it changes the character of Highgate.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the Urban Characterisation Study, and are considered suitable to deliver the spatial vision for the area. All development proposals will be required to demonstrate how the design positively responds to local character, as set out in the proposed Development Management policies Local Plan.
766	SA1031	Jason Kingdon	Site boundary	We would suggest: - South Close car park and playground should never have been within the scheme.	Noted. This will be removed from the allocation. **Action: Remove parts of Southwood Hall estate including the car park from the site allocation**
766	SA1032	Jason Kingdon	Site boundary; consultation	We would suggest: All housing surrounding the area should have been petitioned into a response to such wide ranging proposals. This implies all proposed development outside of the yard should be withdrawn until proper consultation with the full neighbourhood is achieved.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council has separate procedures for consulting on individual planning applications.
744	SA1033	Catherine Cunningham	Land ownership; land sold	Whatever developments do take place I sincerely hope that the Council will not seek to sell land to developers that does not belong to the Council.	The allocation sets out a policy framework to guide any proposal for redevelopment of the site.
744	SA1034	Catherine Cunningham	housing	Whilst I believe that replacing the builders yard with housing makes sense, why is that part of the Somersby Road site occupied by a garden plant warehouse is not specifically mentioned?	The Council welcomes support for proposed redevelopment of the builder's yard. **Action: Amend site description to reflect garden centre falls within site boundary** Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
743	SA1035	Gillian de Bono	Consultation	Why the homeowners immediately adjacent to this proposed development site were not contacted directly and asked for their comments?	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
404	SA1036	Bob and Angie Rooney	Objection to not being told	Why weren't residents notified soon as the proposal has been in the works for a while	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local

		(leaseholders)	sooner		Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
402	SA1037	Dr Richard Stevens (Local Resident)	Clarification needed	Would like clarification as to whether the site boundary includes the existing housing estate as well as the builders yard	The proposed site allocation boundary included the Summersby Road housing estate and the builder's yard. Following further discussions with the Council's Housing Investment and Sites team, the residences on Summersby Rd will be removed from the document. **Action: Remove housing estate from the site allocation**
401	SA1038	Pippa Robinson – Indoor Garden and Design	General	Would like to know if the site occupied by Indoor Garden and Design might be Compulsory Purchased and what the timescales for this may be	The allocation sets out a policy framework to guide any proposal for redevelopment of the site. The allocation will help to facilitate delivery of the adopted Strategic Policies Local Plan, which covers the period 2011-2026.
759	SA1039	Christina Beyer	Consultation	You state that: The Council will maintain a list of contact addresses for amenity and residents groups and will arrange to notify them of applications in their areas of interest. For most applications the legislation requires the Council to notify adjoining properties by letter OR to put up a site notice. This is has not been adhered to. My first point therefore is to dispute that the correct procedure for Consultation has been followed. We have asked for a new Consultation Process to take place in order to give the residents a chance to see the proposals and make an informed decision.	This representation is referring to consultation procedures for individual planning applications. The site allocations consultation concerns a Local Plan, which will form part of Haringey's statutory development plan. The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
743	SA1040	Gillian de Bono	Privacy & light	Your plans include privately owned land that is currently valuable residential car parking space and runs alongside our very narrow (20ft wide) garden. Any development of this area within the proposed site would be a direct threat to our privacy and light.	Noted. The Local Plan may set allocations on sites irrespective of existing ownership arrangements. The allocation sets out a policy framework to guide any proposal for redevelopment of the site. The Council will continue to liaise with landowners to ensure deliverability of proposals. The Council considers that its proposed Development Management Policies (including DM2 Design Standards) will ensure appropriate protection of residential amenity.

Comments on SA47 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
374	SA1041	Dan Kendall	Access	Oppose any plan to add additional access /egress through the SINC. One of the most important and valued characteristics of the site is calm, secluded nature.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
375	SA1042	Hillcrest Residents Association	Access, re pedestrian exit from site onto Southwood Lane	There is already an exit from the South of the site onto Southwood Lane. The council has shown us proposals for a new pedestrian exit behind Wavell House (to the North of the site), although the latest versions of the plans did not include this option.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
375	SA1043	Hillcrest Residents Association	Access, re pedestrian exit from site onto Southwood Lane	The inclusion of this idea in the allocation should be backed up with evidence of the likely impact on the SINC area, the bats, light and noise pollution on the estate and conservation area setting.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
375	SA1044	Hillcrest Residents Association	Access, re pedestrian exit from site onto	Restrictions to the creation of this exit include: The topography of The Bank – it is very steep. New access would have to be stepped access and it would be impossible to create a disabled route via a	Noted. These issues will be taken into consideration in any development proposals. The development guidelines sets out the requirement to protect the SINC in line with relevant policies.

			Southwood Lane, accessibility, biodiversity	direct pathway, the winding pathway required to mitigate the slope would be extremely destructive to the SINC woodland.	
375	SA1045	Hillcrest Residents Association	Access, re pedestrian exit from site onto Southwood Lane, biodiversity	Restrictions to the creation of this exit include: Trees and wildlife. Creation of a new path would lead to loss of trees from this significant and protected woodland, it would also change levels of light and noise within the woodland and would impact on its wildlife and overall ecology.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
375	SA1046	Hillcrest Residents Association	Access, re pedestrian exit from site onto Southwood Lane, biodiversity	Restrictions to the creation of this exit include: Bats have been recorded foraging in the woodland. Any tree work or changes to lighting would have to include an investigation into impact on bats.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
375	SA1047	Hillcrest Residents Association	Access, re pedestrian exit from site onto Southwood Lane, local character	Restrictions to the creation of this exit include: The sense of enclosure of the site. Hillcrest is encircled by mature woodland providing screening from neighbouring properties and from Archway Road. Opening up the site would have a detrimental effect on appearance, character and feel of the estate and conservation area setting.	Development management policies require that any future proposals demonstrate how the design positively responds local character.
375	SA1048	Hillcrest Residents Association	Access, re pedestrian exit from site onto Southwood Lane, viability	A cost appraisal for the new exit should be presented to demonstrate viability / deliverability.	Noted. This is outside of the scope of the allocation. Any cost appraisal would be undertaken at the time of the proposed access being developed.
364	SA1049	Winifred Beaumont	Affordable housing	Question as to how many units in proposed new build would be for people on Haringey's Housing list / social housing	The principal of the allocation is to create stock that can be used to meet housing need. SP2 of the Local Plan sets out the Council's housing target and preferred split.
374	SA1050	Dan Kendall	Amenity	People live in and purchased flats with expectation of privacy of space and orientation between blocks	Noted. Any development within the site would be subject to the development management policies which address privacy and overlooking of neighbouring properties.
374	SA1051	Dan Kendall	Amenity	Council's amendments to planning policy with respect to privacy on sites across roads could not apply here because the site and the expectations of privacy are demonstrably different from a normal road side situation.	Noted. Any development within the site would be subject to the development management policies which address privacy and overlooking of neighbouring properties.
356	SA1052	Dave (Imeh) Udoinam	Amenity	Proposal will result in loss of privacy.	Noted. Any development within the site would be subject to the development management policies which address privacy and overlooking of neighbouring properties.
366	SA1053	Helen Schrager	Amenity	Local residents directly affected by what happens in the Hillcrest area. If site 1 is used our winter light would be cut off as we live below the level of the estate and face south	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
375	SA1054	Hillcrest Residents Association	Amenity	Allocation should include a commitment to respect privacy/ overlooking and rights of light as laid out the management policies.	Noted. Development management policies in respect of privacy and overlooking will be applied to any proposed development.
362	SA1055	Howard Jones	Amenity	Rights of light. The blocking of light and loss of outlook and privacy are a major concern for those who live below the embankment. The raised position of the estate would make any development seem even taller.	Development management policies require that any future proposal is designed to protect amenity.
347	SA1056	John Thornley	Amenity	The buildings of Hillcrest are on a tall elevation and already overlook the entire area. In particular they loom over and darken The Park, and further buildings will make that road and the upper	Development management policies require that any future proposal is designed to protect amenity.

				stretches of Talbot Road uninhabitable.	
371	SA1057	Karen Bannister	Amenity	Concern about the amount of daylight received into each flat and the 'Rights to Light' aspect of developing on Hillcrest. Daylight is one of the key characteristics and qualities of the estate. The addition of three 7 storey blocks will impact light received both within and outside the estate and will impact every block and houses in the surrounding areas.	Development management policies require that any future proposal is designed to protect amenity.
371	SA1058	Karen Bannister	Amenity	7 storey buildings will result in the existing flats and houses in the surrounding areas being 'overlooked' creating a loss of privacy.	Noted. Any development within the site would be subject to the development management policies which address privacy and overlooking of neighbouring properties.
351	SA1059	Lilian Verheul	Amenity	Development on site 2 and site 3 would limit light into Southwood Lane.	References to specific sites consulted on separately by Homes for Haringey are out of scope of this site allocation. However, any development on the site would be required to consider the impact of light on neighbouring properties and the existing buildings as required by development management policies.
350	SA1060	Mary Paterson	Amenity	New tower blocks will overlook other residences outside the estate and affect their light	Development management policies require that any future proposal is designed to protect amenity.
358	SA1061	Peter Cavaciuti and Rosa Colucci	Amenity	Development will increase pollution due to increased number of car owners, reduce privacy and cause a significant reduction in available light.	Development management policies require that any future proposal is designed to protect amenity.
368	SA1062	Peter Vipond and Rosemary Vipond	Amenity	All residents will lose a significant element of privacy in an area where the trees were clearly designed to provide it, will adversely affect our rights of light and where distance within Hillcrest and between it and the Park were kept proportionate.	Noted. Any development within the site would be subject to the development management policies which address privacy and overlooking of neighbouring properties.
365	SA1063	Wayne Boucard and Veronique Andre	Amenity	Object to lack of privacy.	Noted. Any development within the site would be subject to the development management policies which address privacy and overlooking of neighbouring properties.
364	SA1064	Winifred Beaumont	Amenity	Any building in the spaces between current blocks would severely impact on light coming into flats and peoples' privacy	Development management policies require that any future proposal is designed to protect amenity.
375	SA1065	Hillcrest Residents Association	Amenity space, storage	There is currently inadequate storage space on the estate. The existing flats have less than the current standard of internal storage (7.5% of habitable floor space – SPG3a), and residents are forced to store bicycles, prams, etc. in internal hallways. The estate has a number of external storage sheds for the use of residents and these are in high demand. HRA would like to see the sheds used for communal purposes including locker storage and secure bike, pram and tool storage. The current sheds have not been well maintained, but they are not a disposable resource, and we will resist any plans that reduce the amount of space available for secure storage.	SPG3a has been revoked. All new developments will be assessed against the standards in the London Plan.
375	SA1066	Hillcrest Residents Association	Amenity,	Hillcrest already suffers from overcrowding and lack of amenity space, relative to the rest of the area.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
375	SA1067	Hillcrest Residents Association	Amenity, design	Please also ensure that all massing options that are presented to residents are shown to us in the context of the permissible envelope so that we can see the impact for ourselves.	This is outside the scope of the Plan.
375	SA1068	Hillcrest Residents Association	Amenity, evidence	Evidence should be provided to show the impact (on the rights of light) of existing flats and on neighbouring properties on the The Park, St George's Terrace and Southwood Lane.	Studies to determine the impact of new development on rights to light will be undertaken when any development is proposed.
355	SA1069	Sarah Chukwudebe	Amenity, health and well-being	Hillcrest's open and green spaces provide peaceful and tranquil environment which is important for personal well being. Intangible	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate

				benefits should not be ignored.	provision for amenity space and children's play space whilst optimising housing delivery on site.
374	SA1070	Dan Kendall	Amenity, local character	Hillcrest was designed to both ensure abundant natural light in the living areas and maximise the privacy of each individual flat by ensuring the blocks were angled slightly away from each other. It is part of the character of the estate.	Development management policies require that any future proposal is designed to protect amenity.
374	SA1071	Dan Kendall	Amenity, local character	Object to any development that would reduce daylight into the properties and/or reduce current expectations of privacy from overlooking	Noted. Any development within the site would be subject to the development management policies which address privacy and overlooking of neighbouring properties.
375	SA1072	Hillcrest Residents Association	Amenity, right to light	You confirmed at the meeting on 3 July 2014 that daylight and rights to light surveys would be undertaken. Please confirm that you will share the results of the these surveys with the HRA in the form of a permissible envelope drawing model in advance of developing any massing proposals for the site.	Any development within the site would be subject to the development management policies which address daylight and sunlight standards.
364	SA1073	Winifred Beaumont	Amenity, waste management	The amount of rubbish dumped here is already a problem and additional housing could only add to the situation	New residential development on the site will be subject to DM policies which address waste management facilities. .
346	SA1074	Mary Rawitzer	Backlands development	The permission for backlands development within the document is contrary to all good planning practice and previous guidelines.	This allocation is not a backlands policy, it seeks to make the best use of publically owned land to meet housing need.
375	SA1075	Hillcrest Residents Association	Biodiversity	We have been in touch with London Wildlife Trust who confirmed that the woodland such as ours, in close proximity to the important habitats Hampstead Heath and Highgate Wood, provide an important foraging ground for birds and bats and make up part of a 'green chain' that supports and protects London wildlife. From the information you have shared with us, we see that 2 of your 4 proposed sites lie within the SINC and a third has the potential to encroach on the root radii of the trees on the Hillcrest bank. We strongly resist your proposal to build on this important nature conservation area.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
375	SA1076	Hillcrest Residents Association	Biodiversity	In addition to containing the Hillcrest Bank SINC, the whole of the estate lies within the Highgate conservation area. (Draft Character Appraisal, November 2012). As such we would expect any development to preserve and enhance the character of the estate. It is difficult to imagine how such 'infill' projects could be made to do so.	Council recognises the site is within the conservation area within the site requirements and outlines that development should preserve or enhance the appearance f the conservation area as per the statutory requirements.
829	SA1077	Imogen Baker, leaseholder	Biodiversity	**Loss of wild life & ancient trees -** building on Hillcrest will inevitably involve loss of long standing trees & established wildlife - their habitants will be destroyed.	Council recognises the importance of the SINC and highlights that it should be enhanced through any development.
347	SA1078	John Thornley	Biodiversity	Three further buildings and new entrances will have a destructive effect on the SINC that the policy seeks to enhance.	Council recognises the importance of the SINC and highlights that it should be enhanced through any development.
371	SA1079	Karen Bannister	Biodiversity	Hillcrest is a bordered by a strip of mature woodland known as The Hillcrest bank or South Wood Land wood and it contains mature tree specimens. This area is designated a Local SINC. It provides habitat for invertebrates, birds and mammals. In 2014 a bat-detection walk revealed the presence of 3 species of bat. It also contains foxes, owl and parakeets. As well as the wildlife it provides a noise blanket around the estate and protects the privacy of the block. Taking away of this area will have a massive impact on Hillcrest as a SINC.	Council recognises the importance of the SINC and highlights that it should be enhanced through any development.
353	SA1080	Michal Pollard	Biodiversity	There are various types of trees and an area which is like a small forest which is valued and used by children.	Noted.
359	SA1081	Nicholas Moore	Biodiversity	The eastern boundary of the site has large mature trees with lots of vegetation. It would be a shame for residents and adjoining neighbours if this was replaced with new buildings	Development management policies require that any future proposal is designed to protect and enhance biodiversity.

368	SA1082	Peter Vipond and Rosemary Vipond	Biodiversity, Amenity	Building on the scale proposed, especially site one, will damage a significant number of trees and do great damage to locals on the estate and on the Park in terms of privacy, rights of light and in terms of destroying a successful urban environment. This isn't marginal, but a major issue because the tree line establishes and defines the topography of the wider environment.	This is a comment on the masterplan, not the Site Allocation. However, any development within the site would be subject to the development management policies which address the issues mentioned.
368	SA1083	Peter Vipond and Rosemary Vipond	Biodiversity, Local character	This and the other proposed sites would deeply damage the local environment and remove its character if developed	Development Management policies require that any future proposals demonstrate how the design positively responds to local character.
374	SA1084	Dan Kendall	Biodiversity, local character, site constraints	One of the defining and valued features of the estate is the way that the buildings are set among the trees, and encircled by the trees of Southwood Lane Wood. These are characteristic features recognised in Haringey's own description of Hillcrest in the Highgate Conservation Area, and other historical and architectural references.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
374	SA1085	Dan Kendall	Biodiversity, trees, site constraints	With reference to the evidence already gathered by Haringey Council's own architects by way of their tree survey - Once the root protection areas and tree crowns are plotted against the other physical constraints of the site - it is impossible to see how the sites can be developed because the "developable" space simply keeps shrinking away.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
374	SA1086	Dan Kendall	Building height	Architects and consultants appointed by Haringey Council have already ruled out the possibility of building to 7 storeys because of issues surrounding rights of light, overlooking / privacy and the impact on the surrounding buildings (not just those within the estate).	Noted, indicative building heights will be removed from the allocation. **Action: Delete reference to indicative building height**
374	SA1087	Dan Kendall	Building height	I spoke to a council officer at one of the drop-in sessions who explained that the reference to 7 storeys was made on the basis that there were no other buildings on the site. This is a flawed premise as there are self-evidently buildings on the site already, and the work on restriction mapping has shown that the site is not suitable for a 7 storey block on any location.	Noted, indicative building heights will be removed from the allocation. **Action: Delete reference to indicative building height**
374	SA1088	Dan Kendall	Building height	The reference to a 5 storey block in the North West Corner has also been ruled out already by the architects / consultants who have looked at the site on behalf of Haringey Council.	Noted, indicative building heights will be removed from the allocation. **Action: Delete reference to indicative building height**
363	SA1089	Diana Miller	Building height	Object to adding more high rise flats as home is already overshadowed by existing structures.	Noted, indicative building heights will be removed from the allocation. **Action: Delete reference to indicative building height**
361	SA1090	Jane Owen	Building height	Proposals to construct buildings of no more than 7 storeys that fit within the location are laughable. Building anything on there will destroy the estate.	Noted, indicative building heights will be removed from the allocation. **Action: Delete reference to indicative building height**
347	SA1091	John Thornley, Local resident – Jacksons Lane	Building height	Object to proposals to erect new 7-storey blocks on the Hillcrest site.	Noted, indicative building heights will be removed from the allocation. **Action: Delete reference to indicative building height**
363	SA1092	Diana Miller	Building height, affordable housing, parking	Would support low rise affordable homes of one or two stories with adequate parking.	Noted.

375	SA1093	Hillcrest Residents Association	Building height, amenity, evidence	In December 2014, Haringey Council and PRP architects produced a constraints map of the proposed development site. It concluded that rights to light for existing residents and the neighbouring properties would restrict development to 3.5 storeys on the estate.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
375	SA1094	Hillcrest Residents Association	Building height, density	The allocation should be revised to take into account the evidence from the restraints drawing, with the number of storeys revised downwards and the number of units revised accordingly.	Noted, indicative building heights will be removed from the allocation. **Action: Delete reference to indicative building height**
375	SA1095	Hillcrest Residents Association	Building height, Evidence	Gillian Horn of HRA has also produced a constraints drawing which illustrates the maximum compliant height for buildings on 3 sites on the estate.	Noted, indicative building heights will be removed from the allocation. **Action: Delete reference to indicative building height**
352	SA1096	Ben Pollard	Community cohesion	The estate functions pretty well at the moment. Concern that if there were more buildings on the estate, and therefore more people, the delicate balance would be upset and the estate could end up with more problem incidents.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
375	SA1097	Hillcrest Residents Association	Community cohesion	As a community we take an active interest in maintaining and enhancing our open spaces, and this, in turn enhances our sense of community and pride in the place where we live. Refers 'play hut' next to football pitch as as example of community initiative bringing people together. Loss of these spaces would be a great blow to community.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
355	SA1098	Sarah Chukwudebe	Community cohesion	The greatest value of open spaces lies in the sense of community they foster which is particularly important at a time when there are social tensions. Hillcrest's green spaces allow residents of all ages and backgrounds to come together.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
359	SA1099	Nicholas Moore	Community cohesion, Design	Hillcrest is currently a very coherent and well laid out site where people want to live. It would be short sighted if in order to add a few homes this is spoiled for the larger number of residents on site.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
371	SA1100	Karen Bannister	Compensation	That you are asking leaseholders to pay extortionate costs for the 'major works' currently underway on the Hillcrest estate, is a direct result of the buildings being neglected for so long and at the same time trying to cram more housing onto an already crowded estate is irresponsible. Will there be any compensation for leaseholder?	This comment does not relate to the draft policy document and is outside the scope of the Plan.
696	SA1101	Gillan de Bono, local resident	Consultation	I would like to ask why the homeowners immediately adjacent to this proposed development site were not contacted directly and asked for their comments? I only heard yesterday of these plans from a neighbour and am having to write to you within hours about a matter I care very deeply about but have been deprived of the time to prepare my case properly. This does not seem like the actions of a council that believes in democratic governance	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. We will aim to ensure wider notification of future consultation events.
375	SA1102	Hillcrest Residents Association	Cycle parking	There is currently inadequate cycle parking on the estate, falling far short of current best practice in terms of numbers, security and shelter for cycle parking. This serves to discourage the use of cycles. Please confirm that any development proposals would both	Cycle parking in any proposed new development will be assessed against the development management policies and London Plan.

				upgrade the existing cycle storage facilities and provide new storage for the proposed new dwellings in line with the good practice standards set out in Code for Sustainable Homes.	
366	SA1103	Helen Schrager	Density	Concern about overcrowding in the area as a whole	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
347	SA1104	John Thornley	Density	The further concentration of residents on the site is socially retrogressive.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
368	SA1105	Peter Vipond and Rosemary Vipond	Density, Cumulative impacts	Given other major development is underway, no further large-scale development should even be considered before it has happened and bedded down to see the effects. Both the issues surrounding two large building sites in a small area, and the consequent congestion need to be seriously taken into account.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. The appropriate level of development is allocated in the Plan to achieve this.
350	SA1106	Mary Paterson	Density, site capacity	Have been advised of proposal for 3 new tower blocks at Hillcrest estate, which seems like excessive over-development.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
365	SA1107	Wayne Boucard and Veronique Andre	Density, site capacity	Object to overcrowding of the estate.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
361	SA1108	Jane Owen	Design	The estate dates from a time when local authorities cared about design and function.	Noted.
365	SA1109	Wayne Boucard and Veronique Andre	Design, Community cohesion	At present the site is open, green, neighbourly and friendly. This will be lost if planning permission is agreed for any number of sites.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
365	SA1110	Wayne Boucard and Veronique Andre	Design, Health and safety	If planning permission is granted, proposals will create a concrete jungle and attract crime.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
366	SA1111	Helen Schrager	Design, Historic environment	The area around the Hillcrest Estate is a conservation area. The estate was built as a harmonious unit, which, while housing a large number of people, maintains a light and spacious feel. To start adding new blocks of flats would jeopardise the look and feel of the estate, and detract from the quality of life of the residents.	Council recognises the site is within the conservation area within the site requirements and outlines that development should preserve or enhance the appearance of the conservation area as per the statutory requirements.
364	SA1112	Winifred Beaumont	Design, historic environment	The buildings on North Hill complement each other, Highpoint, just opposite (Architect Lubetkin (1901 - 1990) is world famous as pioneering work and an outstanding example of 1933/35 housing. To destroy this harmony - to attempt to unite the work of Thomas Bennett, Architect of Hillcrest, (1946) with the 2014 style of	The policy requires that new development preserves and enhances the conservation area and heritage assets, having particular regard to the listed Highpoint building. Development management policies set further detailed requirements in this regard.

				building could only reflect very badly on Haringey Council. Thomas Bennett, responsible for Hillcrest is known for a number of examples. He designed all the houses in this area between Highgate School and Castle Yard, The Saville Theatre (later the ABC cinema in Shaftesbury Avenue) and numerous prestigious buildings some in South London. The estate was built just after the war, part of the Homes for Heroes to live in plan by the then Coalition Government.	
375	SA1113	Hillcrest Residents Association	Development guidelines, biodiversity	The SINC area extends into the estate and all of the SINC should be enhanced by any development. It was recognized in the 'Natural Solutions' report that public access to natural sites can provide a focus for community interaction.	Noted.
375	SA1114	Hillcrest Residents Association	Development guidelines, biodiversity	Support the protection of the Woodland strip but also seek to protect and enhance the SINC area within the estate which has potential to allow access to nature and a interaction point for community. Suggest amending guidelines to reflect this.	The allocation seeks to encourage designs that improve local access whilst positively responding to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
375	SA1115	Hillcrest Residents Association	Development guidelines, biodiversity	Suggest including a guideline for approach to trees on the estate.	Trees will generally be protected where possible, in line with SP13, and the DMDPD.
375	SA1116	Hillcrest Residents Association	Development guidelines, biodiversity	Hillcrest includes many mature Tree specimens. Loss of trees, building in tree root zones or tree canopy reduction should be avoided.	Trees will generally be protected where possible, in line with SP13, and the DMDPD.
375	SA1117	Hillcrest Residents Association	Development guidelines, biodiversity, local character	Re 'Particular Sensitivity should be assigned to how the SINC creates a pleasant rural feel along Southwood Lane.' The SINC also contributes to a pleasant rural feel along The Park and the edge of Park Walk.	Noted. **Action: Update development guideline to include The Park and Park Walk**
375	SA1118	Hillcrest Residents Association	Development guidelines, building height	Re 'The block in the North West corner should be of reduced height…5 storeys will be suitable here'. As mentioned above the restraints drawings indicate that buildings of more than 3.5 storeys will fall outside privacy and overlooking envelopes. At our last meeting with the council, the maximum height of any new block was given as 3.5 storeys.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
375	SA1119	Hillcrest Residents Association	Development guidelines, building height	Welcome the preservation of the views of Highpoint, but ask that the height of any block is reduced to a maximum of 3.5 storeys in line with the privacy and overlooking evidence.	Noted, indicative building heights will be removed from the allocation. **Action: Delete reference to indicative building height**
375	SA1120	Hillcrest Residents Association	Development guidelines, local character	Welcome the acknowledgement of Southwood Lane Wood's importance to the estate's neighbours and neighbourhood setting.	Support noted.
414	SA1121	GLA	Estate renewal	It is noted that, as part of a borough-wide review of Haringey's housing estates, the Council has identified this area as potentially suitable for regeneration. GLA officers acknowledge the opportunity to deliver a step change in residential quality and neighbourhood permeability/legibility at this site, and support the allocation in principle, subject to a collaborative engagement with residents and an appropriate response to the requirements of London Plan policies 3.9 and 3.14.	Noted.
375	SA1122	Hillcrest Residents Association	Evidence	There is no evidence of the viability/ deliverability of sustainable development on this site.	A Sustainability Appraisal will ensure that all sites contribute to sustainable development. This site has been indicated as being viable by the council's housing estate renewal team.
375	SA1123	Hillcrest Residents Association	Evidence	Atkins study has not had a detailed update. Request evidence of latest information of availability of sports facilities in the ward.	The Council is in the process of completing a playing pitch strategy.

375	SA1124	Hillcrest Residents Association	Evidence	Please share the findings of your environmental studies with the HRA and demonstrate how your plans would take into account the needs of children and communities for playable spaces, as outlined in the London Plan, Shaping Neighbourhoods Play and Informal Recreation SPG.	It is considered that this is more detail than is required for a Site Allocation. These issues should be addressed at the detailed masterplan and planning application stages.
374	SA1125	Dan Kendall	Evidence base	The material contained in this document with regard to Hillcrest is inaccurate, misleading and in contradiction to evidence already submitted to the public by Haringey Council in both public meetings with Hillcrest residents and published online. Provides link to Haringey Housing Consultations (Hillcrest Estate) webpage.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
374	SA1126	Dan Kendall	Evidence base, consultation	It is hard to see how this can be considered a proper consultation on Hillcrest given that the information in this document apparently contradicts Haringey's own position / evidence.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
422	SA1127	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
375	SA1128	Hillcrest Residents Association	General	Request that Council consider general comments submitted in letter dated 04 September 2014.	Noted.
829	SA1129	Imogen Baker, leaseholder	General	I appreciate the issue of lack of affordable housing in Haringey but strongly feel as a residents' committee member that ear marking Hillcrest as a site for development is short sighted because it will decrease quality of life for residents and increase social and environmental problems	The Council, through the Local Plan, must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
361	SA1130	Jane Owen	General	If the estate is built on all of its benefits will be lost.	The Council, through the Local Plan, must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.

346	SA1131	Mary Rawitzer	General, consultation	To destroy the pleasant surroundings of a Council estate because Council tenants have less ability to object than would private residents is surely not in the province of a Labour party administration.	The Council is seeking views of all residents in borough on the draft policies. The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
375	SA1132	Hillcrest Residents Association	Health and well-being	Suggest the site allocation seek a net improvement of the living environment for Hillcrest residents. Negative impacts of health and particularly children should be avoided. Evidence to demonstrate this should be provided.	All new development in the borough will be assessed against the development management policies which seek to optimise the living environment for all residents.
357	SA1133	Susan Finnegan	Health and well-being	Loss of open and green space to more homes would be detrimental to health and well-being.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space whilst optimising housing delivery on site.
371	SA1134	Karen Bannister	Health and well-being,	Should the new development go ahead, there will be major disruption, create huge amounts of dust and how can you guarantee that the work just completed on the Hillcrest estate won't be affected? What can you do to make sure that there is not a detrimental affect residents in terms of health or in a financial respect?	This issue will be covered through the Environmental Protection and Sustainable Design and Construction policies in the DMDPD.
366	SA1135	Helen Schrager	Historic environment	What is the remit of a conservation area if not to protect the existing buildings of quality and maintain their uniqueness?	Council recognises the site is within the conservation area within the site requirements and outlines that development should preserve or enhance the appearance f the conservation area as per the statutory requirements.
375	SA1136	Hillcrest Residents Association	Historic environment	Hillcrest is located directly opposite the Grade I listed 'Highpoint' development. These two unique estates, on London's highest point, present a snapshot of a vital period in the history of London. Hillcrest has been called a social analogue of the Highpoint development, separated by the years of war and hardship, but representing a hopeful vision for social housing in the post war years. The estate is in its original form with no changes or additions. We strongly resist the Council's proposals to downgrade this important post-war social housing estate through the addition of further dwellings that would take away from the character and quality of this place.	The policy requires that new development preserves and enhances the conservation area and heritage assets, having particular regard to the listed Highpoint building. Development Management Policies set further detailed requirements in this regard.
361	SA1137	Jane Owen	Historic environment	Suggest the estate should have been listed years ago.	Noted. Listing of buildings is outside the scope of this site allocations document.
371	SA1138	Karen Bannister	Historic environment	Hillcrest is opposite the 'Highpoint' development which is a Grade 1 listed building and they are two very unique estates on London's highest point. They both present a snapshot of a vital period in history of London, at the moment it is in its post war state with no additions. I urge you not to down grade the importance of this example of social housing in the post war years. Building new housing will essentially take away the character of the estate as a fantastic example of post war housing.	The policy requires that new development preserves and enhances the conservation area and heritage assets, having particular regard to the listed Highpoint building. Development Management Policies set further detailed requirements in this regard.
365	SA1139	Wayne Boucard and Veronique Andre	Historic environment	The historical aspects of Hillcrest should be appreciated and not forgotten.	The policy requires that new development preserves and enhances the conservation area and heritage assets, having particular regard to the listed Highpoint building. Development Management Policies set further detailed requirements in this regard.
371	SA1140	Karen Bannister	Historic environment, design	All the building at the moment contains wooden sash windows and other such elements that can't be changed within the conservation area. Will new buildings have to been in line with such requirements?	Council recognises the site is within the conservation area within the site requirements and outlines that development should preserve or enhance the appearance f the conservation area as per the statutory requirements.

365	SA1141	Wayne Boucard and Veronique Andre	Housing	Not opposed to people being housed or re-housed, but object to proposal for the estate.	Objection noted.
347	SA1142	John Thornley	Local amenities, Social and community infrastructure	The site is already poorly served for local shops and services.	The provision of local services will be addressed through the infrastructure delivery plan.
371	SA1143	Karen Bannister	Local character	Hillcrest lies within Highgate conservation area and contains Hillcrest Bank SINC. Any development or 'infill' projects will take away the character of the estate and could not be in keeping with the nature of the site	Development management policies require that any future proposals demonstrate how the design positively responds to the existing local character.
352	SA1144	Ben Pollard, Local resident – Hillcrest	Objection	Oppose the inclusion of Hillcrest as a development site in the local plan.	Objection noted.
374	SA1145	Dan Kendall	Objection	Do not believe that Hillcrest should be included as a development site.	Objection noted.
363	SA1146	Diana Miller, Local resident – Southwood Lane	Objection	Object to plans for the site.	Objection noted.
366	SA1147	Helen Schrager, Local resident – The Park	Objection	Hillcrest should be left alone and be preserved as it is today.	Objection noted.
375	SA1148	Hillcrest Residents Association	Objection	Site Allocation is not supported by the Hillcrest Community or wider Highgate community. HRA survey attached as evidence.	Objection noted.
375	SA1149	Hillcrest Residents Association	Objection	Site Allocation is not supported by the Highgate Neighbourhood Forum and the Neighbourhood Plan.	It is deemed inappropriate to comment on the views of another organisation.
362	SA1150	Howard Jones, Local resident – Talbot Rd	Objection	Object to plan for Hillcrest	Objection noted.
361	SA1151	Jane Owen, Local resident	Objection	Request that the site is removed from the plan.	Objection noted.
371	SA1152	Karen Bannister	Objection	Points above set out why Hillcrest is not a suitable site for development.	Objection noted.
371	SA1153	Karen Bannister, Local resident - Hillcrest	Objection	Objection to potential affordable housing development on Hillcrest estate.	Objection noted.
351	SA1154	Lilian Verheul, Local resident – Southwood lane	Objection	Object to current plan and in particular use of the potential "site 2" (i.e. site immediately adjacent to Southwood Lane).	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
350	SA1155	Mary Paterson	Objection	Object to proposals of SA47.	Objection noted.
353	SA1156	Michal Pollard, Local resident – Hillcrest Estate	Objection	Oppose the plan for new building on the estate.	Objection noted.
358	SA1157	Peter Cavaciuti and Rosa Colucci, Local resident - Southwood	Objection	Object to the development.	Objection noted.

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368	SA1158	Peter Vipond and Rosemary Vipond, Local resident – The Park	Objection	Full support of the Hillcrest Residents' Association opposition to the construction of new tower blocks on what is, at present, a well-designed and proportionate estate.	Objection noted.
355	SA1159	Sarah Chukwudebe, Local resident - Hillcrest	Objection	Opposes to inclusion of Hillcrest as a development site.	Objection noted.
357	SA1160	Susan Finnegan, Local resident - Hillcrest	Objection	Object to inclusion of Hillcrest as a development site.	Objection noted.
365	SA1161	Wayne Boucard and Veronique Andre (Mr and Mrs Boucard), Local resident - Hillcrest	Objection	Opposed to possibility of new development on Hillcrest estate.	Objection noted.
364	SA1162	Winifred Beaumont, Local resident - Hillcrest	Objection	Oppose inclusion of Hillcrest as a site suitable for development.	Objection noted.
356	SA1163	Dave (Imeh) Udoinam, Local resident - Hillcrest	Objection to inclusion of site	Opposed to inclusion of Hillcrest as a development site.	Objection noted.
352	SA1164	Ben Pollard	Open space	We very much value the green spaces on the estate, which give spacing between buildings and are a safe place for children to play.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
374	SA1165	Dan Kendall	Open space	Two of the areas of the estate that have been identified for development are currently recreation/amenity space - in particular the area that is mainly used as a children's football pitch. Refers NPPF para 74.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
374	SA1166	Dan Kendall	Open space	Almost all the primary school age children on the estate currently attend Highgate Primary School, which has a concrete playground and no sports field. The nearest open space close to Hillcrest, Highgate Wood, that has areas suitable areas for sports recreation is only accessible by crossing several roads with dangerous crossing points. Children cannot get there unsupervised. If the recreation space on the Hillcrest Estate is taken away, it will remove the only opportunity that most of the children on the estate have for free daily sport and exercise.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
374	SA1167	Dan Kendall	Open space	All of the open areas of Hillcrest are in daily uses by people of all ages, including residents and non-residents.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
375	SA1168	Hillcrest Residents Association	Open space	Amenity spaces on Hillcrest have been described as 'poor quality' by contractors for the council, but they are not felt by residents to be so. Refers residents' survey.	Noted, this is not a consultation on the contractor's report.

829	SA1169	Imogen Baker, leaseholder	Open space	*Hillcrest is one of the few estates in Haringey that works"*. This is, I believe largely because of the green spaces & sense of community & pride these foster. **allow children to play & keep occupied/out of trouble** - children can play near their homes without needing adults to take them anywhere. If we loose these spaces, adults would need to accompany them to Highgate Woods which I believe would not happen on a regular basis **Contribute hugely to Hillcrest being a pleasant place to live** (and the key reason I bought a flat here). This creates a sense of community and ensures most people are proud of the estate, leading to largely good socially aware behaviour.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
350	SA1170	Mary Paterson	Open space	Proposal will reduce green space for existing residents.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
353	SA1171	Michal Pollard	Open space	Plan will devalue quality of life in terms of decreasing open and green spaces.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
375	SA1172	Hillcrest Residents Association	Open space deficiency	Hillcrest is not within the catchment of any local parks or amenity green spaces. There are no other parks, open spaces or amenity spaces of any classification within reach of Hillcrest. Access to parks and open space around the estate is difficult, with particular issues for access to Highgate Wood for children and people with mobility difficulties.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
375	SA1173	Hillcrest Residents Association	Open space deficiency, local evidence	Hillcrest is an area of deficiency for small local parks and amenity green space. Refers Open Space Study 2014.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
374	SA1174	Dan Kendall	Open space, NPPF consistency	Haringey's own assessment of both access to sports facilities and access to open space shows that this part of the borough is deficient. To further reduce that would be to go against both NPPF and Haringey's own local evidence.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
375	SA1175	Hillcrest Residents Association	Open space, Sustainability appraisal	Haringey's interim Sustainability Appraisal for the SA DPD recognises that Hillcrest fits the 'rules' for allocation as an 'Open Space' (it is within an area of deficiency). (SA table 10.1)	Noted. Allocation of areas as open space is out of scope of the site allocations document.
371	SA1176	Karen Bannister	Open space, amenity space	New building will take away from Hillcrest's amenity space. The nearest amenity space is Highgate Woods but that is inaccessible by children unless accompanied by an adult and any residents with impaired mobility or a disability. With no private gardens on the estate I can't see how that will enhance quality of life for children and adults alike.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
375	SA1177	Hillcrest Residents Association	Open space, biodiversity	Loss of space from the SINC area should be avoided.	Council recognises the importance of Southwood Lane Wood and outlines that any proposed development should enhance the SINC.
346	SA1178	Mary Rawitzer	Open space, biodiversity	Hillcrest has been designated as an open space in the draft Highgate Neighbourhood Plan, which has just been consulted on.	A Neighbourhood Plan, once adopted, will form part of Haringey's statutory Development Plan. However as a lower tier plan it must

				This should be accepted and no further building on the property and no further pressure on the SINC allowed	be in general conformity with the strategic policies of the Local Plan.
358	SA1179	Peter Cavaciuti and Rosa Colucci	Open space, biodiversity	Development will ruin accessible open space, cause the destruction of a significant line of trees which give Highgate its country feel and destroy much needed animal habitat.	Council recognises the importance of Southwood Lane Wood and outlines that any proposed development should enhance the SINC.
355	SA1180	Sarah Chukwudebe	Open space, biodiversity	Hillcrest is a valued local green space for the whole of Highgate, for its peace and tranquillity of greenery, trees and wildlife.	Council recognises the importance of Southwood Lane Wood and outlines that any proposed development should enhance the SINC.
357	SA1181	Susan Finnegan	Open space, biodiversity	Open and green spaces, as well as trees and wildlife make life a joy.	Council recognises the importance of Southwood Lane Wood and outlines that any proposed development should enhance the SINC.
365	SA1182	Wayne Boucard and Veronique Andre	Open space, biodiversity	Object to loss of green space, including trees and wildlife.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
375	SA1183	Hillcrest Residents Association	Open space, biodiversity, local character	At a public meeting on 03 July 2014, an outline of 4 areas on the Hillcrest estate were noted as under consideration as potential building sites. All of these areas are currently open space and essential amenity value to the community. The loss of these areas pose a risk to health and well-being of residents, local character and biodiversity.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
375	SA1184	Hillcrest Residents Association	Open space, children play space,	We would like to see a policy that seeks to address the inequality in provision of council run, publically available sports pitches between East and the West of the borough.	Noted. However, this is outside the scope of the site allocations document.
375	SA1185	Hillcrest Residents Association	Open space, children play space, evidence	Hillcrest was identified in Atkins 2008 as being in an area of deficiency for access to sports pitches. Children on Hillcrest have no access to kickabout areas, sports pitches or MUGAs within 400m of the estate and availability compares unfavourably with East of borough.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
375	SA1186	Hillcrest Residents Association	Open space, children's play space	With no private gardens, families with young children on the estate tend to use the area at the side and rear of Dowding House (potential development area 2) as a play area. This is the only traffic-free part of the estate. HRA are in discussions with Homes for Haringey for the provision of a small, natural playground here.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
375	SA1187	Hillcrest Residents Association	Open space, children's play space	The area on the estate behind Alexander House (potential development area 3) is in daily use as a football pitch. The physical activity and social recreation of many of the estate's children completely revolves around this space. Strongly resist loss of any important play areas.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
375	SA1188	Hillcrest Residents Association	Open space, children's play space	Strongly resist loss of any important play areas (potential development sites 2 and 3).	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
375	SA1189	Hillcrest Residents Association	Open space, density, health and well-being	Proposals that seek to increase the density of the estate and decrease its 'greeness', access to nature and amenity space will lead to a further 'gap' between the least and most deprived in this area. And. As identified in the 'Marmot Review' – these environmental equalities are a major predictor of health inequalities.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
364	SA1190	Winifred Beaumont	Open space, design	The open spaces at Hillcrest are used by children and families for amenity space. I would imagine the overall layout would have been a major factor for families buying here.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
375	SA1191	Hillcrest Residents	Open space, development	Refers policy DM26. The development proposals contained in this site allocation would result in a net loss of well-used and valuable	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate

		Association	plan conformity	open spaces. These areas are not surplus and development would be contrary to DM26.	provision for amenity space and children's play space whilst optimising housing delivery on site.
375	SA1192	Hillcrest Residents Association	Open space, Green grid	Question the Council's decision not to allocate land as purely green space and question the deliverability of the 'green grid' approach, especially in the case of Hillcrest. We call for this evidence to be produced.	Council did consider the allocation of open space within the site allocations document. However, as outlined in the sustainability appraisal, it was considered better on balance to not allocate open space in order to not restrict council's ability to meet housing and job targets.
362	SA1193	Howard Jones	Open space, green space	Hillcrest includes a number of green spaces which are used as amenity spaces by residents and the wider community. Agree with Highgate Neighbourhood Forum that they should be designated Local Green spaces	To allocate this area of amenity land as open space would be inconsistent with the approach for the rest of the borough, where land within estates is not allocated.
371	SA1194	Karen Bannister	Open space, health and well being, community cohesion	The Village Green' within the Hillcrest estate, this contains a football pitch and a hut with various sporting equipment. The Hillcrest Residence Association secured grant funding to build the play hut, next to the football pitch. Losing this Village Green for the children to play and adults will significantly impact the quality of life for the residents. The Village Green and the funding secured have brought together families and residents on the estate to help maintain and care for them. Hillcrest's open spaces are the life-blood of the community	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
374	SA1195	Dan Kendall	Open space, health and well-being	Haringey has a problem with childhood/adult obesity and mental health. Studies demonstrate that removing access to spaces that people have to take part in daily exercise would have negative impact on both physical and mental health.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
375	SA1196	Hillcrest Residents Association	Open space, health and well-being	Hillcrest experiences comparably high deprivation, in terms of IMD 'Living environment indicator' and falls within most deprived 25% in country for access to private gardens , yet . Proposed development presents a risk of deepening environmental inequalities in the ward.	All Council-owned estates are subject to review and analysis of opportunities to intensify. The ratio of built:unbuilt space on a site is part of this consideration in determining which sites were put forward for allocation.
375	SA1197	Hillcrest Residents Association	Open space, health and well-being, community cohesion	Removal of green spaces would produce a negative impact on health and community cohesion for residents on the estate. Children and people with physical disabilities may be more severely disadvantaged.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
375	SA1198	Hillcrest Residents Association	Open space, health and well-being, evidence	We have qualitative evidence of the importance of the amenity spaces and SINC to the health of residents and of the inaccessibility of the nearest 'off site' open spaces to our most vulnerable residents. We call for evidence that shows this could be offset to produce an improvement in living environment for existing residents.	The allocation seeks to encourage development which responds positively to the SINC. Development management policies require that any future proposal is designed to protect and enhance biodiversity.
374	SA1199	Dan Kendall	Open space, Highgate Neighbourhood Plan	Open spaces of Hillcrest have been designated for protection under the plan put forward by the Highgate Neighbourhood Forum. Fully support that vision.	A neighbourhood plan, once adopted, will form part of Haringey's statutory Development Plan. However as a lower tier plan it must be in general conformity with the strategic policies of the Local Plan.
375	SA1200	Hillcrest Residents Association	Open space, Local Green Space	Hillcrest's communal areas have been designated as Local Green Space in the Neighbourhood Plan. Designations made in respect of NPPF para 77. Land protected in this way is exempt from the presumption in favour of sustainable development that underpins the NPPF.	A neighbourhood plan, once adopted, will form part of Haringey's statutory Development Plan. However as a lower tier plan it must be in general conformity with the strategic policies of the Local Plan.
375	SA1201	Hillcrest Residents Association	Open space, Local green space	Hillcrest open land fits the criteria for designated open space both in the NPPF and in the council's own interim SA.	Council did consider the allocation of open space within the site allocations document. However, as outlined in the sustainability appraisal, it was considered better on balance to not allocate open space in order to not restrict council's ability to meet housing and job targets.

375	SA1202	Hillcrest Residents Association	Open space, Local green space, NPPF consistency	The council have decided not to designate sites purely for open space, but must allow Neighbourhood Forums to designate land in this way.	A Neighbourhood Plan, once adopted, will form part of Haringey's statutory Development Plan. However as a lower tier plan it must be in general conformity with the strategic policies of the Local Plan.
375	SA1203	Hillcrest Residents Association	Open space, Local green space, NPPF consistency	The council's options appraisal concluded that the council would not allocate sites purely for Open Space. The options appraisal recognised that there were negative effects associated with this decision, and noted that there are 'theoretical opportunities to do more to reduce open space deficiencies' Allowing the allocation of Local Green Space would help the council reduce these deficiencies while retaining a commitment to the presumption in favour of sustainable development.	Council did consider the allocation of open space within the site allocations document. However, as outlined in the sustainability appraisal, it was considered better on balance to not allocate open space in order to not restrict council's ability to meet housing and job targets.
371	SA1204	Karen Bannister	Open space, London Plan conformity	Hillcrest has insufficient access to public sports grounds, the nearest of which is 400m away. The 'Village Green's in daily use as a football pitch. I can't see how your plans would take in to account the need of communities for play areas as outlined in the London Plan, Shaping Neighbourhoods Play and Informal Recreation SPG.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
375	SA1205	Hillcrest Residents Association	Open space, site requirements	If allocation is retained it should include an obligation to replace lost green space and amenity space with equivalent new spaces of equal size and fit for the same use. In particular, we would like to see a commitment to re-provide a football pitch on the estate and evidence to show how this would be achieved.	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
356	SA1206	Dave (Imeh) Udoinam	Open space, social and community infrastructure	Proposal will result in loss of green space and no spaces for the children to play on	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
362	SA1207	Howard Jones	Open space, Social and community infrastructure	The green spaces provide play spaces, including a football pitch, for local children and contribute to strong sense of community. There is no comparable space anywhere in the area which provides a safe place to play within view of many children's homes	There is no designated open space within the proposed site boundary. Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site.
374	SA1208	Dan Kendall	Other local authority evidence	Evidence from Islington Council's own new build scheme over recent years has shown that building social rent/affordable housing units that do not have car parking spaces actually makes it impossible for many of the intended target workers to live in those flats because they require a car for their jobs.	Parking standards will be set according to the London Plan standards.
829	SA1209	Imogen Baker, leaseholder	Overcrowding	**Loss of car parking spaces will likely cause neighbourly discontent** - it's often difficult to find a space at present. If we loose our large car park by Wavell House, the situation will be intolerable, causing problems between neighbours. I appreciate their are plans to create some car parking spaces under new blocks - but I cannot see how enough spaces can be created.	Proposals for new development will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
374	SA1210	Dan Kendall	Parking	Area already under pressure for parking and Magistrate's Court development will increase that	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
374	SA1211	Dan Kendall	Parking	If plan is to create social housing, it would be important that those units would have car parking spaces.	Proposals will be required to meet the parking standards set in the DM Policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.

375	SA1212	Hillcrest Residents Association	Parking	Hillcrest has a low PTAL and so could not support car free development.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
375	SA1213	Hillcrest Residents Association	Parking	Hillcrest is surrounded on all 4 sides by roads that are covered by Highgate CPZ and so it helps to alleviate pressure on parking in the village core, the Archway road and around the schools, churches and synagogues. It is also a well-known parking for trades people working in the area. Increased parking stress on Hillcrest would have a knock-on effect on the whole area and this would have to be assessed.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
375	SA1214	Hillcrest Residents Association	Parking	Suggest including guidelines for parking.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
375	SA1215	Hillcrest Residents Association	Parking	Suggest that existing parking spaces should be replaced at the same levels and additional parking spaces provided in line with the London Plan.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
375	SA1216	Hillcrest Residents Association	Parking	We would look for a commitment to replacing lost car parking spaces and a physical and financial appraisal of how this could be achieved.	Proposals will be required to meet the parking standards set in the DM Policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
375	SA1217	Hillcrest Residents Association	Parking	There is already very limited parking space on the estate, with an average of less than one space per unit, leading to problems parking for many residents. It is important that any new development does not make this situation worse either through the removal of parking spaces for the development site or through the added burden of extra cars with new dwellings on the site. Please confirm: i/ that the number of spaces for existing residents won't be reduced, and ii/ any new dwellings would have a minimum of 1 parking space per dwelling for 1,2 bed flats and 1.5 spaces per dwelling for 3 and 4 bed flats in due consideration of the low (1b) PTAL of Estate and in line with TfL parking guidelines.	Proposals will be required to meet the parking standards set in the DM Policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
362	SA1218	Howard Jones	Parking	One of the proposed sites is currently a car park use by residents and non-residents. The whole area with exception of Hillcrest is a CPZ and removing parking space would have a detrimental effect on surrounding streets, particularly if development of old Magistrates' Court goes ahead.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
371	SA1219	Karen Bannister	Parking	There is very limited parking on the estate, with an average of less than one space per unit. This leads to problems for all the residents. The new dwelling will take away much needed parking. Some residents will be unable to take public transport and so parking is vital.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
371	SA1220	Karen Bannister	Parking	There are currently inadequate facilities for cycle parking on the estate especially where bikes can be stored securely.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.

350	SA1221	Mary Paterson	Parking	Proposal will remove much needed parking.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
353	SA1222	Michal Pollard	Parking	The proposals will decrease the amount of parking spots.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
365	SA1223	Wayne Boucard and Veronique Andre	Parking	Object to lack of parking space.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
364	SA1224	Winifred Beaumont	Parking	Car parking causes great friction and it is unthinkable that the number of cars would increase	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
374	SA1225	Dan Kendall	Parking, amenity space	Any proposal to develop on Hillcrest would increase pressure on parking and result loss of amenity space	Proposals will be required to meet the parking standards set in the DM Policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
374	SA1226	Dan Kendall	Parking, car-free development	Do not believe that it would be appropriate or practically possible to implement "car free" development on Hillcrest with a scheme in which a CPZ was introduced and residents of the new blocks were not given permits.	Proposals will be required to meet the parking standards set in the DM Policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
375	SA1227	Hillcrest Residents Association	Parking, evidence	One of the council's proposed sites is the estate's main car park. The council have conducted a transport assessment which we have not been able to see but expect it to show that the estate already has a small deficit in available parking by the standards of the London Plan, this deficit would be significantly worsened by proposals that add dwellings and remove parking spaces.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
374	SA1228	Dan Kendall	Parking, site constraints	Given restrictions identified by Haringey Council on the availability of parking onsite, the limited options to increase parking without further loss of amenity space and the issues identified above in relation to any proposal for a limited/car free development - I do not believe it is viable to develop on Hillcrest because of the physical restrictions of the site for parking spaces.	Proposals will be required to meet the parking standards set in the development management policies. The Council will assess proposals in respect of existing provision and where appropriate review local parking restrictions in consultation with the public.
375	SA1229	Hillcrest Residents Association	Play space	This 'North West' site is currently the estate's football pitch, which cannot be lost without provision of an equivalent area on site. Suggest allocation include a commitment to re-provide a games and kick about area.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application
374	SA1230	Dan Kendall	PTAL	According to the TfL database the PTAL for Hillcrest is 1b. I can only assume that the 2 published in the DPD is either an error, or because Council have tried to reclassify the site based on the transport survey that was carried out as part of the initial work carried out on site in 2014. This survey has not been published, so has had no public scrutiny and it is impossible to know what assumptions have been made to try to justify the reclassification. Both scenarios are unacceptable for the inclusion of PTAL rating of 2, when the published data is 1B.	The PTAL ratings on the TfL website/database provide an indication of site accessibility, however the online tool is not always accurate and actual ratings can vary based on individual site circumstances. The Council will expect that any future application includes a detailed assessment to confirm the PTAL rating for the site. PTAL is predominantly 1b however parts of the site are 2 and 3. This will be reflected in the site allocation. **Action: Amend PTAL details**

375	SA1231	Hillcrest Residents Association	PTAL	The official PTAL rating for the site is 1b, not 2 as stated in the allocation. Suggest correcting PTAL rating to 1b.	PTAL is predominantly 1b however parts of the site are 2 and 3. This will be reflected in the site allocation. **Action: Amend PTAL details**
374	SA1232	Dan Kendall	Removal of and works to trees	Object to any development that sought to remove, or cut back on the trees either within the estate or those that form the SINC that encircles it	Council recognises the importance of Southwood Lane Wood and outlines that any proposed development should enhance the SINC.
829	SA1233	Imogen Baker, leaseholder	Rubbish	**over crowding will increase environmental problems** - with the number of people on the estate at present, we already have overflowing bins, mattresses left out by the bins / old furniture etc. With more people these problems can only get worse	The problems identified are issues that Homes for Haringey should be made aware of and manage. With appropriate servicing these effects can be mitigated.
424	SA1234	The Highgate Neighbourhood Forum	SA47 Site Allocation	The Forum does not support any intensification on Hillcrest as it does not recognise any potential sites for development on the estate. Of the sites proposed by HfH, two are SINCs, one provides parking for the estate and is already over subscribed, and the fourth is a local amenity/children's play area. None of the residents at Hillcrest has private amenity space, to take away the communal space is simply not acceptable. Hillcrest is not within 400m of any other amenity space. Any new build on the car park would have to provide enough spaces to co413nsate the loss, plus extra to accommodate new dwellings. This would almost certainly require a double storey basement under any new building – an incredibly costly option. The open spaces at Hillcrest are listed in the Highgate Neighbourhood Forum policy OS3. The Forum intends to extend protection for the spaces at Hillcrest (and others in the Forum area) by submitting them for designation as Local Green Spaces with the support of the community following our Neighbourhood Plan consultation.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
697	SA1235	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
375	SA1236	Hillcrest Residents Association	Site allocation	Suggest removing site allocation and supporting allocation of this land as Local Green Space.	Objection is noted. It is considered that the site can make a contribution to meeting housing need in the borough, and that giving the site an open space designation would be contrary to this.
375	SA1237	Hillcrest Residents Association	Site allocation, development guidelines	Please support us in our ambitions to improve the existing estate rather build more housing here that would take away the qualities and space that we currently enjoy. By investing in the existing space Haringey could create a sustainable, flagship estate; by investing in new housing Haringey would risk creating a sink estate. As residents of Hillcrest, we strongly urge you to reconsider your development proposals and protect -physically and socially- our estate.	The Council's aim for the site is to create a quality living environment, whilst also increasing housing, to meet local need.
347	SA1238	John Thornley	Site allocation, maintenance	There is no felt need by residents for further concentrated housing blocks on the site. It should be properly landscaped. Long term wasteful neglect by the Council speaks volumes about the lack of interest the Council really has in the upkeep of the existing site's natural surroundings. It's in a disgracefully ill-conserved and uncared-for condition.	Objection is noted.

375	SA1239	Hillcrest Residents Association	Site allocations, development guidelines	HRA submit site constraints map with response.	Noted.
356	SA1240	Dave (Imeh) Udoinam	Site capacity	Opposed to overcrowding on the estate. There is not room for more housing.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
359	SA1241	Nicholas Moore	Site capacity	Accept that the Council should find space for new housing but not by ruining existing developments. If development on Hillcrest is pursued, it should be done sensitively and not result in the site being overdeveloped.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
357	SA1242	Susan Finnegan	Site capacity	Realise the need for more housing but the estate is small already, residents feel they are on top of each other and cannot imagine more homes.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
353	SA1243	Michal Pollard	Site capacity, density	The proposed tower blocks will make the estate overcrowded.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
359	SA1244	Nicholas Moore	Site capacity, design	Due to the layout of the site there are very limited spaces where new housing could sensibly be built. There are bits of the site where you could cram in another building but this could seriously detract from what is already there.	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
374	SA1245	Dan Kendall	Site capacity, evidence, NPPF and development plan conformity	There is already sufficient evidence to show it is not possible to develop on the site in a manner that would respect both national and local planning policy	The Local Plan must allocate sites across the borough to meet housing need and ensure delivery of Haringey's strategic housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
375	SA1246	Hillcrest Residents Association	Site constraints, viability	Technical surveys have shown land contamination, difficult topography, footprints and building heights limited by physical constraints, the presence of protected species (bats), conservation area, proximity of heritage assets (listed buildings) as well as the need to replace lost parking and amenity space. From the surveys already conducted we are aware that any scheme here would be limited in scale and expensive to realise. It is far from certain that its benefits would override its costs. The allocation cannot be considered sound unless robust financial appraisals are produced prior to the allocation being put forward for inclusion in the plan.	The proposed Local Plan policies require that relevant assessments are carried out prior to development commencing.
375	SA1247	Hillcrest Residents Association	Site description	Re 'The buildings will be placed in the gaps which 'exist between existing buildings on the site'. This statement is inaccurate. The Council has proposed 3 development sites on the estate. (Fig	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought

				1 provided). These are not gaps, but amenity spaces. Suggest description be changed to reflect current uses.	forward for a planning application.
374	SA1248	Dan Kendall	Site description, site requirements	The plan states "new buildings placed into the gaps which exist between existing buildings on the site" - while technically true this is misleading. The areas that have been identified by Haringey Council are an area of the SINC, a recreation area (currently mainly used as a children's football pitch), and a car park. The DPD should make that clear.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application
374	SA1249	Dan Kendall	Site requirements	Considers that none of the “gaps between buildings” are suitable for development without significant detrimental impact on the estate, local residents and wider community.	Objection is noted.
374	SA1250	Dan Kendall	Site selection	New build on Hillcrest would be an infill /intensification scheme, to suggest otherwise is misleading. Hillcrest was not in the previous drafts of the DPD, if the criteria for inclusion are that it is a regeneration scheme it should be withdrawn.	The rationale for inclusion is that there is capacity on the site for additional homes to help meet local housing need.
375	SA1251	Hillcrest Residents Association	Site selection	Highgate Neighbourhood Forum contributed to previous Site Allocations through the call for sites process. Hillcrest was not included as a site by HNF because it is not believed to be a suitable site for sustainable development.	The Council appreciates that the HNF have worked with the Council to help to identify sites. The Council as a
371	SA1252	Karen Bannister	Site selection	There are many other sites under consideration throughout the borough that are larger and better lend themselves to this kind of development. An ‘infill’ project in Hillcrest will only result in a very small number of additional flats for the investment required, potentially ruin the quality of life for current residents and at the same time ruin a piece of London’s history.	Council must allocate, through the Local Plan, sites across the borough to meet housing need and ensure delivery of Haringey’s strategic housing target. This is one of a number of sites contributing towards this housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
353	SA1253	Michal Pollard	Site selection	Suggest that plan is reconsidered to see if the site can be dismissed from the plan and another allocated instead.	Objection is noted.
368	SA1254	Peter Vipond and Rosemary Vipond	Site selection	There must be many other sites in Haringey where much more development can be achieved in building residences while doing far less damage	Council must allocate, through the Local Plan, sites across the borough to meet housing need and ensure delivery of Haringey’s strategic housing target. This is one of a number of sites contributing towards this housing target. Development management policies require all proposals to demonstrate how the design positively responds to local character, including densities that are appropriate to individual site circumstances.
375	SA1255	Hillcrest Residents Association	Site selection, allocation	Suggest removing SA47 from site allocation and seeking a collective vision for development priorities for Highgate in consultation with HNF and affected communities.	The Site Allocation seeks only to set the principals of development on the site. It is considered that a collaborative approach to identifying development options on the site is appropriate.
374	SA1256	Dan Kendall	Site selection, estate renewal	I understand that this site has been included on the basis that is part of the estate/renewal regeneration scheme. This is inaccurate. There is currently Decent Homes work on site that will be completed by Q3 2015. There is no regeneration of the site planned.	This is a long term plan, and additionally there is no indication that any existing stock will be demolished.
375	SA1257	Hillcrest Residents Association	Site selection, Highgate Neighbourhood Plan	Hillcrest was not put forward as a potential site because HNF do not believe that there are areas on Hillcrest that are suitable for development. Your proposals for Hillcrest therefore run contrary to the developing neighbourhood plan.	The site Allocations will take precedent over the Neighbourhood Plan.
361	SA1258	Jane Owen	Social and community cohesion	Hillcrest is a well balanced, self contained community estate. Residents are very proud of the estate and the rest of Highgate consider it a valued part of the community.	Noted.
366	SA1259	Helen Schrager	Social and community infrastructure	Concern about the impact on local services. There is a large development at the site of the magistrates' court, and the plan for the builders' yard on Archway Road would result in an unspecified number of flats occupying a very large site and going up to six	Noted. Provision of local services will be addressed in the infrastructure delivery plan.

				floors.	
366	SA1260	Helen Schrager	Social and community infrastructure	Where will children from additional housing go to school? Local schools are already at a bursting point.	Noted. Education provision will be addressed in the infrastructure delivery plan.
366	SA1261	Helen Schrager	Social and community infrastructure	How do the doctors at the North Hill practice feel about potential increase in patients?	Noted. Health provision will be addressed in the infrastructure delivery plan.
361	SA1262	Jane Owen	Social and community infrastructure	There is currently enough space for children to play. If the estate is built on where will children play? There is nowhere near outside the estate for them	Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
347	SA1263	John Thornley	Social and community infrastructure	The Council has done little or nothing to improve local infrastructure for an already large concentration of residents in high-rise blocks.	Noted. Provision of local infrastructure will be addressed in the infrastructure delivery plan.
350	SA1264	Mary Paterson	Social and community infrastructure	Proposal will put pressure on local services and infrastructure.	Noted. Provision of local infrastructure will be addressed in the infrastructure delivery plan.
357	SA1265	Susan Finnegan	Social and community infrastructure	There has been a reduction of areas for children to play in and the children's playground has been taken over by the busy roads that surround the estate, including noise from traffic.	Future proposals will be required to make appropriate provision for amenity space and children's play space whilst optimising housing delivery on site, in line with the development management policies.
357	SA1266	Susan Finnegan	Social and community infrastructure	We have a good community using tables and benches installed by the Council, as well as planting.	Noted.
371	SA1267	Karen Bannister	Storage	There is already inadequate storage or secure storage per flat on the estate. The estate at the moment has a number of storage sheds and these are in high demand. The sheds could be improved and utilised as storage for the residents. Although like most of the estate they are poorly maintained by Haringey, they could with a small amount of upgrading be used for storage.	Noted. This is an issue to be brought up with Homes for Haringey.
371	SA1268	Karen Bannister	Storage	The additional housing will result in existing sheds being removed and a reduction of space available for secure storage.	The appropriate level of storage for local residents will be an issue for the detailed design of any planned changes to the Estate.
372	SA1269	Highgate Society	Support for Neighbourhood Forum reps to consultation	Fully support comments submitted by the Highgate Neighbourhood Forum concerning the Site Allocations SA42-47	Support for Highgate Neighbourhood Forum noted.
375	SA1270	Hillcrest Residents Association	Sustainability	We note that one recommendations of Haringey's Carbon Commission is for the Council "to help **increase the reach and impact** of community and voluntary organisations that are already encouraging a transition to more sustainable lifestyles". Hillcrest estate presents a perfect opportunity to do this, through enhancing the existing space and facilities. We believe that building new dwellings on the estate would significantly impair the quality of life and potential for more sustainable lifestyles on the estate and would run counter to the Council's sustainability ideals and vision.	While the Council will seek to enhance the site as mentioned, it is also incumbent on it to find locations for new homes in the borough.
375	SA1271	Hillcrest Residents Association	Sustainable design and construction	We note that Haringey is committed to reducing carbon emissions by 40% by 2020 and of living sustainably within our environmental limits. Please confirm what level of Code for Sustainable Homes you are aiming for in the development and whether it aims to exceed the minimum requirement of Code Level 4.	All new development in the borough will need to be in line with the development management policies which
375	SA1272	Hillcrest Residents Association	Sustainable design and construction	Please set out your ambitions for the improvement of the existing estate within these parameters as part of any new development work, for example, an estate combined heat and power system.	While the Council will seek to enhance the site as mentioned, it is also incumbent on it to find locations for new homes in the borough.
351	SA1273	Lilian Verheul	Traffic	Development as proposed so close to the centre of Highgate would likely lead to an increase in traffic in already congested roads	Traffic will be mitigated through the provision of appropriate parking standards.

				leading into the village.	
365	SA1274	Wayne Boucard and Veronique Andre	Traffic	Object to traffic into and out of the estate.	Traffic will be mitigated through the provision of appropriate parking standards.
364	SA1275	Winifred Beaumont	Traffic, car parking	Traffic and car parking cause anxiety amongst parents when children are playing. To increase the number of cars and cut down space would be disastrous.	Traffic will be mitigated through the provision of appropriate parking standards.
368	SA1276	Peter Vipond and Rosemary Vipond	Traffic, Health and safety	A major development will go ahead a few hundred metres away from Hillcrest at the closed courts which abut the Archway Road. There will be many new people and cars on the local roads, raising serious congestion and road safety issues.	Traffic will be mitigated through the provision of appropriate parking standards.
375	SA1277	Hillcrest Residents Association	Viability, site capacity	PRP architects for Haringey Council have conducted a raft of technical surveys on this site. These have revealed the site to have a number of severe physical restrictions, which have led to the council to revise their projected units for this site downwards. This calculation has not taken into account the financial restrictions and viability of building on such a complicated site, but are merely a reflection of units that would fit within the physical constraints.	The policy sets out a proposed allocation and principles to guide future proposals for site redevelopment. The Local Plan policy is separate from any detailed design scheme which may be brought forward for a planning application.
351	SA1278	Lilian Verheul	Views and vistas	Development on site 2 would block views of the sky and be detrimental to the current tree lined vista from Southwood Lane.	Development management policies require that any future proposal is designed to minimise disturbance to the local views and vistas identified in the Local Plan.
364	SA1279	Winifred Beaumont	Views and vistas	Hillcrest has wonderful views across London which would be lost by the proposals	Development management policies require that any future proposal is designed to minimise disturbance to the local views and vistas identified in the Local Plan.
697	SA1280	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA1281	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

				condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	

Appendix 2.9 - Comments on SA48-SA56 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Comments on SA48 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
740	SA1282	Hornsey Historical Society – David Frith	Conservation	The site is also within a conservation area and its development would similarly adversely affect the character and appearance of that conservation area.	Noted. This site will be removed from the document. **Action: This site will be removed from the document.**
740	SA1283	Hornsey Historical Society – David Frith	Design	an objection to the proposal to erect residential development on the site of the Hornsey Water Filter Beds (SA48) on the grounds that the development of this site would have a serious impact on the character and appearance of Alexandra Palace and Park.	Noted. This site will be removed from the document. **Action: This site will be removed from the document.**
572	SA1284	Beatrice Murray, resident	Design guidelines	A 'green' modern type should be selected, with planted balconies and green walls to merge with the park	Noted, design issues will be managed using DMDPD policies.
615	SA1285	Colin Marr on behalf of the Alexandra Park And Palace Conservation Area Advisory Committee	Future operational requirements	The landowner's claim that the two filter beds are now surplus to requirements needs to be treated with caution. In the past Thames Water sold for development the land now occupied by New River Village because it was seen as surplus to their needs. When it became apparent that their needs changed, TW had to build its new water treatment plant on some of the filter beds adjoining the reservoir, and these buildings now degrade the view from Alexandra Park and Palace. Any further requirement for TW to modify its operations on this site could be compromised by any short term decision to dispose of these two filter beds.	Noted, this is an issue that will be addressed through the IDP, particularly with regard to the projected quantum of house building in the borough over the plan period.
572	SA1286	Beatrice Murray, resident	Height	Any housing (not just that along the edges) should be low rise, no higher than the immediately neighbouring properties, not in line with the New River development	Noted. This site will be removed from the document. **Action: This site will be removed from the document.**
742	SA1287	Friends of Alexandra Park – Gordon Hutchinson	Height	concerns expressed above re SA 29 are all the stronger regarding any potential development of buildings on the filter beds. However we also do not see how the construction of a building on the filter beds can be considered compatible with the site's designation as within the Hornsey Water Works & Filter Beds Conservation Area.	Noted. This site will be removed from the document. **Action: This site will be removed from the document.**
268	SA1288	Colin Kerr and Simon Fedida	Heritage	The Hornsey Water Works filter beds of 1859 and 1879 are part of the New River infrastructure that exists at various sites across the Borough. They are a Designated Site of Industrial Heritage Interest. The loss of this industrial heritage must be resisted. Site Requirement bullet 6: Redefining the MOL boundary so that the filter beds are removed from the protections adhering to an MOL site, and thus to become a brown field site ripe for development is an exceptionally dark and cynical act of administrative legerdemain. Is this really representative of the Borough's attitude to its designated Metropolitan Open Land, one of the highest designations of quality that exists? It is hard to believe that this rather dishonest tactic has been openly published, or to imagine the degree of public opprobrium that will	Noted. This site will be removed from the document. **Action: This site will be removed from the document.**

				likely descend on the Council when its intent becomes widely known.	
578	SA1289	Kennet Properties Ltd on behalf of Thames Water Group	Housing need	The Hornsey Filter Beds site will help to address the housing need in Haringey by delivering approximately 40 units, on a site which has been previously developed, is in a sustainable location and is well related to the existing residential neighbourhood.	Noted.
579	SA1290	Laura Harrison, resident	Imbalance to the East	I am very concerned by the focus on increasing density in the East of the borough. Why is new development not equally spread across the borough?	The development is allocated in conformity with the strategic policies DPD. This identifies Wood Green and Tottenham as being the most suitable locations for growth, due to the availability of land and generally high accessibility in these locations.
578	SA1291	Kennet Properties Ltd on behalf of Thames Water Group	Improved footpath	The Council have expressed a desire for Thames Water to provide access across their site in order to create a more direct route from the New River Path Subway to the Alexander Park. Unfortunately Thames Water are unable to grant access across an operational site due to health and safety issues. As mentioned above any proposed development at the site could provide a better link between the Newlands Road the Alexander Park and Palace by way of a public footpath through the development.	It is appreciated that the access to Alexandra Palace Park can be enhanced through the development.
578	SA1292	Kennet Properties Ltd on behalf of Thames Water Group	Indistinguishable from built up area	Hornsey WTW is split into two key areas. To the north of the site there is an open storage reservoir and located to the southern end of the site is the operational works. The area covered by the operational works is wholly made up of hard standing with 4 large operational buildings standing 44.70 meters high. The wider MOL designation includes Alexander Palace and Park. The proposed Filter Beds site is separated from the Palace and Park by these large operational buildings resulting in there being an disconnection between the proposed site and the wider MOL designation. The proposed allocated site cannot therefore be clearly distinguished from the built up area and therefore does not contribute towards the physical structure of London.	Noted.
578	SA1293	Kennet Properties Ltd on behalf of Thames Water Group	Infrastructure investment	Thames Water regularly identifies surplus land which can be sold for other uses. Thames Water Utilities Regulator OFWAT monitors and reviews all non regulatory business to ensure that all profits are invested back into the regulatory business. As such any profit made from development and subsequent sale of the site will be re invested into Thames Waters existing infrastructure.	Noted. The Council is interested in continuing to work with Thames Water with regards its surplus assets.
414	SA1294	GLA	MOL	This site is an area of Metropolitan Open Land that is afforded strategic protection through London Plan Policy 7.17. Accordingly, the proposed redevelopment of this site for housing does not comply with this policy. GLA officers take the view that as a first principle this site should be retained as part of a wider expanse of open space at Hornsey Water Works/Wood Green Reservoirs. In broad terms, GLA officers are only in a position to consider a review of MOL boundaries where there are significant qualitative and/or quantitative benefits in terms of MOL quality and the appreciation of openness. It is, nevertheless, understood that the Council is currently considering developing a masterplan/planning guidance for this area, and that part of this process may seek to review the Metropolitan Open Land	Noted. This site will be removed from the document. **Action: This site will be removed from the document.**

				boundary. GLA officers seek further discussion with the Council with respect to any review of Metropolitan Open Land - which will need to inform the future assessment of general conformity in so far as this proposed allocation is concerned.	
419	SA1295	Haringey Liberal Democrat Group	MOL	The proposals also do not respect the status of the site as MOL. We note that there is potential for re-use of the existing filter beds as wildlife habitat, with controlled water levels and planting with wetland plants. Along with the benefits to biodiversity, would be educational opportunities and hands-on experience for volunteers and employment-related training.	Noted. This site will be removed from the document. **Action: This site will be removed from the document.**
740	SA1296	Hornsey Historical Society – David Frith	MOL; design; open space	We also wish to object to the deletion of the Metropolitan Open Land designation from this site. The development would be contrary to the proposed DM 26.E which provides that development adjacent to open space should protect and enhance the value and visual character of the open land.	Noted. This site will be removed from the document. **Action: This site will be removed from the document.**
578	SA1297	Kennet Properties Ltd on behalf of Thames Water Group	Not a Conservation interest	The filter beds and other structures on the site are locally listed. A request was made to English Heritage to list the whole site including the filter beds. English heritage have produced their factual report which assesses the site historical significance. Thames Water instructed Montagu Evans to review this report and respond on their behalf. Their response to the report, which is submitted in full in support of these representations, concludes that the site and associated Sluice House do not have the requisite special interest to warrant inclusion on the Secretary of State's list of buildings as per s.1(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. As such it is considered that the site does not contain features of historical value. The site is located within a conservation area. Any future development on the site, will need to respect and enhance the character of the conservation area, and mitigate against any potential impacts. Given the distance to Alexandra Palace and the presence of the water treatment works in between it is not considered that redevelopment of the filter beds will ultimately be harmful to the Conservation Area.	Noted.
578	SA1298	Kennet Properties Ltd on behalf of Thames Water Group	Not a Green chain	The site at present would not be considered to form part of a Green Chain as the site is not assessable by the public. It also has a developed character and does not represent and area of open space.	Noted.
578	SA1299	Kennet Properties Ltd on behalf of Thames Water Group	Not open air facilities	The proposed filter bed site as described above is wholly made up hard standing. The site does not currently provide open air facilities of any description as it is an operational works. For health and safety reasons it is not (and has never been) accessible by the general public. Its operational use also makes it unsuitable as a site for leisure, recreation, sport, arts or cultural activities use.	Noted.
615	SA1300	Colin Marr on behalf of the Alexandra Park	Object to development	The APPCAAC is opposed to housing or other building development on this site.	Noted. This site will be removed from the document. **Action: This site will be removed from the document.**

		And Palace Conservation Area Advisory Committee			
578	SA1301	Kennet Properties Ltd on behalf of Thames Water Group	Odour	The proposed allocation will result in residential dwellings being located in close proximity to an operational works. As the works are a Water Treatment Works there is no concerns with regards to Odour.	Noted.
742	SA1302	Friends of Alexandra Park – Gordon Hutchinson	Pedestrian; cyclists; Access	We support the use of the edge of the site to improve pedestrian and cyclist access from the Penstock Path to Newland Road and Alexandra Park, but we consider the filter beds should be retained as an important open space, even though not accessible to the public.	Noted. This site will be removed from the document. **Action: This site will be removed from the document.**
624	SA1303	Tottenham & Wood Green Friends of the Earth	Potential ecological improvement	The filter beds formed an important ecological area – supporting large numbers of house martin and bats. Since the filter beds fell into disuse, they no longer provide the level of insects and hence feeding. It would be good if whatever development takes place does create some similar aquatic habitat that provides insects for bats and birds.	Noted.
422	SA1304	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
579	SA1305	Laura Harrison, resident	Presentational issues	I do not feel that these documents have been developed to a high enough standard to support a successful public consultation. In particular, drawings and diagrams are poorly labeled, if at all, and are often not provided at a high enough resolution for information to be legible. Whilst I am personally generally able to read these documents, and appreciate the opportunity to view them in their entirety, I do not feel that enough has been done to present this information in a clear and coherent form which will allow the majority of the community to engage and comment in a meaningful way, and the sheer volume of information under consultation at this stage will preclude most people's ability to contribute meaningfully to the consultation.	We recognise that some formatting could be presented better in the documents, but that it is required to meet a range of planning regulations. We recognise improvements could be made to our map and image resolutions, and we will aim to ensure that documents are written and presented in a way that are clear to understand and consistent in the future.
419	SA1306	Haringey Liberal Democrat Group	SA48: Development Guidelines	We are also concerned that housing on this site would be very close to Alexandra Park, any built structures would have substantial impacts on the landscape of the Park and views from the South Terrance.	Noted. This site will be removed from the document. **Action: This site will be removed from the document.**
419	SA1307	Haringey Liberal Democrat Group	SA48: Development Guidelines /Flooding	The report also mentions that there could be problems with flooding and drainage in this area. Some of the New River Village flats have recently had problems with damp and poor drainage. We are concerned this could happen to new homes	Noted.

				built on the water treatment site. We do not believe these issues have been fully addressed. Such a development would clearly have a large impact on people living on roads such as Cross Lane and on the New River Village.	
419	SA1308	Haringey Liberal Democrat Group	SA48: Site Requirements /Housing Quantum	On the water treatment works (7,000m2 MOL) site the council has said they believe it would be right have housing. We are concerned that any new housing on this site would put a strain on stretched local resources. Developing the site for housing will mean that many more people will be living in Hornsey in the future if this site is developed as well as the Hornsey Depot site which recently got planning permission.	Noted. This site will be removed from the document. **Action: This site will be removed from the document.**
739	SA1309	Dennis Bradley	Site boundary description	We are pleased that the Document mentions that part of the site lies within the Hornsey Water Works & Filter Beds Conservation Area and states that development should preserve or enhance its appearance.	Noted.
739	SA1310	Dennis Bradley	Site boundary description; listed buildings	the Document fails to mention that the site also adjoins a number of nationally and locally listed buildings. We consider that any development should also respect the setting of these buildings, particularly 69-71 High Street. The recent Barnwell Manor judgement makes clear the importance of this matter.	Noted. This site will be removed from the document. **Action: This site will be removed from the document.**
615	SA1311	Colin Marr on behalf of the Alexandra Park And Palace Conservation Area Advisory Committee	Unsuitable site	This is s sensitive site within a conservation area, bordering onto Alexandra Park, MOL and the north-south ecological corridor formed by the New River/ railway embankment. While the site offers the potential for improved pedestrian access via the Penstock footpath to Alexandra Park, any opportunity for housing development on this site should be resisted. The site also borders to the south onto high density housing, which needs to retain open space provision and not to lose it.	Noted. This site will be removed from the document. **Action: This site will be removed from the document.**
697	SA1312	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

697	SA1313	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

Comments on SA49 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA1314	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA1315	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

				Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA1316	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
422	SA1317	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Comments on SA50 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA1318	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

				necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA1319	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**
697	SA1320	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
674	SA1321	Vaughan Melzer, Chettle Court resident	Loss of play space	Our Ball games area (recently completely and beautifully refurbished by the Council, at some expense I imagine) is always in use, except in the coldest of weathers. The play area beside it is constantly used and the picnic area provides a constant happy area for families to gather at weekends or warm evenings (even sometimes in Winter). 180 homes are catered for on this estate and there are scores of children. The play areas have been a safe, happy place for our children for decades. I believe that this sort of security and high quality environment is part of a growing child's experience that makes for a happier adult. I am constantly surprised at how many children on this estate have gone to university and other further education facilities. There is no gang violence here, and few social disturbances. If a block of flats is inserted into the small amount of land surrounding the building, the leisure areas will have to go and	It is noted that the leisure space is valued on this site. **Action: Delete this site from the document.**

				the children will be forced to find outside places to meet and play, particularly the older children. There will be a loss of estate identity and a marked lowering of quality of life here. New flats will mean more children and where will they be able to play?	
674	SA1322	Vaughan Melzer, Chettle Court resident	Parking	Car parking, already at a premium, will become impossible and that will bring about a new level of discontent as residents will then have to pay parking fees for road parking which has very little room for more cars anyway.	Parking standards will be managed through the DMDPD.
422	SA1323	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Comments on SA51 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
275	SA1324	Susan Swales	Access	Compromised access to The Grove for its inhabitants	The Council does not consider that this site will adversely affect access to the Grove due to the traffic restriction in place.
704	SA1325	Carol Ann Uszkurat	Access	worried that current road would be far too small for this proposal and that access could then be made from Park Road which would mean cutting down trees - picture attached - plus traffic noise and pollution	The amenity of neighbouring properties will be protected through the DMDPD.
381	SA1326	Caroline Heartfield	Amenity	A 5 storey building will block light and have an impact on the privacy of my neighbours	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
701	SA1327	Julia Gale	Amenity	Scale of proposed development is out of proportion – too high. Should be limited to 3 storeys. It would have a negative impact on the light and privacy of a number of surrounding properties and Impinges on a conservation area.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
707	SA1328	Sophie Laws	Amenity	Five storeys would be absolutely out of keeping with the area, overshadowing neighbours and quite different from surrounding buildings.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller

					buildings. **Action: Remove heights from the site allocation**
716	SA1329	Sandra Clark	Amenity	It will have a very negative impact on the sheltered housing in The Grove. A five storey building will mean that nearby properties will be overlooked and their privacy reduced.	Visual amenity will be protected through the DMDPD.
709	SA1330	Emily Hall	Amenity	Not only would the development have an extremely detrimental impact on the light, views and privacy of a large population of surrounding properties, it would put enormous strain on local amenities such as schools and doctors surgeries.	Visual amenity will be protected through the DMDPD.
715	SA1331	Mr Denby-Wood Petition	Amenity	Have a fundamental and extremely detrimental impact on the light, views and privacy of a large number of surrounding properties	Visual amenity will be protected through the DMDPD.
703	SA1332	Susan Taylor	Amenity	Proposed would block what little light there is into the north side of my home. Unacceptable loss of privacy into my home.	Visual amenity will be protected through the DMDPD.
704	SA1333	Carol Ann Uszkurat	Amenity	The Grove is a 2 story Homes for Haringey estate for those is us over 55 in need of supported housing - anything opposite us over 2 stories high will block light to our homes and gardens	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
713	SA1334	Helen dAmbrosio	Amenity	This would completely block the views and the daylight from half my flat (the bedroom, bathroom, kitchen and balcony) which would be thoroughly depressing.	Visual amenity will be protected through the DMDPD.
275	SA1335	Susan Swales	Amenity	Rear of the house will be overlooked and will result in unacceptable lack of privacy, this includes three bedrooms.	Visual amenity will be protected through the DMDPD.
434	SA1336	Will and Nicola Spokes (adjacent residents)	Amenity	As above then, we are extremely concerned that should a developer build up to 4 or 5 storeys on the industrial site, both we and a large number of houses on Lynton Road, The Grove, Topsfield Road and Palace Road will: 1. **Suffer significant loss of privacy by becoming overlooked** – either into gardens or directly into homes. We are particularly concerned about our own home with this, as both our bedroom and the bedroom of our 3 year old daughter are on the front of the property (and the same goes for all our Lynton Road neighbours, who all have bedrooms on the front side of their houses) and we are located less than 5 metres from the Lynton Road boundary of the outlined site according to the DPD document. The council own document states: [DM3 paragraph 2.23 quoted] Yet as far as we are aware, we can see no evidence of anyone from either Haringey Council or the architect or developer of this site (both of the latter whom are presumably both in place, given the proposed start date for building work is August 2016 and clearly, advanced	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**

				discussions and negotiations must therefore have been undertaken with the landowner to assess the site for the Sites DPD document?) having undertaken any in-depth, professional assessment, or having held a meaningful consultation with the residents of this neighbourhood, to ensure that the privacy of surrounding homes is not harmed, before stating in the Sites DPD document that: 'The maximum height on this site should be 5 storeys." For us but particularly for our young children and other children in the homes surrounding this site, the right to privacy within the home and particularly within the bedroom, is absolutely fundamental, for obvious reasons.	
274	SA1337	Will Johnson-Marshall	Amenity	Object: the rear of house will be overlooked. This includes into bedroom windows and will result in an unacceptable loss of privacy	Visual amenity will be protected through the DMDPD.
708	SA1338	Susan Scott Hunt	Amenity	Privacy of gardens on Palace Road would be affected. Light and views would be interrupted.	Visual amenity will be protected through the DMDPD.
275	SA1339	Susan Swales	Businesses	The development would result in a loss of small business premises for local businesses	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to replace the number of jobs in the allocation.**
708	SA1340	Susan Scott Hunt	Character	This is a very large-scale development in relation to the area and it is right on the edge of a Conservation Area. It will significantly change the nature of the whole area because it is wholly out of scale with the size and architecture of the existing housing on Lynton Road and The Grove. It would give this whole corner of Crouch End a much more urban, as opposed to sub-urban, aspect, significantly decreasing the attraction of the area as one suitable for family residence.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
434	SA1341	Will and Nicola Spokes (adjacent residents)	Clarification	Finally, with all of the above objections, we would also like clarification on exactly who owns and is responsible for this site, how the development work is going to be funded, who the developer is and who will benefit from the sale of properties once built.	The site is privately owned, and will be bought forward by a private developer. The role of the site allocation is to guide the developer to an appropriate development scheme.
705	SA1342	JV Thomas	Commercial opportunities	The loss of industrial status will prevent investment in new and emerging commercial opportunities that could further benefit the area.	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to create an element of new employment floorspace in the allocation.**
703	SA1343	Susan Taylor	Community	The proposal will have a negative impact on 'The Grove' residents who are a vulnerable community.	Amenity of neighbouring properties will be protected through the DMDPD.
706	SA1344	Diana Thomas	Conservation	This scheme will seriously detract from the neighbouring Crouch End Conservation Area.	It is noted that the site adjoins the Conservation Area. Appropriate response will be considered in preparing the next version of the Plan.
711	SA1345	Jane Roberts	Conservation	Destruction of Victorian heritage buildings.	It is not considered that there are any sites of significant heritage value that will be destroyed on this site.
705	SA1346	JV Thomas	Conservation	The scale of the proposed development is at odds with the need to complement the neighbouring Crouch End Conservation Area rather than to contrast with it.	It is noted that the site adjoins the Conservation Area. Appropriate response will be considered in preparing the next version of the Plan.

273	SA1347	Sophie Laws	Conservation	Part of a conservation area and the Victorian buildings should be protected. The standard for conservation areas is that development should improve the area not make it worse. Why is this even being considered?	It is noted that the site adjoins the Conservation Area. Appropriate response will be considered in preparing the next version of the Plan.
275	SA1348	Susan Swales	Conservation	Site impinges on Lynton Road conservation area	It is noted that the site adjoins the Conservation Area. Appropriate response will be considered in preparing the next version of the Plan.
274	SA1349	Will Johnson-Marshall	Conservation	Object: Scale of development impinges conservation area (Lynton Road)	This site is not within, but does adjoin a Conservation Area. It is considered that development could improve the setting of the Conservation Area.
703	SA1350	Susan Taylor	Conservation	Loss of quality period buildings	This site is not within, but does adjoin a Conservation Area. It is considered that development could improve the setting of the Conservation Area.
710	SA1351	Stephen Kenny	Conservation	The estate behind this location is very attractive & worthy of conservation & the small green space with its very attractive trees would be a severe loss to the neighbourhood. 5 storeys would overbear all local dwellings despite any idea that such a huge collection of flats could be attractively designed for this locality	This site is not within, but does adjoin a Conservation Area. It is considered that development could improve the setting of the Conservation Area.
716	SA1352	Sandra Clark	Conservation	Loss of well preserved and beautiful period buildings of a type that are not abundant in this area. Unacceptable changes on too large a scale in a conservation area.	This site is not within, but does adjoin a Conservation Area. It is considered that development could improve the setting of the Conservation Area.
707	SA1353	Sophie Laws	Conservation	This is part of a Conservation Area, and the Victorian buildings should be protected. The standard for Conservation Areas is that development should improve the area, not make it worse. Why is this even being considered?	This site neighbours, but is not inside a conservation area. How the development can enhance the setting of the conservation area will be considered in drafting the next version of this document.
706	SA1354	Diana Thomas	Consultation	why do we have to struggle to the far west end of Muswell Hill Broadway for any ward meetings to discuss anything to do with this site?	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council has separate procedures for consulting on individual planning applications.
709	SA1355	Emily Hall	Consultation	I must also state how outraged I feel over the council's failure to publicise its plans and to alert our community to meetings that have considered the plans.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council has separate procedures for consulting on individual planning applications.
707	SA1356	Sophie Laws	Consultation	It is very upsetting to hear about this proposal so late, when the Council claims that meetings have already been held to discuss it.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council has separate procedures for consulting on individual planning applications.
273	SA1357	Sophie Laws	Consultation	Upsetting to hear about this proposal so late when the council claims that meetings have been held to discuss it.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council has separate procedures for consulting on individual planning applications.
710	SA1358	Stephen Kenny	Consultation	We note the consultation deadline (we didn't even know there were proposals for this until VERY recently!) deadline on this	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local

				has been extended (!) to 27/3. We wish to express our complete objection to the proposals - 51 flats!	Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council has separate procedures for consulting on individual planning applications.
708	SA1359	Susan Scott Hunt	Consultation	The public has not been given any information about why work appears to have been begun in digging foundations at the corner of Park and Lynton Roads. The Council's efforts to consult the public on the proposal have be scandalously inadequate. Is it reasonable for the Council to consider its web site documents an effective 'constructive notice board'? The residents of The Grove were only sent information about the proposal on the 13th of March, well into the consultation period, a mere ten days until its original closing date. The Council put up no signs and public meetings about the plan were not effectively publicised. This is proved by the fact that the local forum meetings at which the plans were discussed were not well attended by residents.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. The Council has separate procedures for consulting on individual planning applications.
434	SA1360	Will and Nicola Spokes (adjacent residents)	Consultation	As best as we can ascertain, the plans for the development of Lynton Road site were announced at a public meeting of the Crouch End, Hornsey and Stroud Green Area Forum and Committee on 15th January (as stated in the minutes of this meeting) yet, in spite of the allegedly 'public' consultation period expiring on 23rd March, they weren't included on the agenda for the next public meeting of this same committee, which took place last Thursday 5th March. Having made an arrangement to pose the same points and queries outlined in this letter at this meeting, we were informed that in actual fact, the development, though in the centre of Crouch End, in fact falls into Muswell Hill Ward and so we would need to also make a representation at the Muswell Hill committee meeting. Unfortunately, we are away on the date of the next meeting (19th March) that falls within the public consultation period, so are unable to attend. Hence, we are outlining our concerns in this letter. It should also be noted that Councillor Adam Jogee, the Chair of the Crouch End Committee, has kindly offered to circulate our question to the relevant people too, so they may receive this letter and our question via Councillor Jogee.	The January meeting was indeed used to introduce the document, and the Planning Policy team has been in contact with Councillor Jogee about raising local residents concerns in the consultation.
434	SA1361	Will and Nicola Spokes (adjacent residents)	Consultation	Secured first house on Lynton Road in 2013. Concerned elements of this proposed development would severely impact upon various aspects of our home and family life. We are not wholly against residential development on this site but rather some of the Site requirements and Development Guidelines stated in the SA DPD consultation document and the seeming complete lack of engagement and consultation with local residents on this proposal.	The consultation was carried out in accordance with the appropriate regulations.
274	SA1362	Will Johnson-Marshall	Density	Object: Proposal will lead to an over populated site	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.

					Action: Remove height limits from the allocation.
381	SA1363	Caroline Heartfield	Density	Proposal feels like a total overdevelopment of the site.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context. **Action: Remove height limits from the allocation.**
703	SA1364	Susan Taylor	Density	The proposal is over-development of a small site in a conservation area. The proposal is out of scale with existing dwellings. And will impact school places and parking	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context. **Action: Remove height limits from the allocation.**
702	SA1365	Andrew Simms & Kristine Galiyano	Design	Although the road is not part of the conservation area we believe that the design should be in keeping with the local architecture - especially in light of The Mission Hall, that we believe to be a building of special historic worth, which is currently poorly mirrored by the industrial units beside it.	Noted, development will be expected to respond to its surroundings, in line with Draft policy DM1.
702	SA1366	Andrew Simms & Kristine Galiyano	Design	The current building also has been designed with little consideration for the surrounding area with the large unbroken brick wall dominating the street	Noted.
704	SA1367	Carol Ann Uszkurat	Disruption	Due to the many health issues of tenants ambulances arrive on a regular basis - building work would not only be disruptive for this but would also cause months of dust and noise not conducive to those of us used to the peace and quiet currently enjoy that is if great benefit to our end of life existence	Concern is noted, disruption will be minimised using the principles of the Sustainable Design and Construction SPD.
702	SA1368	Andrew Simms & Kristine Galiyano	Frontages	we welcome the idea of the 'wall' being replaced with active building frontages and doors onto the street, we hope that the development is done to the benefit of the street by including enough space, light and architectural integrity to the design. This should also include adding provision for pavements, foliage and trees etc to soften such a large development.	Visual amenity of neighbouring properties will be protected through the DMDPD.
718	SA1369	Cllr Pippa Connor	Green Space	I object to: The loss of a valued green space that provides amenity for local residents and in particular those living at The Grove.	There is no designated green space on this site, but the mature trees could be retained. **Action: Include reference to the retention of mature trees on the site.**
715	SA1370	Mr Denby - Wood	Green space	Involve the complete loss of open green space and demolition of a number of characterful and highly desirable Victorian mews buildings	There is no designated green space on this site, but the mature trees could be retained. **Action: Include reference to the retention of mature trees on the site.** It is not considered that there are any sites of significant heritage value that will be destroyed on this site.

708	SA1371	Susan Scott Hunt	Green space	The removal of the small green space currently planted (by local residents) with established trees, is completely unreasonable. The advantages to the health and well being of residents and the aesthetic appeal of small open spaces within residential settings should not have to be recited to the Council. These small open sites are precious amenities. This small open space is not 'excess to requirement'. It is well valued and well used by residents. It is even partly maintained by residents.	There is no designated green space on this site, but the mature trees could be retained. **Action: Include reference to the retention of mature trees on the site.**
706	SA1372	Diana Thomas	Green space	There is an attractive, much appreciated grassy knoll planted with 14 trees on the very edge of the area to be bulldozed. Why must this go? These much-needed, although small, breathing spaces of peace and quiet are vital to keeping a rural character in an urban area.	There is no designated green space on this site, but the mature trees could be retained. **Action: Include reference to the retention of mature trees on the site.**
709	SA1373	Emily Hall	Green space; Parking	The plans would impact the availability of parking, involve the loss of open green space and demolish a number of beautiful, historical Victorian mews buildings, which are dearly loved.	There is no designated green space on this site, but the mature trees could be retained. **Action: Include reference to the retention of mature trees on the site.** Parking will be managed in line with standards set in the DMDPD.
702	SA1374	Andrew Simms & Kristine Galiyano	Height	the planning is for a building of maximum 5 storeys - this would dwarf all of the neighbouring buildings (with most being 2 storeys, with the singular exception of Veryan Court)	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
714	SA1375	Christine Nicholson	Height	It would be totally out of scale with existing buildings.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
718	SA1376	Cllr Pippa Connor	Height	I object to: The proposed height of 5 stories is too high for the area and would have a detrimental effect on the surrounding conservation area.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough. Visual amenity will be protected through the DMDPD.
706	SA1377	Diana Thomas	Height	The planned building heights, 4-5 stories will make the sheltered accommodation tenants, both on The Grove side and on the opposite side of Park Road, feel very vulnerable, over-shadowed and over-looked.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**

712	SA1378	Edwin Holder	Height	Four storey buildings along The Grove would be oppressive and out of character with the area. I'd suggest they should be restricted to the height of the existing Victorian homes in Lynton Road. Five storey development along the Park Road frontage would dwarf the local high point of The Maynard public house. I'd suggest restricting the height to that of The Maynard.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
705	SA1379	JV Thomas	Height	The proposal of five-storeys for this development is greater than the height of all the surrounding buildings and is therefore excessive.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
273	SA1380	Sophie Laws	Height	Five storeys would be absolutely out of keeping with the area, overshadowing neighbours and quite different from surrounding buildings.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
275	SA1381	Susan Swales	Amenity	Construction of the proposed height will lead to unacceptable loss of light to my property.	Visual amenity of neighbouring properties will be protected through the DMDPD.
434	SA1382	Will and Nicola Spokes (adjacent residents)	Height	Building up to 4 or 5 storeys high on the industrial estate would have a fundamental and extremely detrimental impact on the light, views and privacy of a large number of surrounding properties, including our own and will also put a tremendous additional strain on parking – which is already scarce in the surrounding area – and local amenities such as schools. We are deeply shocked that absolutely no-one in the immediate area surrounding this site appears to have been meaningfully or actively consulted on this.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough. **Action: Remove heights from the site allocation** Visual amenity of neighbouring properties will be protected through the DMDPD.
419	SA1383	Haringey Liberal Democrat Group	Height	We support local residents in their petition against the site allocation proposals for SA 51: Lynton Road. In particular we object to the following: • The proposed height of 5 stories is too high for the area and would have a detrimental effect on the surrounding conservation area. • Developing this industrial plot for residential housing will mean the loss of space for valuable small business units. • The loss of a valued green space that provides amenity for local residents and in particular those living at The Grove.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**

					There is no designated green space on this site, but the mature trees could be retained. **Action: Include reference to the retention of mature trees on the site.**
713	SA1384	Helen dAmbrosio	Height	We would not want the building to be any taller than the industrial site is now. It would not be good for them either, to have the back of Veryan Court as their view.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
275	SA1385	Susan Swales	Heritage	Quality period buildings would be demolished	It is not considered that there are any sites of significant heritage value on this site.
434	SA1386	Will and Nicola Spokes (adjacent residents)	Heritage	If this development proceeds as is currently proposed, this is a very large scale development for Crouch End that – according to the Haringey Plan paperwork – could be built up to 5 storeys high on a piece of land that currently has a maximum of 2 storeys (on the industrial estate) and 3 storeys (on park Road), as do the vast majority of the properties in all of the surrounding streets, with the exception of Park Road where there are some 4 storey buildings along the main road. It would involve the demolition of a number of characterful – and, if converted into residential dwellings for sale – highly desirable Victorian mews buildings that appear to be in excellent condition and are currently being used as offices (the Site Allocations DPD document states that “No buildings need to be retained on this site”).	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough. **Action: Remove heights from the site allocation** Visual amenity will be protected through the DMDPD.
434	SA1387	Will and Nicola Spokes (adjacent residents)	Heritage	We also want to raise a strong objection to the potential demolition of the Victorian mews buildings currently being used as offices on the Lynton Road. (To recap the SA DPPD says no buildings need to be retained on site). They are seemingly in excellent condition, well-maintained and very much of the period of the houses within the surrounding area. They would make highly desirable residential developments therefore we can see no justification whatsoever for the wanton demolition of these historic buildings – it is this character that attracts people to live and work in this area and to demolish these buildings to overdevelop this site with a characterless block of flats would be an absolute travesty.	It is not considered that there are any sites of significant heritage value on this site.
274	SA1388	Will Johnson-Marshall	Heritage	Object: Loss of high quality period buildings	It is not considered that there are any sites of significant heritage value on this site.
711	SA1389	Jane Roberts	Homes loss	Loss of homes for the people who live in the flats above the shops.	Overall this scheme makes a positive net addition to the housing stock in the area.
702	SA1390	Andrew Simms & Kristine Galiyano	Housing	We are in favour of increased housing in the area and also the jobs that the development would bring to the area,	Noted.
275	SA1391	Susan Swales	Housing	Significant negative impact will be cause to ‘The Grove’ which is predominantly Sheltered Housing for people in later life.	Visual amenity will be protected through the DMDPD.
701	SA1392	Julia Gale	Housing quality	Consideration should be given as to whether the development will locate a disproportionate amount of social housing units, affecting the predominant architectural environment.	Noted. No plan has been drawn up regarding the percentage of social housing that will be required. The boundary of this site allocation is an industrial site only and therefore no period

				The loss of high quality period buildings should be considered.	buildings will be lost.
274	SA1393	Will Johnson-Marshall	Industrial premises	Object: Loss of micros/ small industrial premises	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**
274	SA1394	Will Johnson-Marshall	Job loss	Object: Loss of local jobs from residential led development	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**
718	SA1395	Cllr Pippa Connor	Job loss	I object to: Developing this industrial plot for residential housing will mean the loss of space for valuable small business units.	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**
714	SA1396	Christine Nicholson	Job loss	People working on the current site would lose their jobs.	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**
706	SA1397	Diana Thomas	Job loss	This proposed site at present provides much employment, the plan will remove the livelihood of these people. New homes will add to the list of people needing jobs. Haringey needs to create more jobs, not take them away!	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**
712	SA1398	Edwin Holder	Job loss	There is a problem of unemployment within the borough and this site largely comprises a variety of businesses that provide various types of employment. The variety of employment should be protected	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**
716	SA1399	Sandra Clark	Job loss	Loss of local jobs and loss of local industry.	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**
711	SA1400	Jane Roberts	Job loss	Loss of livelihood to the people who work in the shops and small businesses.	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**
705	SA1401	JV Thomas	Job loss	The change from industrial to residential status will lose jobs contrary to Haringey Council's intention to increase employment within the borough	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of**

					replacement employment floorspace in the allocation.
707	SA1402	Sophie Laws	Job loss	What about the people who would lose good quality jobs from the loss of the businesses there?	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**
709	SA1403	Emily Hall	Job loss	Another aspect that is incredibly alarming, is the fact that should this plan go ahead, it would eradicate and destroy the livelihood of existing small creative businesses (a puppet maker, a small law firm, for instance), who's presence is and has been so important to the community.	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**
703	SA1404	Susan Taylor	Job loss	The proposal will eradicate existing small businesses, resulting in local job losses. Both #3 and 4 conflict with Haringey's stated aim of encouraging the protection of local business.	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**
273	SA1405	Sophie Laws	Jobs	What about the people who would lose good quality jobs from the loss of the businesses there?	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**
275	SA1406	Susan Swales	Land use	The development will cause an irreversible change in the balance of the local area from industrial to residential.	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**
274	SA1407	Will Johnson-Marshall	Land use	Object: Irreversible change to the balance of use in local area (industrial to residential)	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**
275	SA1408	Susan Swales	Light	Significant loss of light to The Grove	Visual amenity will be protected through the DMDPD.
434	SA1409	Will and Nicola Spokes (adjacent residents)	Light	As you can see from the following photographs, taken from the first and second floors of our home on Lynton Road, just a few yards from the entrance gate to the industrial site, our home benefits from a considerable amount of light presently through both of these windows and we also enjoy a view directly onto Alexandra Palace (through the trees, up on the hill) and the treetops of the neighbouring parks and woods. As, as you can see, do all of the houses in the surrounding area, as roof heights have been kept to a comparable level.	Noted.
434	SA1410	Will and Nicola Spokes (adjacent residents)	Light	2. **Suffer a significant loss of light to the inside of properties and to gardens** – as we have outlined, our home is less than 5 metres from this site – buildings of 4 or 5 storeys on this site could completely overshadow our house and cause a dramatic and extremely detrimental loss of light to the inside of our home. It could	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable

				similarly impact upon a huge number of other homes and gardens within this immediate area. It is well documented and understood that light is a fundamental requirement of any home as it is intrinsically linked to physical, mental and social wellbeing. Indeed, Daylight and Sunlight are outlined as key considerations for the Haringey developments with the Council's own Plan. The quality of light within our home was one of the key considerations for us making what for our family is an extremely financial investment into buying this house and choosing to raise our two young children here. We oppose in the strongest possible terms any development on the Lynton Road site that will significantly impact the amount of light available to our home and thus negatively impact upon the mental, physical or social wellbeing of our family and likewise, the homes and gardens of our surrounding neighbours. Again, as yet, as far as we are aware, we can see no evidence of anyone from either Haringey Council or the architect or developer of this site having undertaken any in-depth, professional assessment, or having held a meaningful consultation with the residents of this neighbourhood, to ensure that the amount of light entering surrounding homes and gardens is not harmed before stating in the Sites DPD document that: 'The maximum height on this site should be 5 storeys."	impact on the rest of the borough. **Action: Remove heights from the site allocation** Visual amenity will be protected through the development management policies. Further detail will be required as part of a planning permission.
701	SA1411	Julia Gale	Local services	pressure on local Service (i.e. school places and parking).	Infrastructure to be provided to meet Haringey's growing population will be identified through the infrastructure delivery plan.
704	SA1412	Carol Ann Uszkurat	Local businesses	My understanding of the call to revitalise Brown field sites for renewal as residential sites is that abandoned and disused sites should be used - there are many businesses currently operating on this proposed site - should you not be looking for sites where this is not the case???	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to providing an element of replacement employment floorspace in the allocation.**
712	SA1413	Edwin Holder	Local businesses	This site does not sit within the district centre and having lived here for 30 years I find it difficult to see how it could become so. It is marginal to the attractions of Crouch End and and I would think it unlikely to attract much interest from retailers given that even shops within the actual centre are closing to be replaced by charity shops	Noted, the reference to this site extending the District Centre will be removed. **Action: Change the allocation to " Mixed use redevelopment"**
701	SA1414	Julia Gale	Local businesses	The development should be for Key London workers only, to address the inevitable shortfall of such workers in the coming years: eg school teachers, nurses, emergency service workers.	All development will make a contribution to affordable housing in the borough.
708	SA1415	Susan Scott Hunt	Local businesses	Elimination of the workshop area directly contradicts the community's interest.	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to replace the number of jobs in the allocation.**
381	SA1416	Caroline Heartfield	Local character	When you look around there are only 3 storey buildings in view and then two storey houses behind.	Noted.
715	SA1417	Mr Denby –	Local services	Put a tremendous additional strain on local amenities such as	Infrastructure to be provided to meet Haringey's growing

		Wood Petition		schools and doctors' surgeries	population will be identified through the IDP.
275	SA1418	Susan Swales	Local services	There is already pressure of local facilities such as schools and GP practices, and this proposal will lead to an exacerbation of the situation	Infrastructure to be provided to meet Haringey's growing population will be identified through the IDP.
706	SA1419	Diana Thomas	Local services	The extra school places that will be needed in already bulging classes. Doesn't LB Haringey have a policy with restrictions governing expanding schools and building new schools? The extra pressure on other public services…doctors, refuse collections, the ailing sewers and drainage in the area.	Infrastructure to be provided to meet Haringey's growing population will be identified through the IDP.
711	SA1420	Jane Roberts	Local services	More pressure on the local infrastructure.... schools, doctors, amenities.	Infrastructure to be provided to meet Haringey's growing population will be identified through the IDP.
705	SA1421	JV Thomas	Local services	The proposed density of housing occupancy will lead to pressure on local services. As examples, bulge classes in schools and longer waiting times to see a GP.	Infrastructure to be provided to meet Haringey's growing population will be identified through the IDP.
708	SA1422	Susan Scott Hunt	Local services	The impact of the development on local services such as schools and medical facilities, on parking and public transport are not out-balanced by the need for this type of housing (there is no mention of public housing, so it must be assumed that this is to be private housing).	Infrastructure to be provided to meet Haringey's growing population will be identified through the IDP.
714	SA1423	Christine Nicholson	Local services	It would put pressure on already scarce parking, school places and doctors' services in the area.	Parking standards will be set through the DMDPD policy.
710	SA1424	Stephen Kenny	Local services	where's the parking, school/nursery places, open spaces for children to play?	Parking standards will be set through the DMDPD policy. Infrastructure to be provided to meet Haringey's growing population will be identified through the IDP.
381	SA1425	Caroline Heartfield	Local services	Can you guarantee there will be no strain on local amenities, such as school places, doctor's surgeries and parking, which are all straining at the moment.	Infrastructure to be provided to meet Haringey's growing population will be identified through the IDP.
274	SA1426	Will Johnson-Marshall	Neighbouring properties	Object: Significant negative impact on the outlook from rear of home due to the scale of the proposal	Visual amenity will be protected through the DMDPD.
274	SA1427	Will Johnson-Marshall	Neighbouring properties	Object: significant negative impact to the adjacent accommodation 'The Grove'	Visual amenity will be protected through the DMDPD.
701	SA1428	Julia Gale	Noise	There will be an increase in noise levels from change to Residential use and the number of units. This will be exacerbated by the proposed height of proposal. The effect on the local elderly residents of The Grove should in particular be considered.	It is not considered that a residential use will create significant noise uplift above the existing use.
275	SA1429	Susan Swales	Noise	The site will be over populated and this will lead to increased noise levels.	It is not considered that a residential use will create significant noise uplift above the existing use.
274	SA1430	Will Johnson-Marshall	Noise	Object: Increased duration of noise from change to residential use into evenings and weekends	It is not considered that a residential use will create significant noise uplift above the existing use.
274	SA1431	Will Johnson-Marshall	Noise	Object: Increased noise levels from change to residential use and the number of units. This will be exacerbated by the height of the proposal	It is not considered that a residential use will create significant noise uplift above the existing use.
714	SA1432	Christine Nicholson	Noise	It would cause a great deal of noise and inconvenience to local people, particularly those living at the sheltered housing on The	It is not considered that a residential use will create significant

				Grove and the nearby two storey houses.	noise uplift above the existing use.
273	SA1433	Sophie Laws	Objection	Strongly object to the proposal	Objection is noted.
275	SA1434	Susan Swales	Objection	Objection to proposed SA51	Objection is noted.
274	SA1435	Will Johnson-Marshall	Objection	Object to the proposal	Objection is noted.
381	SA1436	Caroline Heartfield, Local resident – Topsfield Road	Objection	Do not object to new housing in London and understand the Council has housing targets to meet. Main objection to proposal is size of development.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough. **Action: Remove heights from the site allocation**
702	SA1437	Andrew Simms & Kristine Galiyano	Parking	Parking is already difficult in the area so we hope that the development will carefully include provision for residents, and not at the expense of the residents already living in the area.	Parking standards will be set through the development management policies.
381	SA1438	Caroline Heartfield	Parking	Will you provide parking for every unit that you allow to be built?	Parking standards will be set through the development management policies.
712	SA1439	Edwin Holder	Parking	Lynton Road and The Grove are already very crowded for parking. Access and parking for existing residents should be considered in any development.	Parking standards will be set through the development management policies.
711	SA1440	Jane Roberts	Parking	More pressure on limited parking available in the area, which is already extremely difficult.	Parking standards will be set through the development management policies.
715	SA1441	Mr Denby - Wood	Parking	Impact already scarce parking	Parking standards will be set through the development management policies.
275	SA1442	Susan Swales	Parking	Parking provision will be significantly reduced for local residents	Parking standards will be set through the development management policies.
434	SA1443	Will and Nicola Spokes (adjacent residents)	Parking	3. **Suffer a serious impact on available parking spaces and other local amenities including school places due to the overdevelopment of this site** – parking is already at a premium on Lynton Road and surrounding roads, with many residents frequently unable to park close to their homes, or simply unable to find a space nearby at all. The industrial estate is not large enough to provide enough parking even if just the existing commercial buildings were converted into domestic dwellings, let alone if the storey height was increased and the residential capacity was increased. School places are also over-subscribed in this area, as Haringey Council are very well aware, hence the discussions to increase the entry levels of St Mary's and other primary schools in the area. As we outlined at the start of the letter we are not against some form of residential development on this site but we are very strongly against the seeming proposed over development with the addition of multiple storeys both within the estate and on	Parking standards will be set through the development management policies.

				Park Road.	
274	SA1444	Will Johnson-Marshall	Parking	Object: Any additional development will increase the pressure on the limited local parking provision. Parking is already difficult for local residents and this development will lead to additional demand that cannot be accommodated and will severely reduce the amenity for existing residents.	Parking standards will be set through the development management policies.
705	SA1445	JV Thomas	Parking	Some local transport by bus is excellent, but it is directed towards taking people to the centre of London and is not as useful for travelling around London's periphery. Plausible that this development will bring with it a high car ownership with the associated problems of increasing traffic on the already busy Park Road as well as intensifying local parking problems.	Parking standards will be set through the development management policies.
716	SA1446	Sandra Clark	Parking	The scale of the development is out of proportion to the surrounding area, and the large number of residential units proposed will create problems for parking, which is already difficult here.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough. **Action: Remove heights from the site allocation** Parking will be managed using standards set in the DMDPD.
711	SA1447	Jane Roberts	Scale	Over development, much too large for this small area.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough. **Action: Remove heights from the site allocation**
707	SA1448	Sophie Laws	Scale	This is FAR too big a development for this area to sustain – too many extra people. Please reduce the scale of this development proposal greatly.	Infrastructure to be provided to meet Haringey's growing population will be identified through the infrastructure delivery plan.
275	SA1449	Susan Swales	Scale	Scale of development is out of proportion with the surrounding area	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough. **Action: Remove heights from the site allocation**
274	SA1450	Will Johnson-Marshall	Scale	Object: scale of proposed development is out of proportion with surrounding area	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.

273	SA1451	Sophie Laws	Scale	Far too big a development for the area to sustain. Too many extra people	Infrastructure to be provided to meet Haringey's growing population will be identified through the infrastructure delivery plan.
273	SA1452	Sophie Laws	Scale	Please reduce the scale of this development greatly. Surely new housing could be provided, hope it will all be social housing, without destroying good buildings and working businesses which are there at present, nor bringing in so many extra people as to cause difficulties.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
697	SA1453	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
702	SA1454	Andrew Simms & Kristine Galiyano	Site boundary	We hope that the council also looks to repurpose/knock down the derelict garages next to the Mission Hall. likely to cause someone serious injury	Noted. It is considered that this site is not suitable to be included in this allocation due to separation and ownership.
715	SA1455	Mr Denby - Wood	Small businesses	Eliminate small businesses whose nurture is important to the community	Noted, noting the extant permission the Council is retaining a degree of commercial use, a point will be added to replace the job numbers lost in the redevelopment. **Action: Add a requirement to replace the number of jobs in the allocation.**
273	SA1456	Sophie Laws	Social housing	Is the intention to provide social housing or just to allow development for commercial gain?	All housing developments will be required to contribute to affordable housing provision.
717	SA1457	Gerry Tvedt	Support	You should note that all of my tenants occupy this property on short term leases, outside of the act, and that consequently a housing development would be possible within the time frame you have outlined.	Noted.
717	SA1458	Gerry Tvedt	Support	I am now writing to inform you that I am broadly in support of a future housing development on my site, as outlined in your plan.	Support is noted.
381	SA1459	Caroline Heartfield	Traffic	Park Road is already a busy bus route. Will the local roads take the strain of the extra traffic this site will make?	The location of this site in close proximity to Crouch End District Centre will limit the trip numbers, and hence the impact on traffic. A transport assessment will be required as part of any planning application.
706	SA1460	Diana Thomas	Traffic	The pressure on the traffic flow at an already dangerous junction and part of Park Road. For the safety of this small area, young and old, this road block must be continued? Where will these new residents park their inevitable number of cars?	The location of this site in close proximity to Crouch End District Centre will limit the trip numbers
273	SA1461	Sophie Laws	Traffic	Extra traffic would be a major issue. The closed off end of Lynton Road brings huge benefits to these roads and must not be changed. Which way would this significant extra traffic arrive?	There is n intention to remove the blocked road to encourage rat-running.
273	SA1462	Sophie Laws	Traffic	There is a big cinema development underway on the other side of Tottenham Lane which is likely to cause traffic and parking issues to these streets since all the streets nearer there are solidly parked up most of the time already – this was pointed out when the proposal was being discussed.	The location of this site in close proximity to Crouch End District Centre will limit the trip numbers

273	SA1463	Sophie Laws	Traffic	Where would this number of new households park the cars they would undoubtedly have, however close the bus stop? As it stands it is frequently difficult to park in Lynton Road and Topsfield Road, we often have to park some way away.	The location of this site in close proximity to Crouch End District Centre will limit the trip numbers
707	SA1464	Sophie Laws	Traffic	The extra traffic would be a major issue. The closed off end of Lynton Road brings huge benefits to these roads and must not be changed. Which way would this significant extra traffic arrive? Where would this number of new households park the cars they would undoubtedly have, however close the bus stop? As it stands it is frequently difficult to park in Lynton Road and Topsfield Road, we often have to park some way away.	The location of this site in close proximity to Crouch End District Centre will limit the trip numbers
712	SA1465	Edwin Holder-Vale	Trees	The existing grassed public space and trees at the junction of Lynton Road and The Grove should be protected (and the public bench re-instated).	There is no designated green space on this site, but the mature trees could be retained. **Action: Include reference to the retention of mature trees on the site.**
703	SA1466	Susan Taylor	Urban realm	Loss of small green spaces and walkway	There is no designated green space on this site, but the mature trees could be retained. **Action: Include reference to the retention of mature trees on the site.**
434	SA1467	Will and Nicola Spokes (adjacent residents)	View	Like the vast majority of Crouch End, most of the houses in the area are Victorian and were built up to a maximum of 3 storeys high. We live in a more modern sixties built property which is also 3 storeys high. Consequently, everyone in the area, from their top floor, can enjoy this beautiful view and have down so for the best part of the last 100 years.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough. **Action: Remove heights from the site allocation**
434	SA1468	Will and Nicola Spokes (adjacent residents)	View	4. **Lose the enjoyment of the historic view of Alexandra Palace** – as above, we and many of our neighbours in 2 and 3 storey dwellings within the Lynton Road, Grove, Topsfield Road and Palace Road area and further afield, all enjoy various views of Alexandra Palace up on the hill. This historic view has been an intrinsic part of the value and enjoyment of all these properties since they were built and is part of why many of the residents have chosen to buy homes within this characterful and historic part of Crouch End. Again, as yet, as far as we are aware, we can see no evidence of anyone from either Haringey Council or the architect or developer of this site appear to having undertaken any in-depth, professional assessment, or having held a meaningful consultation with the residents of this neighbourhood, to assess the impact upon this view that the development may have on any surrounding properties, impacting both the residents enjoyment of their homes and the sale or rental value of their properties, before stating in the Sites DPD document that: 'The maximum height on this site should be 5 storeys."	It is noted that the site lies within the Wider Setting viewing corridor from Alexandra Palace. It is considered that a 5 storey building is unlikely to have a significant impact on this setting generally, and any design will be required to demonstrate it specifically at the time of submitting a planning application. The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough. **Action: Remove heights from the site allocation**
381	SA1469	Caroline Heartfield	View	A 5 storey building will interrupt historic views to Alexandra Palace	It is noted that the site lies within the Wider Setting viewing corridor from Alexandra Palace. It is considered that a 5 storey

					building is unlikely to have a significant impact on this setting generally, and any design will be required to demonstrate it specifically at the time of submitting a planning application.
697	SA1470	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA1471	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

Comments on SA52 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
263	SA1472	Barry James	Access to SINC	This statement uses the term “if appropriate”. The use of the term ‘may’ already qualifies the obligation to improve access pursuant to policy 7.19 and the application of the term “if appropriate” is entirely unnecessary. Since this is a site requirement and the source of the principle is the London Plan, surely the need to improve access to the SINC must be mandatory	Any development on Pinkham Way will need to have regard to the SINC designation and take measures to improve access to the SINC; this is implicit in the policy.

263	SA1473	Barry James	Address	Referring to the site as the former Friern Barnet Sewage Works is completely misleading. It is so misleading that one of the senior Haringey Council planners even told the NLWP (Freedom of Information email evidence available) that there were buildings on the site that could be reused for development purposes. People will not recognise the site from the description and suggest a more meaningful address might be "The Wooded Land Adjacent to Hollickwood Park, Pinkham Way, Muswell Hill, N8."	The site address is correct.
572	SA1474	Beatrice Murray, resident	Against waste/ industrial use	Haringey should resist any attempt to use this site for waste treatment or other industrial use.	The Plan is proposing to retain the existing lawful dual use of the site which is employment/SINC. A waste facility is an employment use but the plan is not specifically promoting the site for a waste facility.
263	SA1475	Barry James	Air quality	Air quality is already an issue (due to busy section of A406) in an area where there are plenty of sensitive receptors (homes and schools). The trees on the site are probably very helpful in partially mitigating the air pollution. The URS Sustainability Appraisal Report (which is apparently limited to consideration of information provided by others (see page 1 Limitations), makes the following points: *Section 7.4 (Scope) Page 18: "The Borough suffers poor air quality because of traffic congestion. The whole Borough is an Air Quality Management Area."* *Section 14.18 (Air Quality) Page 52: "Air quality is a wide-spread issue in the borough, which has led to the following policy stipulation being drafted for most sites: "Mitigation of and improvement to local air quality and noise pollution should be made on this site." It is noted that this policy stipulation is not made for any sites in the west of the borough, reflecting the fact that air quality is less of a concern here"*	It is noted that air quality is a concern throughout the borough, with the A406 being a particular issue due to the traffic generated here. Opportunities to improve this will be considered wherever possible but this does not preclude the future development of Pinkham Way.
263	SA1476	Barry James	Air Quality & Noise Pollution	Surely any mitigation associated with these NPPF topics should be site requirements. As a reader, I am left wondering whether this pitiful guidance (all 17 words) was added at a late date because somebody in the Council felt that a site description without any mention of air quality and/or noise pollution could be criticised.	The comment included is the same for any site with potentially poor air quality, and seeks to ensure that it is considered as part of any future planning permission.
263	SA1477	Barry James	Biodiversity	Appalling mismanagement over the years means not a surprise people will come to this consultation with a somewhat jaundiced eye and this misleading report does nothing to re-establish confidence. Notwithstanding the national importance of the NLWP and the status of the Pinkham Way site, SA52 appears to be tucked away in the SADPD and Sustainability Appraisal Reports, accompanied by inappropriate, trite and meaningless information and without any proper acknowledgement of SA52's biodiversity importance to the Borough. As URS so clearly state in the linked Sustainability Appraisal (Section 7.4) Natural England suggests a ratio of 1 hectare of Local Nature Reserve to every 1,000 heads of population whereas Haringey currently has 0.6 hectares per 1,000 populations. Clearly any development on SA52, at almost 6 hectares in size, will have a hugely negative effect on the Borough's biodiversity – a fact not mentioned once in this Report.	The site is at the appropriate location in the document, and is not "tucked away" as claimed. The site does not have a Local Nature Reserve status, so the situation stated will not worsen as suggested.
266	SA1478	Freehold	Biodiversity	As per para 114 NPPF local authorities should plan for networks	Any future planning application on Pinkham Way will be required

		Community Association		of biodiversity. The Pinkham Way site forms an essential and integrated part of a green network running along the Bounds Green Brook valley. This network is then connected by the Pinkham Way site into the green network running south alongside the railway land and on to Alexandra Palace. Much of the land in these networks is located within London Borough of Barnet and yet there is no evidence that Haringey has acted with a strategic approach in assessing the wider impacts any development of Pinkham Way would have on these networks and biodiversity. They have therefore failed to comply with their duty under Section 40 of the Natural Environment and Rural Communities Act 2006.	to meet the duty under the 2006 Act. Haringey's evidence base includes a biodiversity study which has assessed the biodiversity value of all the site allocations in Haringey.
427	SA1479	Pinkham Way Alliance (1,154 person petition)	Biodiversity - invertebrates	Finding of the submitted 'Invertebrate Study February 2014-2015'	The Council does not believe the results of the study preclude development on Pinkham Way. Any future planning application will need to consider the biodiversity value of the site.
427	SA1480	Pinkham Way Alliance (1,154 person petition)	Biodiversity loss	Pinkham Way's ecological value is threatened	The Council does not believe the development of Pinkham Way will threaten the sites biodiversity. Any future planning application will need to consider the biodiversity value of the site.
427	SA1481	Pinkham Way Alliance (1,154 person petition)	Biodiversity targets	The Local Plan favours the protection of Pinkham Way SINC as a green open space, not as an employment site. The Pinkham Way SINC is a verdant open space that is recognised as having high nature conservation value by virtue of its designation as a Borough Grade 1 SINC.	The site has a dual lawful use of employment and SINC. The Council does not consider the site to be open space. Any future planning application will need to take account of the SINC status but at present neither the SINC or the biodiversity value of the site precludes any development on Pinkham Way.
266	SA1482	Freehold Community Association	Business	See comments on Bounds Green Industrial Estate above. This proposal would show no net gain to employment numbers.	This site can play an important role in providing employment floorspace capacity to meet the borough's objectively identified employment needs, as set out in the Employment Land Study.
266	SA1483	Freehold Community Association	Climate change mitigation	To maintain the dual designation for Pinkham Way as a SINC and Employment site requires a far greater assessment and evidence base than that presented by Haringey. The employment designation has been in place for nearly 30 years and in that time only one (withdrawn) planning application has been received and this would have required a redesignation of the site to Waste class Industrial use. Pinkham Way has a vital role to play in mitigating climate change, preventing flood risk and improving biodiversity, not only for Haringey but also the communities of Barnet and Enfield. Its cross boundary location makes it strategic for all three Boroughs and yet there is no evidence of cooperative working in assessing the strategic impacts any development of Pinkham Way would have.	A waste use is an employment use so should a waste facility be considered suitable on the site through the NLWP, the site would not require a re-designation. The Council is fulfilling and exceeding its obligations under its duty to cooperate with the neighbouring authorities.
427	SA1484	Pinkham Way Alliance (1,154 person petition)	Conclusion	The Pinkham Way site is unsuitable for development and the employment designation should be removed. The evidence does not support or justify its retention as a dual designated site.	Noted the objection. However, we are using the local plan to seek views from a range of stakeholders on the future of Pinkham Way. The Council believes the dual designation which is its existing lawful use is justified and sound.
266	SA1485	Freehold Community Association	Connectivity	The rights of way issue onto and across the Pinkham Way site was first raised with Haringey 1998 and again in 2012. Haringey's failure to act on the rights of way, established over 50 years use by the local community, undermines there compliance with Para 75 and if properly assessed would have a significant effect on any possible development.	It is considered that the allocation seeks to improve connectivity through the site. Issues of rights of way will need to be taken account of in any future planning application.

263	SA1486	Barry James	Contamination	Contamination study is surely a site requirement, not a guideline. The site requirement should include an obligation to deal appropriately with site contamination – as drafted, the statement suggests that as long as the contamination is understood, there is no actual requirement to deal with it. The SA52 description carefully ignores the historical fact that the site used to be a landfill site.	Any future planning application will be required to take account of the previous use of the site and include measures for dealing with any contamination on site**.**
266	SA1487	Freehold Community Association	Contamination	Between 1963 and 1980 Pinkham Way was used as an untreated waste landfill site finally being capped in 1980 with parks and highway waste. There is approximately 10m depth of contaminated debris located below the site and remediation will be extremely difficult and expensive. Any remediation work will require reducing the risks to health and the environment particularly risks to the surrounding residential areas and water courses.	It is considered that the opportunity to manage the negative effects of contamination on this site is through the planning application process. Air quality is a concern throughout the borough, with the A406 being a particular issue due to the traffic generated here. Opportunities to improve this will be considered wherever possible.
427	SA1488	Pinkham Way Alliance (1,154 person petition)	Contamination	Jacobs reported in 2008 that the site investigation demonstrated the presence of lead in the Made Ground at concentrations above the CLEA commercial soil guideline values. Asbestos was also identified as potentially present in the ground. Due to the site's former use as a Sewage Works, some residual microbiological activity has been identified both in the soils and the ground waters. Only limited testing has been carried out in relation to these contaminants, and soil and water should be classed as potentially hazardous to human health across the site. Microbes thrive in anaerobic environments and therefore may exist beneath any area of the site which was formerly occupied by sewage works structures or the related waste materials, which have since been buried. It should be noted in relation to Arup's and Jacobs' findings on contamination, that Haringey Council, in its website comment on the Contaminated Land Register it is required to maintain, asserts that 'there are no contaminated sites in Haringey'. We believe that Pinkham Way should be recorded as contaminated in that register.	It is considered that the opportunity to manage the negative effects of contamination on this site is through the planning application process. Any future planning application will need to assess the extent of the contamination and take steps to ensure any discovered contamination is overcome.
266	SA1489	Freehold Community Association	Cooperation	Whilst there is evidence of Haringey, as a Lead Local flood risk authority, being part of a strategic flood risk group there is no evidence of strategic flood risk planning cooperation between Haringey, Barnet and Enfield and evidence of this working must be shown in their annual Monitoring Report. No such evidence has been published.	The Council has met and exceeded its requirement under its duty to cooperate. The Council continue to work with neighbouring boroughs across all policy areas including flooding. One such example is through the preparation of the North London Waste Plan.
427	SA1490	Pinkham Way Alliance (1,154 person petition)	Need for open space	There is an increasing amenity need for good Open Space in the area. Such a need would need careful balancing with protecting the site's biodiversity.	While the Council supports the desire for good open space across Haringey, Pinkham Way does not fall within an area of open space deficiency as defined by Haringey's open space study 2015.
263	SA1491	Barry James	Culvert	This is a short statement about the culvert that runs through the site and the need to inspect it before any development is agreed. It is clearly a site requirement, not a guideline. The tone of the statement is misleading since it is well known (from material available to the NLWP) that the culvert needs a lot of attention. Moreover, there is no mention of GLA Policy regarding existing culverts. The brevity of this statement is unacceptable in such an important document as the SADPD.	Agreed.
263	SA1492	Barry James	Current/Previous	Describing this site as a disused sewage works is wholly	As no new use has been identified (indeed there is evidence of

			Use	misleading. It might have been a disused sewage works 50 years ago but hardly that now. It could more accurately be described as an unused landfill site, a use it was put to long after it finished dealing with sewage. No infrastructure exists or is visible now of the sewage works.	significant levels of dumping on the site), the current/previous use is correct.
427	SA1493	Pinkham Way Alliance (1,154 person petition)	Cycle and pedestrian connectivity	The Site Allocations document mentions cycle and pedestrian connectivity through the site to New Southgate Station. One of the proposals PWA has put to the Council in one of its recent meetings was a cycle/pedestrian route through the site from the Bounds Green side, which at present is unconnected to the area west of the site except by using the A406. PWA would envisage a route from Durnsford Road, through Tunnel Gardens. It could then pass for around 250m along the top of the railway embankment abutting Muswell Hill Golf Course – there is ample width of flat ground, up to 6-7 metres, most of the way along the top of the embankment – and into and across the site. This could give access, if necessary, to the Friern Bridge Retail Park and Tescos, and on towards Coppetts Wood.	Recommendation noted.
422	SA1494	Environment Agency	De- culverting	There are two culverted watercourses that affect this site. The Bounds Green Brook is located outside the red line boundary to the north of the site and is designated main watercourse. There is also a culverted stream within the site however is designated an ordinary watercourse and is the responsibility of the Lead Local Flood Authority. The development guidelines should be amended to recognise the presence of these culverts. The site is also in the modelled 1 in 100 chance in any given year, including an allowance for climate change, flood extent, which has been included. The development guidelines state "more vulnerable uses should be kept from this part of the site" which is positive. However, the development guidelines lack any reference to the requirement for any built footprint within the 1 in 100 extent to provide level for level and volume for volume flood storage. Provision of Flood Storage is vital to prevent an off-site increase in flood risk.	Any future planning application for the site will need to be supported by evidence of flood risk mitigation in line with the development guidelines. This will include consideration of your all the points raised.
427	SA1495	Pinkham Way Alliance (1,154 person petition)	Deculverting	There is potential to deculvert the watercourse under Pinkham Way (thought to be approximately 300m in length).	The Council at present has no expectation to deculvert the watercourse under Pinkham Way.
427	SA1496	Pinkham Way Alliance (1,154 person petition)	Submitted Ecological appraisal done on behalf of PWA	Findings • that the site is 'wasteland', a priority habitat in the London BAP - Section 9.3 of Haringey's own BAP 2009 describes how wasteland can provide 'stunning diversity'. Importantly, the site hosts a small area of Open Mosaic Habitat, a priority habitat in the UK BAP. • that the site hosts 113 species of vascular plants • that there are some 1500 trees – mainly semi-mature woodland (This is around 4% of the total number in the whole of Haringey). There are older, larger trees around the perimeter, and a few ancient oaks to the south of the	The Council has assessed the document submitted by PWA and we do not believe the report precludes any future development on Pinkham Way. Any future planning application will need to assess the sites ecological value and to take the necessary steps to ensure the mitigation of any harm and to take steps to protect endangered species.

				site. • that the PWA survey, and the Arup survey in 2011, between them found 6 notable bird species (UK BAP Priority Species or RSPB Red or Amber Status) • That the site hosts two endangered species, the slow worm and the cinnabar moth Conclusions and Recommendations • Despite a lack of management, it continues to support habitats and species indicative of 'Wasteland', a target habitat in the London BAP. (5.2) • Wasteland habitats that support Open Mosaic Habitats are becoming increasingly uncommon within the LB of Haringey due to development pressures (HARINGEY 2009), and therefore the site is of borough importance. (5.3) • Notable habitats should be protected and appropriately managed to ensure the biodiversity interests of the site are maintained. In particular, management to control natural succession of the remaining areas of open mosaic habitat is needed to maintain the biodiversity interest of the site in the long-term. (5.6)	
263	SA1497	Barry James	Ecological Corridor	This feature requires the same attention as the SINC and the need for a study is obviously mandatory. It should be described as a site requirement.	It is considered that this is an appropriate development guideline.
266	SA1498	Freehold Community Association	Ecological corridor	As stated previously Pinkham Way is integral in joining the rail line corridor with the Bounds Green Brook ecological corridor.	Noted.
266	SA1499	Freehold Community Association	Employment	There is no evidence that Pinkham Way provides an achievable opportunity for employment. The existing Bounds Green Industrial Estate, located on the east side of the railway line from Pinkham Way, has a significant number of long term empty units and Enfield, as part of their regeneration of the New Southgate Area, have demolished industrial units to be replaced with housing. The obvious evidence required to maintain "Employment" use for Pinkham Way (first designated in 1998) is to robustly assess the environmental importance of the site in mitigating the effects of climate change, air pollution and flood risk against its viability of ever being suitable for any form of development that might provide limited employment opportunities. Evidence indicates that regeneration of the Bounds Green Industrial Estate would provide a far more viable planning objective for a deliverable employment opportunity than the destruction of a SINC.	This site can play an important role in providing employment floorspace capacity to meet the borough's objectively identified employment needs, as set out in the Employment Land Study.
263	SA1500	Barry James	Employment use	On what basis is "employment" the preferred use? Who thinks that 'employment' is the preferred use? What 'preliminary viability evidence' exists in relation to this site? As presented in	This site can play an important role in providing employment floorspace capacity to meet the borough's objectively identified employment needs, as set out in the Employment Land Study.

				this document, the preliminary viability evidence appears to suggest that this site is not suitable for employment. These points are offered in the document without any source indicator to legitimise the statements. Moreover, there is no indicator to show that additional "employment" is required to meet the site requirement. To be clear, if the proposed development is merely moving employment from one location to another (with no net gain), then surely the criteria on policies promulgated by Haringey on employment are not being met. It would appear that to meet the site requirement, there must be net additional employment – the site requirement statement needs to be clearer if it is to be useful.	
427	SA1501	Pinkham Way Alliance (1,154 person petition)	Evidence	In the opening section of the Introduction to the Workspace Viability Assessment, we are told that the work 'has been carried out in parallel with a separate assessment of the viability of 15 proposed site allocations.' At Section 6.41, however, GVA states that Sites such as Pinkham Way (and two others) '… have limited workspace drivers to support future workspace delivery.' Pinkham Way makes no further appearance in the document. The 'separate assessment of the viability of 15 proposed site allocations' promised in the Workspace Assessment proves in the companion Site Allocations Viability Assessment 2015 to be an assessment of 'the potential deliverability of a series of 12 sites across the borough'. There was no mention of any work's having been done on Pinkham Way; indeed any mention of the site is omitted. PWA can only assume that the negative remarks in the Workspace Assessment mean either a) that the idea of assessing the site for mixed use was too impractical to be worth pursuing, or b) that an assessment was done but was too damning to be published. The Council, having lashed itself to the mast of evidence-based decisions, should clarify the situation, and publish either the completed assessment or the reasons for not undertaking one. Either way, it is part of their evidence.	Pinkham Way, as an employment/SINC site with no policy aspiration for affordable workspace or housing, falls outside the scope of both the Workspace viability assessment and the Site Allocations viability assessment, therefore it was not assessed in either report.
427	SA1502	Pinkham Way Alliance (1,154 person petition)	Explanation for inclusion	The Pinkham Way SINC is included in the Site Allocations DPD but unlike the other sites, which have an explanation about why they are included, what the expectations are of their development and how they will contribute to the Council's strategic plan for the area, the Council has omitted to state the reason or justification given for the inclusion of the Pinkham Way site and how it will contribute to the strategic plan. Its inclusion is contrary to all the evidence available to the Council. If an evidence based approach is to be taken, as it should, on the future designation and use of this site, in the light of all the evidence now available to the council, it should be designated either SINC, Local Nature Reserve, and/or MOL, and should be removed from the Site Allocations DPD.	The Council does not agree with this comment. The Sites inclusion is on the basis of a call for sites exercise and a clear expression from the land owner to develop the site. The site has an existing Employment/SINC dual designation and the Council is not seeking to change this.
263	SA1503	Barry James	Flood Risk	There is a far better flood risk statement in the NLWP than that	Noted.

[1] http://www.Haringey.gov.uk/sites/Haringeygovuk/files/Haringey_workspace_viability_study_draft_final_report.pdf - p 78

				included in the SADPD. The whole tenor of the SADPD statement suggests that it should be a site requirement and indeed the statement refers itself to “sequential test requirements”, a description of which is not set out in this statement. If there are “sequential test requirements, they should be set out in the Site Requirements section.	
266	SA1504	Freehold Community Association	Flood risk	Information from the Environment Agency clearly shows the presence of a defended area of fluvial flooding on the site from a 20 year (5%) storm event (see attached). Haringey’s site specific flood risk assessment fails to identify this flood area and therefore does not assess the predictable increase in the area by including other sources of flooding i.e. rainfall and ground water. This area of the site, including the required uplift for climate change, clearly identifies it as only being suitable for water compatible uses. Haringey have failed to assess the strategic flood risk impacts development of Pinkham Way would have downstream of the site. In particular the increased risk of flooding to Barnet residents and Enfields proposals in their A406 Area Action Plan. The sequential test is a precautionary test to ensure that land at the lowest risk of flooding or causing flooding elsewhere is bought forward for development before land at risk of flooding. The ranking of Pinkham Way in the required sequential test is vital evidence for potential developers and should be fully disclosed and referenced to the required site specific Sustainability Appraisal.	It is noted that there is an element of flood risk on this site, and this has been identified in the Council’s sequential test, and SFRA.
422	SA1505	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey’s Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk*	Noted.

				Assessment, to achieve a runoff rate of Greenfield or lower.	
568	SA1506	CgMs on behalf of LB Barnet	Flooding	Notes that the flood risk is not present at the southern section of the site in Barnet's ownership	Noted.
572	SA1507	Beatrice Murray, resident	Greenfield land	The site should properly be regarded as Greenfield land, and should be treated as such in all work relating to the sequential assessment in site selection and sustainability appraisal of plan options.	The Council regards this site to be previously developed land, and that it can play an important role in providing employment floorspace capacity to meet the borough's objectively identified employment needs.
266	SA1508	Freehold Community Association	Height	Current users of the Friern Bridge Park enjoy an uninterrupted view across the Pinkham Way site and up the railway green network to Alexandra Palace (see attached). This view is an important factor to the enjoyment and general environment of the park. Any development should be limited in height to maintain this view and the site levels reduced to ensure this. It was appropriate for Haringey to have carried out a landscape character assessment of the impact any development of Pinkham Way would have on the existing landscape but there is no evidence that this has been carried out. The height of a building is crucial in a decision as to possible employment units and uses and, based on evidence from an assessment, a definitive height limit should be set. This guideline is not robust.	The local plan must be read as a whole when submitted planning applications, including the Council's policies on tall buildings and views.
263	SA1509	Barry James	Height Guidelines	This is a meaningless statement since it offers no guidelines at all and it is so vague as to contain no information of any value. It is noticeable that in other site descriptions (e.g. SA54) height is a "site requirement" , not a guideline, and the site guidelines offer some explanation of the site requirement. In SA52, it is unclear how the PTAL rating (a minimally low 1a) is linked to development height.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
427	SA1510	Pinkham Way Alliance (1,154 person petition)	High value development unlikely	We do not accept that it would be possible to cross subsidise employment on this site with housing or other higher value development due to the major constraints on the site.	The Council has not seen any evidence of major constraints which we believe precludes development on Pinkham Way.
263	SA1511	Barry James	Introduction	There is nothing mentioned in SA52 which suggests that SA52 is consistent with the Local Plan (as per introduction).	The proposal for SA52 is consistent with the sites adopted dual designation of SINC/Employment land.
263	SA1512	Barry James	Introduction	There is nothing in the description of SA52 that might suggest that SA52 is a strategic site nor that it will make any contribution towards the meeting of growth aspirations	This site can play an important role in providing employment floorspace capacity to meet the borough's objectively identified employment needs, as set out in the Employment Land Study.
263	SA1513	Barry James	Introduction	SA52 does not address any of these benefits listed in the introduction: - No development is specified let alone any indication of what level might be appropriate - Since SA52 does not mention a specific development, it is hard to see how this site will benefit from a positive approach to design - There is no meaningful reference to infrastructure in SA52, let alone any suggestion about delivery of infrastructure in "a timely manner".	The draft allocation sets a use, and provides some design guidance. Infrastructure will be identified through the Infrastructure Delivery Plan.
263	SA1514	Barry James	Introduction	SA52 contains virtually no guidance for developers so it is difficult to see how the SADPD will facilitate the determination of planning applications As currently drafted, SA52 contains virtually nothing (barring the Biodiversity Study) which could be used as a basis for refusal for any development	The designation will control the type of development that comes forward on the site (employment use) and ensure that biodiversity considerations are taken into account.

263	SA1515	Barry James	Introduction	Call for sites description suggests that all sites listed as nominated by this means have been through a review for their potential. SA52 is one of these sites. Why is the detail of the review not set out in the Report.	The sites were considered through discussion over their suitability, as such there is no written report for this process.
263	SA1516	Barry James	Land Stability	As with so many topics set out in this site description, this reference to a key NPPF criterion is trite. It offers no sense of true consideration by the authors of the SADPD. Since this site was, for a significant period of time, a landfill site, there can be no doubt that there will be some land stability issues. Without question, a site requirement for SA52 must be a study to establish the facts and identify work necessary to accommodate any development.	Noted. Stability of developing on a site would be considered as standard in any development application, and as such the inclusion of additional guidance in a site allocation is not considered appropriate.
266	SA1517	Freehold Community Association	Land stability	The site suffers from significant land stability issues due to the depth and nature of the contamination. Any building foundations will require extensive and expensive engineering works as well as ensuring protection of the aquifer zone and effective flood plain.	Any future planning application would be required to consider these issues.
427	SA1518	Pinkham Way Alliance (1,154 person petition)	LEA6 removal	At SA2: of the Site Allocations Document, under Changes to Employment Designations, we note that the Pinkham Way site is included in the list as LEA6. The introduction to these proposed changes states that they are informed by evidence in the Employment Land Review, and Viability Study. We believe this is not a correct interpretation of the evidence referred to. LEA6 should be removed as all the evidence goes the other way.	The Council does not agree for the reasons explained in previous responses.
427	SA1519	Pinkham Way Alliance (1,154 person petition)	No need for employment designation	There is no strategic need for the continued allocation of the site for employment development.	Do not agree. This site can play an important role in providing employment floorspace capacity to meet the borough's objectively identified employment needs, as set out in the Employment Land Study.
263	SA1520	Barry James	North London Waste Authority	Is the inclusion of the statement about NLWA a statement by council that this will be a waste site subject to planning permission? If so it should be stated upfront. It is not a development guideline and should be removed.	No and agree to remove the bullet point. **Action: remove development guideline**
263	SA1521	Barry James	NPPF	The Site Allocations Process has legitimised itself by repeated references to NPPF criteria, notably in the Sustainability Appraisal. What is clear is that there has been no attempt to match the circumstances at Pinkham Way to the NPPF criteria with the result that this site is included in the Site Allocations apparently without any understanding of the issues associated with the site. Why include this site in the site allocations document if local conditions (poor air quality/poor soil quality/poor transportation/ sensitive receptors/potential noise issues/low PTAL rating/conflicting biodiversity policies/etc etc) mean that developments can never be realistically justified, just as they haven't been justified for the last 50 odd years.	Local Plans are required to have reference to the NPPF which establishes the framework within which plans should be made. It is considered that the issues raised must be considered by all developments, and do not preclude development coming forward on this site.
263	SA1522	Barry James	Objective	There appears to be no clear objective for this site and the text associated with SA52 offers no coherent steps for setting an objective for the site. In this context I cannot see how the site can be referred to as a 'key' or a strategic site given that there is no objective for it, let alone any resemblance of a plan concerning itself with it. Indeed the text in SA52 appears to deal principally with the minutiae of the site and, with the exception of the reference to the need for a Biodiversity Study, offers no meaningful information on other important key activities that should be required before any permissions for development can	The Council does not agree with this comment. The aspiration is to maintain its existing lawful dual designation of SINC and employment. The Council is clear that this site can play an important role in providing employment floorspace capacity to meet the borough's objectively identified employment needs, as set out in the Employment Land Study.

				be granted. It is entirely unclear why this site is included in the Site Allocations DPD by Haringey Council.	
568	SA1523	CgMs on behalf of LB Barnet	Ongoing biodiversity study	Barnet Council have commissioned Ecology Solutions to assess the site using a recent biodiversity survey undertaken by Capita. The assessment, which is based on the findings of a suite of habitat and species surveys undertaken at the site, shows that whilst some areas within the site are of ecological value, not all of the site is of equal quality in terms of the biodiversity that it supports. As such in ecological terms, subject to the retention of the most bio-diverse habitats and implementation of appropriate management to safeguard and enhance their value in the long term, it is considered that losses to areas of lower biodiversity may be fully offset, resulting in a net ecological benefit and enhancements over the existing situation. On this basis therefore it is considered that the two policy considerations (for employment and for nature conservation) can be reconciled, and that an appropriately designed development may contribute towards both policy objectives.	Support is noted.
427	SA1524	Pinkham Way Alliance (1,154 person petition)	Open space need	The document forecast that, by 2050, the equivalent of a further 9,000 hectares of green space would have needed to be created to meet anticipated population growth, while maintaining existing London Plan ratios of green space per capita. To give that figure some context, the area of Barnet, the fourth largest borough in London, is some 8,600 hectares. A further objective is that 30% of London's area should be under a tree canopy – that is a 10 percentage point increase (ie an increase of 50% in the area under trees) over 2008 levels. Loss of biodiversity and mitigation schemes all too often leave local communities at a loss to see what benefits mitigation actually provides. Tree planting and grassing of 'landscaped areas' to replace wildlife areas which are intricately and delicately interconnected and have generated naturally over an extensive period can result in a manufactured, low value blandness. Public cynicism is hardly surprising. In the light of this, PWA welcomes Haringey's stipulation that any development proposal should 'enhance' both the SINC and the ecological corridor which runs along the railway land and the eastern edge of the site. In our opinion, the local community would not have too much difficulty in recognising what would and would not enhance the ecology of the site.	Support is noted.
427	SA1525	Pinkham Way Alliance (1,154 person petition)	Open space study	The Site Allocations document states that before any development is granted planning permission, a Biodiversity Study will be carried out to identify how the designated SINC can be enhanced by the development. We are unclear what such a study would achieve which previous studies had not, unless Haringey is proposing a suite of detailed	The plan should read 'a biodiversity study should be carried out' which requires any future applicant to assess the biodiversity value of the site. The plan has therefore been amended to reflect this.

				species surveys. The SINC is only as good as the sum of its component parts. It is the variety of habitat on site - and the site's connection to adjacent green spaces, now so strongly emphasized in policy statements, as we highlight above - which makes it what it is. It is these characteristics that make it important to a number of species of fauna. Surely, before the question is asked as to 'how' any development could enhance the SINC, the principle of 'whether' this is possible should be answered. As we say above, it is the totality of the site, and the connectedness of its various habitats, which make it so valuable.	
427	SA1526	Pinkham Way Alliance (1,154 person petition)	Open space study - error	There is an error at Section 3 where Pinkham Way is described as SINC II. It is SINC 1 Borough Importance.	Noted. Open space study will be amended. **Action:**
427	SA1527	Pinkham Way Alliance (1,154 person petition)	Open space study – green grid requirements	It is incumbent on Haringey to promote 'positive management' at its nature conservation sites, and it is encouraging to see that the proportion of the borough's SINCs being managed this way is growing, albeit gradually. The Introduction to the Biodiversity Duty in DEFRA's 2006 Guidance for Public Authorities states: 3. Public authorities have a key role to play in conserving biodiversity, through their work in … managing their land … 5. The Duty applies to all public authorities including all other bodies carrying out functions of a public character and under a statutory power. This implies a duty on NLWA at least to maintain the present status of the site and its priority habitat. We mention above a perceived absence of due diligence on the NLWA's part before purchase in 2009. The Authority has now discovered that what it bought – described at the time as 'derelict', and therefore worthless, land by all proponents of the site's wholesale development – is, as shown by its own advisors, and by Haringey's, as well as by PWA surveys, a highly diverse and valuable 'wasteland' habitat totally unsuitable for development. Its actions should reflect this discovery, however unwelcome it may be. We urge Haringey to use its best efforts to fulfil its duties under the ALGG and remind the Council of the public commitment of well over 100 residents who stand ready to help in the management of the site under professional guidance.	Noted.
263	SA1528	Barry James	Opposition	Given the scale of the SA52 site, in proportion with the rest of the sites being examined in the draft SADPD, its treatment by Haringey is exceptionally poor and it's description has the look and feel of a site that the Council does not wish to bring to the public attention. It has been slipped into the document without any stated purpose, and with an oblique and low key reference to the North London Waste Authority. As such it is not "sound" and in due course, the Inspector must be requested to reject its inclusion in the finalised Report.	This site has been considered using the same process as any other site.
266	SA1529	Freehold Community Association	Opposition	The continuing lack of assessment evidence in relation to the designation of Pinkham as viable for Employment use is unsound and this designation should be removed.	The Employment Land Study has identified Pinkham Way as being suitable to contribute to meeting the long-term employment needs in the borough.

263	SA1530	Barry James	Pedestrian & Cycling Connectivity	While this may be rightly positioned as a development guideline for the site, the fact that this is the only reference to any transportation issue for this site is disgraceful. The author has omitted key NPPF factors (traffic volumes/existing congestion/traffic noise) associated with this site's inclusion in the site allocation process.	Traffic and parking issues will be handled through the relevant DMDPD policies.
568	SA1531	CgMs on behalf of LB Barnet	Potential for mix of uses	Whilst we support the employment designation of the site the designation should also reflect the potential for all or some of the site to be developed for housing.	Noted. The use as existing SINC/Employment is proposed for retention by the Council. However, it may be appropriate for other small scale uses to help realise the sites employment potential and the protection of the SINC.
427	SA1532	Pinkham Way Alliance (1,154 person petition)	Previous representation	We wish to include as part of this response our previous submission document, in particular Sections 3, 4 and 5 of the Response and Appendix 2 (Management Brief 2014 – 19). These dealt in some detail with the Council's planning policies as they related to the Pinkham Way site. We consider them relevant to this consultation and wish you to take them into account in conjunction with the present submission. They can be found on the Haringey website.	The Council has considered all documentation received from PWA.
624	SA1533	Tottenham & Wood Green Friends of the Earth	Pro nature conservation	This site should be designated for nature conservation and plans put in train to manage it as such. Therefore it should have employment use removed from its designation. If development is allowed, it should maximise nature conservation value of the site, and retain the maximum size	Noted. The SINC designation will be retained. However, the site can play an important role in providing employment floorspace capacity to meet the borough's objectively identified employment needs, as set out in the Employment Land Study.
263	SA1534	Barry James	Proposed Site Allocation	In every other allocated site listing in the SADPD, there is an explanation of the Council's interest in the relevant site. SA52 has only a statement about its SINC status and employment designation. There is no reason given for its inclusion.	Noted. Plan amended to reflect to include a statement of inclusion.
427	SA1535	Pinkham Way Alliance (1,154 person petition)	PWA proposals	Representatives of PWA have welcomed the opportunity to attend a number of meetings with Haringey Council officers and Members, during which we have discussed various proposals that might be suitable. These included bringing employment and or housing on to part of the site and the surrounding area; bringing educational/medical/community facilities on to the site; possible extension of public transport to the Retail Park and Pinkham Way, linkages and footpaths/cyclepaths from the surrounding area through and around the site. In addition, PWA has put forward a proposal for retaining and enhancing the ecological value of the SINC by protecting the whole site from development, with local community participation integral in the ongoing management of the SINC, with public accessibility to part. To support this proposal, PWA commissioned a Site Management Plan 2014-19 for the Pinkham Way site from its ecological consultant, Denis Vickers, MSB, FSL, MCIEEM, and asked residents to indicate willingness to offer practical help in implementing it under his ongoing supervision. 134 people put their commitment on public record After considerable research and investigation, and after careful examination of the Council's evidence supporting the Site Allocations draft document, PWA has reached the conclusion	The Council disagrees with this conclusion and continue to maintain the dual designation of the site. The Council notes the support for the continued dialogue between PWA and the Council.

				that the Pinkham Way site is unsuitable for development, that the employment designation should be removed and the site be protected in its entirety as either a valuable SINC, a Local Nature Reserve and/or MOL.	
263	SA1536	Barry James	Relocation from Regeneration Areas	This is meaningless padding which offers no sensible guidance. There are no adjacent Haringey regeneration areas from where businesses could be sensibly relocated.	Disagree. There is no reason that anything decanted onto this site would necessarily need to be adjacent to the site.
410	SA1537	North London Waste Authority	SA 52: Ownership	NLWA suggest that the wording here is amended to say 'Two public freeholds' rather than 'Multiple' public freeholds as this more accurately reflects the ownership position at the current time.	Noted, the wording is amended. **Action: Amend accordingly**
410	SA1538	North London Waste Authority	SA 52: Site Requirements	NLWA supports the statement that 'employment is the preferred use on this site@ and acknowledges bullet point three which states that in line with policy 7.19 of the London Plan that, 'if appropriate development may be required to improve access to the SINC'. However, Haringey's Open Space and Biodiversity Study Final Report, October 2014 states that 'relative to many London Boroughs, Haringey is well endowed with open space, which makes up more than 25% of its total area' and given that the site has dual designation for both employment use and as a SINC	Support is noted.
410	SA1539	North London Waste Authority	SA 52: Site Suitability	NLWA owns the site. It is expected that the amount of waste generated in north London will grow in forthcoming years as a result of growth in disposal household income, household spending, the 'time variable' for the cumulative effect of waste prevention and minimisation measure to take effect, and the fact that Haringey's strategic housing target has significantly increased by 83%, which will increase overall waste arisings. Accordingly the NLWA anticipates there will be increasing pressure to find suitable land for new waste management facilities and to retain land that is suitable. The Pinkham Way site remains an asset for NLWA due to its strategic location and planning designation as an employment site.	Noted.
414	SA1540	GLA	SA52	The intention to retain the existing joint designation of this site as a Local Site of Importance for Nature Conservation (Grade 1) and Local Employment Land is noted and supported.	Support is noted.
410	SA1541	North London Waste Authority	SA52: Allocation	Given the Borough's stated comment under 'Site requirements' that 'employment is the preferred use on this site' NLWA recommends that the proposed site allocation text is altered from 'The site is borough Grade 1 SINC, and for employment uses' to 'The site's preferred use is for employment, but it is also designated as a Borough Grade 1 SINC'. NLWA considers this change would more accurately reflect the balance of interests presented in the draft DPD.	Noted, wording in the plan has been amended to reflect this. **Action: Amend allocation to reflect requested change**
410	SA1542	North London Waste Authority	SA52: Development Guidelines	NLWA recommends that the 4th bullet point be clarified that the ecological corridor in the vicinity of the north east corner of the site is just the National Rail land (i.e. the railway embankment) outside if the NLWA ownership.	Generally, most ecological corridors are adjacent to railway lines, so this clarification is not required.
410	SA1543	North London Waste Authority	SA52: Development Guidelines	Opposes the proposal that pedestrian and cycling connectivity through the site should be optimised, as this would severely compromise the development of the site for employment. Any such route would have to be fenced in (for health and safety	Not agreed. The Council is interested in optimising access to and through open spaces, so a consideration of this on a site with a SINC designation is appropriate.

				reasons) and at best an unwelcoming route and at worst an unsafe route from a crime perspective.	
410	SA1544	North London Waste Authority	SA52: Development Guidelines	The existing public access from the north of Alexandra Road and eastwards to the Pinkham Way roundabout seems to be of a similar distance to the proposed route through the Pinkham Way site. The proposed route also crosses Hollickwood Park with gates locked at night and therefore benefits would be minimal where compared with the existing route. NLWA recommends the yellow lines on the diagram be removed. The site is not currently accessible to members of the public.	Not agreed. The opportunities to improve access to and through open spaces should be realised even if not 24 hour.
410	SA1545	North London Waste Authority	SA52: Development Guidelines	NLWA considers the requirement in bullet point 8 – to improve air quality' is inconsistent with the current undeveloped nature of the site and the preference for future employment uses. Also site is adjacent to A406 which is the main contributor to air and noise pollution, so should not be on the owner or operator to make improvements. Recommends this statement be removed.	This is a statement in line with the rest of the document and will be retained.
415	SA1546	Transport for London	SA52: Development Guidelines	The Mayor of London has revealed further details to redesign a number of key road networks in the capital in order to unlock growth and make the capital a more attractive place to live and work in line with the Mayor's 2050 Infrastructure Plan and the recommendations of the Roads Task Force. One of these locations is the A406 in New Southgate, where decking or a mini-tunnel over this junction on the North Circular would unlock land for new homes and connect the area around the proposed Crossrail 2 station. TfL will wish to discuss this further with Haringey (and Barnet and Enfield) councils. As such we would suggest including a new bullet in the development guidelines of "*TfL is investigating options for decking or a mini tunnel over this part of the North Circular as part of the Mayor's 2050 Infrastructure Plan, which if progressed could change the development context for this site*."	This is noted. It is considered that further information will be needed, and certainty accrued before the Council can support a more positive planning designation for this site. It is recommended that if this proposal is to come forward, an Area Action Plan covering the New Southgate Crossrail 2 station area is the appropriate way to manage redevelopments linked to this infrastructure upgrade.
410	SA1547	North London Waste Authority	SA52: Site Requirements	NLWA has no comment on the requirement that a Biodiversity Study be carried out to identify how the designated SINC can be enhanced by the development.	Noted.
410	SA1548	North London Waste Authority	SA52: Site Requirements	Supports 2nd bullet point and acknowledges 3rd re improving access to the SINC, but references the statement in the Open Spaces & Biodiversity Study (2014) that 'relative to many London Boroughs, Haringey is well endowed with open space, which makes up more than 25% of its total'. Given the site has dual designations, NLWA considers the preference for employment use should be prioritised and include a caveat that improving access to SINC secondary.	Noted, both designations will be referenced equally, and their order is irrelevant.
410	SA1549	North London Waste Authority	SA52: Site Requirements	Pinkham Way has extreme changes in height, stands of invasive, including poisonous plants and areas of contamination. In NLWAA view is not suitable for public access. Considers the best prospects to be for part of the site to be developed for employment (in NLWA view waste management) whilst preserving other parts (particularly the perimeter trees) undisturbed.	Noted.
410	SA1550	North London Waste Authority	SA52: Site Requirements	The site is protected from housing by the Muswell Hill golf course to the south, the railway line to the east, the A406 to the north and Hollickwood Park to the west. This separation makes the site particularly well suited for development into employment use.	Noted.

419	SA1551	Haringey Liberal Democrat Group	SA54: Site Requirements	We are concerned that using the site for waste purpose has not been ruled out despite the protests of many residents and the site's important ecological nature.	Concern is noted.
419	SA1552	Haringey Liberal Democrat Group	SA54: Site Requirements	We also note that the preferred use, employment, is by the council's own admission difficult on this site. We believe the council should strongly commit to not using the site for any employment, industrial or waste purpose and to protect the ecologically importance of this site. Any development must be compatible with the protection of the SINC (Site of Importance for Nature Conservation).	Noted, this is in accordance with the document. The Council is of the view that the site can make a contribution to meeting the objectively identified employment needs in the borough and is consistent with the adopted site designation.
263	SA1553	Barry James	Sensitive Receptors –	There is nothing in this description that relates to sensitive receptors, even though sensitive receptors are an important topic in the NPPF. If there has been no consideration of the effects of large scale developments on this large and contentious site on sensitive receptors, one has to ask whether the site is ready to be included in the Site Allocations DPD. If conclusions have been drawn by the planners setting up the SADPD, then one wonders why there is no mention of them in this document. The silence and omission is hugely suspicious.	The issues raised are not appropriate to be detailed in a Site Allocation. These issues will be picked up through the Sustainability Appraisal of the Plan, and will be considered again at the planning application stage.
572	SA1554	Beatrice Murray, resident	SINC	The Pinkham Way SINC is an important Site of Nature Conservation of borough-wide significance; its protection as such should be the primary objective for the Council. The future protection and proper management of the site is critical if its nature conservation value is to be sustained and enhanced. The development of the site for any major built development would be incompatible with the site's importance for nature conservation and as open land. The site is highly valued by local residents for its biodiversity value and as a local amenity space for informal recreation and should be designated for this purpose	Noted. Although the site holds a SINC designation, the Council do not believe that this is incompatible with development taking place on this site. What will be expected is that any development will make a positive enhancement to the biodiversity of the area.
427	SA1555	Pinkham Way Alliance (1,154 person petition)	SINC protection	Given that policies relating to open space and biodiversity have been identified among the priority policies for the Muswell Hill neighbourhood it is appropriate that these should take greater precedence in informing the Council's decisions as to the future designation of the site. Hence, achieving compliance with and furthering the objectives of Policy SP13 should be at the forefront of the Council's consideration of the future role of the site. Of relevance in this respect is that Policy SP13 gives full protection to SINCs and presumes against any development which would harm the nature conservation value of such sites. The policy also recognises the importance of "green chains" both for nature conservation and public access and notes that there will be a shortfall of public open space in the borough of the order of 24-32 ha by 2016 which the Plan states will be very difficult to remedy because of Haringey's being an urban borough.	Future planning applications will be required to meet the Local Plan as a whole rather than individual policies in isolation.
427	SA1556	Pinkham Way Alliance (1,154 person petition)	Site constraints	The Council's Land Use Consultants' Report of October 2014 in its review of the site found that this site is a "large unlit site has no public access and is therefore almost undisturbed. Making it a rare resource for Haringey of high ecological value". The interest found on the site included invertebrate, amphibian, reptile, mammal, birds, higher plant, Bryophyte and Lichen. It	The Council does not believe the submission from PWA on ecological grounds precludes any future development on Pinkham Way.

				was rated in terms of Species Richness as Average/Rich. The Preliminary Ecological Appraisal Report 2013 commissioned by PWA, and passed to the Council on publication, confirmed that the site was a valuable ecological site and justified its Grade 1 Borough status. In addition it was described as part of an important green chain. The Preliminary Invertebrate Survey 2014-2015 (March 2015) by Edward Milner BSc MCIEEM commissioned by PWA, and passed to the Council on publication, concluded that the site has "considerable conservation value" and that "it should be an urgent matter to conserve the site, as well as extending the survey area"	
263	SA1557	Barry James	Site history	In the past, the owners of the site have been guilty of underhand dealings with this site. A cynical and deceitful strategy (involving a sharply timed outline planning application) was adopted for this site and ultimately it was only thwarted by the diligence of local residents who would have been seriously harmed if the owners' plans had been successful. Haringey Council were caught in a position where, on the one hand, they were attempting to be the impartial planning authority while, on the other hand, they were party (through Council nominated representation on the Board of one of the site owners) to the pursuit of the cynical strategy. In fact, employees of the Council were found to have attempted to manipulate the consultation data, the evidence for which has been clearly declared in the NLWP consultations.	This comment does not relate to the current Plan.
263	SA1558	Barry James	Site identification	This is a very misleading section. While there were two nominations they were different. However, the description does identify the North London Waste Authority and its waste aspirations.	Clarification has been added to the Plan. **Action: Clarify text in allocation**
263	SA1559	Barry James	Site inclusion	Quite simply, this site should not be listed for development. Without doubt, waste is an entirely inappropriate use for the site, a fact clearly demonstrated by the NLWP. Indeed, once again we appear to be seeing Haringey Council wearing its "independent planning authority hat" which at first view looks independent but on closer examination is passively supporting a strategy apparently promulgated by the owners of the site.	The Plan is proposing to retain the existing lawful dual use of the site which is employment/SINC. A waste facility is an employment use but the plan is not specifically promoting the site for a waste facility.
263	SA1560	Barry James	Site requirement additions	The nature of the site suggests that, at a minimum, the following should be added to Site Requirements: a) A detailed air quality study that specifically monitors existing air quality and evaluates the effects of new developments and operation on sensitive sites, loss of existing environment notably air cleansing of greenery, and the impact of extra traffic. b) A detailed transportation study which outlines transportation issues.	These issues will be managed through the development management policies in the same way as for other sites.
422	SA1561	Environment Agency	Sites in Flood Zone 2	Where sites are in Flood Zone 2 this should be noted explicitly in the explaining what this means for the design guidelines of the development. Where there is more than one flood zone (e.g. in Flood Zones 1 & 2) this should also be noted and the development should follow the sequential approach to steer the development to the parts of the site at lowest risk of flooding. We	Noted. Plan amended to reflect this guidance. **Action: Update allocation accordingly**

				suggest the following additional wording is added to the development guidelines for the above sites: *This site is in Flood Zone 2, classified by the National Planning Practice Guidance as having a medium risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. For development on this site to be acceptable the FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test.* For sites where there is more than one Flood Zone (**AAP**: NT2, NT3, NT4; **SA**: SA52, SA63, SA66) we suggest the following additional wording: *This site is in Flood Zones 1 & 2 & 3* [**delete as applicable**]*, classified by the National Planning Practice Guidance as having a low/medium/high* [**delete as applicable**] *risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. The FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development must be steered to the areas within the red line boundary that are at lowest risk of flooding. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test.*	
427	SA1562	Pinkham Way Alliance (1,154 person petition)	Transport	PWA considers that the site does not provide for good accessibility for HGVs because there is no direct access to the site from the North Circular Road. Any major employment development would, therefore, result in large number of HGVs having to queue on roads which front onto residential property with consequential harm to the amenity of those properties. Given that any employment or other built development of the site would be car/HGV dependent there could also be significant potential air quality impacts in a situation where the whole of Haringey is designated as an Air Quality Management Area and road transport is the major contributor to the current levels of air pollution.	Any future planning application for the site will need to demonstrate through appropriate evidence that the future development will not impact the existing road network or increase levels of congestion.
427	SA1563	Pinkham Way Alliance (1,154 person petition)	Tree value	Whilst many of the older older trees around the site are subject to Protection Orders – highlighted in the PWA Pinkham Way Strategic Risk Assessment – the majority of the 1500 trees on the site are of no particular individual value. Collectively, however, they are vital for absorption of pollution, as a noise buffer, and as part of an 'urban heat sink'.	Any future planning application will need to assess the value of the trees on site as set out in the Councils biodiversity development management policies.
263	SA1564	Barry James	Waste	It is unclear why the site has an "employment" designation at all. There has been no employment on the site for at least 65 years, if not longer (In 2011 council tried to get LSIS designation which was rejected by inspector due to lack of industrial history evidence). The site has poor soil quality having been used as a	This site can play an important role in providing employment floorspace capacity to meet the borough's objectively identified employment needs, as set out in the Employment Land Study.

				'landfill' for many years. In the event, nature has now reclaimed it. The North London Waste Authority strategy will not bring new employment to the area, merely transfer it from elsewhere. Indeed, a proper investigation will probably demonstrate that the use of the site for waste purposes will actually be employment negative overall. Haringey Council should remove the employment designation as it is an inappropriate designation for the site. Of course that would not be welcome to the NLWA and its supporters who clearly have a vested financial interest.	
263	SA1565	Barry James	Waste	It is my understanding that Haringey Council have given an undertaking that they will not submit the Pinkham Way site to be considered by North London Waste Plan II until a proper evaluation has been undertaken by the Council and until the Council is satisfied that use of the site for waste purposes is appropriate. If this particular consultation is to be the basis of the "proper evaluation of Pinkham Way" prior to submission as a suitable site to be considered by the NLWP, then I believe it to be serious flawed. The Sites Allocation DPD is not an appropriate examination of Pinkham Way to the extent that Haringey Council should feel that they can, after Examination, offer it to the NLWP for development for potential waste purposes.	The Site Allocation sets out the Council's preferred use for the site. Having undertaken additional biodiversity and employment evidence and determined that the site has biodiversity value, and also offers an opportunity to provide employment capacity to meet need.
266	SA1566	Freehold Community Association	Waste	The North London Waste Plan must comply with, and be in accordance with, the Plans and Policies of the individual LPA's. Waste development would only be suitable for sites designated by Haringey for Industrial development classes above those identified for Pinkham Way.	The Plan is proposing to retain the existing lawful dual use of the site which is employment/SINC. A waste facility is an employment use but the plan is not specifically promoting the site for a waste facility.
427	SA1567	Pinkham Way Alliance (1,154 person petition)	Waste plans	In the Development Guidelines of SA52, the Council states that the site has been nominated by the NLWA as a potential waste site in the preparation of the North London Waste Plan. The Council will be aware that the NLWA has publicly stated that it has no immediate or medium term plans for the site, ie it has no plans for the site at all. The North London Waste Plan, in which the site was mentioned, no longer exists. There is no current version of the NLWP. The Inspector in his Report on the Council's Local Plan Strategic Policies said that the NLWP was the appropriate vehicle for determining the suitability of sites for waste. Until such time as the NLWP has produced evidence that any particular site is suitable and necessary for inclusion in that plan, no site can be properly earmarked or set aside for inclusion. There is no current evidence on which to base any such assumption for the Pinkham Way site.	Noted. Plan has been amended. **Action: Remove development guideline**
595	SA1568	Susan Bennett	Waste use	I wanted to make a comment about my objection to a waste site at Pinkham Way ...but did not find out how to on this site. apart from the environmental damage . .the North Circular is already a cause of pollution and congestion . .and more lorries . . .held in traffic jams. belching out toxic fumes would make the situation worse	Noted. The Plan is proposing to retain the existing lawful dual use of the site which is employment/SINC. A waste facility is an employment use but the plan is not specifically promoting the site for a waste facility.

Comments on SA53 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
370	SA1592	Katharina Rietzler and Ananyo Bhattacharya	Access	The document states that Parkland Walk should be extended through the site and a new cycling route should be created on the edge of Highgate Wood. This would mean taking away land that is currently taken up by the gardens of 102-110 Woodside Avenue to create a cycling route that will not be used, as it will only lead up a steep hill and then down again to the path parallel to Holt Close but not to any routes that might be of use to cyclists (i.e. an East-West axis along Woodside Avenue leading to East Finchley). Cycling is not allowed in Highgate Wood	On the map at present there are two proposed pedestrian/cycling links, one along Woodside Avenue and one along (but outside of) the northern edge of Highgate Wood, which will help to achieve the objective stated in this response.
370	SA1593	Katharina Rietzler and Ananyo Bhattacharya	Access	Creating additional footway around the school is not needed. The school already has enough footway – the chief problem is parking, with a large number of parents parking illegally to drop off and collect their children. Having more footpath will not solve the problem as the school, which is denominational, has a large catchment area and has so far not succeeded in encouraging parents to use public transport.	It is considered that the provision of an improved link/piece of urban realm between Highgate Wood and the Parkland Walk would not compromise the development of new affordable housing on the remainder of the site. It is considered that the provision of the open space/ new entrance to the school near the bus stop on Muswell Hill Rd, could if designed appropriately help to create mode split by making bus use more attractive to pupils and parents.
370	SA1594	Katharina Rietzler and Ananyo Bhattacharya	Allocation wording	There is much detail in the document on footways, urban realms and the needs of St James' School but very little on residential housing which supposedly is the priority use of the site. We are worried by this vagueness. What sort of development is envisioned? Will there be communal space? Who will be allowed to live there? How many units are planned?	The requirement for this Site Allocation is to set the principals of development. The estimated quantum of development was set out at Appendix B of the document. The actual mix of affordable units will be decided when a planning application comes in. This Allocation seeks to manage the design implications of any future development, but the exact mix and design will be determined at the time an application is submitted.
725	SA1595	Katharina Rietzler & Ananyo Bhattacharya	Entrance	Highgate Wood does not need an "enhanced entrance". The current entrance serves the community well and is well-maintained by the Corporation of London which presumably would have to agree to such an enhancement. We feel this is an ill thought-out sound-bite that, if realised, would dedicate land and resources to an improvement that is not needed.	It is considered appropriate that any change that would affect the existing entrance to Highgate Wood should constitute an enhancement.
422	SA1596	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**

				for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	
725	SA1597	Katharina Rietzler & Ananyo Bhattacharya	Green Space	A separate but related concern is that extending Parkland Walk through the site might not benefit future residents as it could exacerbate problems with littering and dog-fouling.	It is considered that the improved connection would have a benefit that outweighs the perceived impact of increased propensity for littering and/or dog fowling.
725	SA1598	Katharina Rietzler & Ananyo Bhattacharya	House future	As residents on the Cranwood, Woodside Avenue and St. James' School site we are concerned that the local plan will mean that we will lose our home. we only recently bought as a freehold. If Haringey Council does decide to go ahead with the current Local Plan, which implies that Woodside Avenue 102-110 will be demolished, we would like to hear more about what the council proposes to do to mitigate the impact on current residents, not just us but our neighbours, some of whom have lived in their houses for several decades.	It is noted that there is concern. The overall freehold of Cranwood and the majority of the Woodside Ave properties is Council-owned, and that a comprehensive redevelopment offers the greatest opportunity to maximise the affordable housing provided in this area however. It is important to note that the Site Allocations document only sets the principals for development if a proposal comes forward. The Council will continue to work with local residents to understand how this site should be designed to accommodate their needs.
725	SA1599	Katharina Rietzler & Ananyo Bhattacharya	Housing	we feel it has to ensure that the new buildings that will be built on the site do really meet the needs of the local community and do not just represent a vanity project. Taking somebody's home away is a decision that should never be taken lightly.	Noted.
737	SA1600	Ann Limond	Lack of Schools	Additional housing at Cranwood and St James's and St Luke's sites will put further pressure on already limited primary school places in Muswell Hill. None of these plans have yet been fleshed out in any detail and so may not be acceptable to parents and local residents.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
737	SA1601	Ann Limond	Lack of Schools	Haringey also need to commence a similar process for secondary school places with the Cranwood site also considered for this purpose.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
737	SA1602	Ann Limond	Lack of Schools	Land is in short supply for schools it is therefore irrational to even consider building additional housing in Muswell Hill until the Council has in place a plan	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
737	SA1603	Ann Limond	Lack of Schools	The Council should find alternative sites to meet its commitment to build more affordable housing.	Objection is noted.
736	SA1604	Claire Davies	Lack of Schools	Additional housing at Cranwood and St James's and St Luke's sites will put further pressure on already limited primary school places in Muswell Hill. None of these plans have yet been fleshed out in any detail and so may not be acceptable to parents and local residents.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
736	SA1605	Claire Davies	Lack of Schools	Haringey also need to commence a similar process for secondary school places with the Cranwood site also considered for this purpose.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
736	SA1606	Claire Davies	Lack of Schools	Land is in short supply for schools it is therefore irrational to even consider building additional housing in Muswell Hill until the Council	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the

				has in place a plan	borough over the Plan period.
736	SA1607	Claire Davies	Lack of Schools	The Council should find alternative sites to meet its commitment to build more affordable housing.	Objection is noted.
733	SA1608	Debra Stephens	Lack of Schools	Additional housing at Cranwood and St James's and St Luke's sites will put further pressure on already limited primary school places in Muswell Hill. None of these plans have yet been fleshed out in any detail and so may not be acceptable to parents and local residents.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
733	SA1609	Debra Stephens	Lack of Schools	Haringey also need to commence a similar process for secondary school places with the Cranwood site also considered for this purpose.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
733	SA1610	Debra Stephens	Lack of Schools	Land is in short supply for schools it is therefore irrational to even consider building additional housing in Muswell Hill until the Council has in place a plan	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
733	SA1611	Debra Stephens	Lack of Schools	The Council should find alternative sites to meet its commitment to build more affordable housing.	Objection is noted.
735	SA1612	Magda Robinson	Lack of Schools	Additional housing at Cranwood and St James's and St Luke's sites will put further pressure on already limited primary school places in Muswell Hill. None of these plans have yet been fleshed out in any detail and so may not be acceptable to parents and local residents.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
735	SA1613	Magda Robinson	Lack of Schools	Haringey also need to commence a similar process for secondary school places with the Cranwood site also considered for this purpose.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
735	SA1614	Magda Robinson	Lack of Schools	Land is in short supply for schools it is therefore irrational to even consider building additional housing in Muswell Hill until the Council has in place a plan	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
735	SA1615	Magda Robinson	Lack of Schools	The Council should find alternative sites to meet its commitment to build more affordable housing.	Objection is noted.
816	SA1616	Michelle Marshall	Lack of Schools	Additional housing at Cranwood and St James's and St Luke's sites will put further pressure on already limited primary school places in Muswell Hill. None of these plans have yet been fleshed out in any detail and so may not be acceptable to parents and local residents.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
816	SA1617	Michelle Marshall	Lack of Schools	Land is in short supply for schools it is therefore irrational to even consider building additional housing in Muswell Hill until the Council has in place a plan	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
816	SA1618	Michelle Marshall	Lack of Schools	The Council should find alternative sites to meet its commitment to build more affordable housing.	Objection is noted.
816	SA1619	Michelle Marshall,	Lack of Schools	Haringey also need to commence a similar process for secondary school places with the Cranwood site also considered for this	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the

				purpose.	borough over the Plan period.
731	SA1620	Sara Mackie	Lack of Schools	Additional housing at Cranwood and St James's and St Luke's sites will put further pressure on already limited primary school places in Muswell Hill. None of these plans have yet been fleshed out in any detail and so may not be acceptable to parents and local residents.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
731	SA1621	Sara Mackie	Lack of Schools	Haringey also need to commence a similar process for secondary school places with the Cranwood site also considered for this purpose.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
731	SA1622	Sara Mackie	Lack of Schools	Land is in short supply for schools it is therefore irrational to even consider building additional housing in Muswell Hill until the Council has in place a plan	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
731	SA1623	Sara Mackie	Lack of Schools	The Council should find alternative sites to meet its commitment to build more affordable housing.	Objection is noted.
811	SA1624	Stephanie Meehan	Lack of Schools	Additional housing at Cranwood and St James's and St Luke's sites will put further pressure on already limited primary school places in Muswell Hill. None of these plans have yet been fleshed out in any detail and so may not be acceptable to parents and local residents.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
811	SA1625	Stephanie Meehan	Lack of Schools	Haringey also need to commence a similar process for secondary school places with the Cranwood site also considered for this purpose.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
811	SA1626	Stephanie Meehan	Lack of Schools	Land is in short supply for schools it is therefore irrational to even consider building additional housing in Muswell Hill until the Council has in place a plan	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
811	SA1627	Stephanie Meehan	Lack of Schools	The Council should find alternative sites to meet its commitment to build more affordable housing.	Objection is noted.
732	SA1628	Stephen Smith	Lack of Schools	Additional housing at Cranwood and St James's and St Luke's sites will put further pressure on already limited primary school places in Muswell Hill. None of these plans have yet been fleshed out in any detail and so may not be acceptable to parents and local residents.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
732	SA1629	Stephen Smith	Lack of Schools	Haringey also need to commence a similar process for secondary school places with the Cranwood site also considered for this purpose.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
732	SA1630	Stephen Smith	Lack of Schools	Land is in short supply for schools it is therefore irrational to even consider building additional housing in Muswell Hill until the Council has in place a plan	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
732	SA1631	Stephen Smith	Lack of Schools	The Council should find alternative sites to meet its commitment to build more affordable housing.	Objection is noted.

734	SA1632	Veronica Chau	Lack of Schools	Additional housing at Cranwood and St James's and St Luke's sites will put further pressure on already limited primary school places in Muswell Hill. None of these plans have yet been fleshed out in any detail and so may not be acceptable to parents and local residents.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
734	SA1633	Veronica Chau	Lack of Schools	Haringey also need to commence a similar process for secondary school places with the Cranwood site also considered for this purpose.	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
734	SA1634	Veronica Chau	Lack of Schools	Land is in short supply for schools it is therefore irrational to even consider building additional housing in Muswell Hill until the Council has in place a plan	The IDP, informed by the school place planning report does not identify a need for additional school places in the west of the borough over the Plan period.
734	SA1635	Veronica Chau	Lack of Schools	The Council should find alternative sites to meet its commitment to build more affordable housing.	Objection is noted.
370	SA1636	Katharina Rietzler and Ananyo Bhattacharya	Local views	The document states that "views of Highgate Wood across the site from Muswell Hill" should be maintained. Will residents of the new development also have views on Highgate Wood?	It is considered that Highgate Wood is an asset that should be enjoyed by as many future occupiers of the site as possible. This will be managed using DMDPD policies.
586	SA1637	Tina Nicos, resident	Opposes renewal	Does not want to have her home demolished, would like to stay in the area. Has concerns over her health if the redevelopment goes ahead. Has 3 children who also rely on the house.	Objection is noted.
697	SA1638	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
414	SA1639	GLA	Regeneration	It is noted that, as part of a borough-wide review of Haringey's housing estates, the Council has identified this area as potentially suitable for regeneration. GLA officers acknowledge the opportunity to deliver a step change in residential quality and neighbourhood permeability/legibility at this site, and support the allocation in principle, subject to a collaborative engagement with residents and an appropriate response to the requirements of London Plan policies 3.9 and 3.14.	Support is noted.
697	SA1640	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
370	SA1641	Katharina Rietzler and Ananyo Bhattacharya	Urban realm	Concern with proposal on the south-eastern corner of the site which will supposedly link the Parkland Walk, entrance to Highgate Wood and entrance to the school. Where, in this scenario, will new housing go? Will it be surrounded by 'urban realm'? Where will the entrance to the school be located? Will it have an impact on future residents? It seems much more sensible to locate the entrance to the school on Woodside Avenue, not busy Muswell Hill Road.	It is considered that the provision of an improved link/piece of urban realm between Highgate Wood and the Parkland Walk would not compromise the development of new affordable housing on the remainder of the site. It is considered that the provision of the open space/ new entrance to the school near the bus stop on Muswell Hill Rd, could if designed appropriately help to create mode split by making bus use more attractive to pupils and parents.

370	SA1642	Katharina Rietzler and Ananyo Bhattacharya	Urban realm	The document states that there will be a new entrance to the school (even though the decision to expand the school is not certain) as part of a piece of rather vaguely defined “urban realm”. We are very concerned that this means that land on which our house is located will be turned into “urban realm” which would mean taking away housing space to create space that will be used by parents and children of a relatively small primary school during term time only. This cannot be in the interest of the borough as a whole.	It is considered that the creation of an urban realm that links up the Parkland Walk, seeks to encourage mode shift of users of the school, as part of a comprehensive development of the site is considered to be sustainable development.
725	SA1643	Katharina Rietzler & Ananyo Bhattacharya	Urban realm	The most troubling paragraph concerns the south-eastern corner of the site which will supposedly link the Parkland Walk, entrance to Highgate Wood and entrance to the school. Where, in this scenario, will new housing go? Will it be surrounded by ‘urban realm’? Where exactly will the entrance to the school be located? Will it have an impact on future residents? It seems much more sensible to locate the entrance to the school on Woodside Avenue, not busy Muswell Hill Road.	It is considered that the provision of an improved link/piece of urban realm between Highgate Wood and the Parkland Walk would not compromise the development of new affordable housing on the remainder of the site. It is considered that the provision of the open space/ new entrance to the school near the bus stop on Muswell Hill Rd, could if designed appropriately help to create mode split by making bus use more attractive to pupils and parents.

Comments on SA54 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
279	SA1644	Bounds Green and District Residents Association	Community	The site on Tunnel Gardens is comparatively small. There are just 16 semi-detached houses. Some have already been fitted with double glazing and central heating. Tenants do not want their homes to be demolished. This is a tight knit caring community that would be destroyed. They have been informed that they could return but it takes years to build up such a relationship. Some tenants have lived here for 50 years. And could they afford the new rents or price of a house if they did return?	Noted, the Council will work with existing residents to ensure their needs are identified as part of the detailed planning for any redevelopment.
393	SA1645	Gillian Pritchard	Community cohesion, demolition	Residents are feeling distraught and upset about plans to demolish our houses and break up this close knit community.	Noted, the Council will work with existing residents to ensure their needs are identified as part of the detailed planning for any redevelopment.
393	SA1646	Gillian Pritchard	Community cohesion, health and well-being	Residents are like a little community, where everyone looks out for each other. It is a quiet and peaceful place where residents feel safe and can relax knowing we are secure in our lives.	Noted, the Council will work with existing residents to ensure their needs are identified as part of the detailed planning for any redevelopment.
393	SA1647	Gillian Pritchard	Concern for relocation	There are neighbours that have lived here for over 40 years, who have brought up families here, and to uproot them is distressing.	Noted, the Council will work with existing residents to ensure their needs are identified as part of the detailed planning for any redevelopment.
671	SA1648	The Clifton family	Covenants	Due to previous transfer of the land from CofE to LBH, conditions were set out regarding the use of the land, namely: • Only standard size houses must be built on the site and these should not be of a size that would overlook the existing private properties. Neither should they be situated whereby they would overlook the private properties. • Trees in the gardens on the west side of the road need to be retained • The road must not be a through route for traffic • The rail line acts as a constraint on the size of development on this site	Amenity considerations of neighbouring properties will be considered using policies in the DMDPD. Mature trees will be preserved. **Action: Include reference to the retention where possible of existing mature trees.** There is no intention to make Tunnel Gardens a through route.
671	SA1649	The Clifton	Decent Homes	Would like the cost and potential of installing double glazing and a pitched roof explored.	Noted, as part of detailed redevelopment plans, all options including the costs of refurbishment will be considered.

		family			
279	SA1650	Bounds Green and District Residents Association	Deeds	After the London blitz of WWII there was a great need for housing. Tunnel Gardens was chosen for development. This was fiercely opposed, as now, by the residents of the well built 19302 privately owned houses in the immediate area. At that time Tunnel gardens was a beautiful and green park with tennis courts; as Mr Lock can testify. The land owned by the church was sold to the then council for £5,000 on 5 March 1947. Because of the outcry the church imposed certain stipulations within the Deeds in order to protect the area. {Relevant clauses quoted regarding that there will be no erection of private houses and council will not do anything which may be or tend to the annoyance, nuisance , disturbance of tenants or lessees, nor fell the trees to preserve them as a screen along Winston Avenue, access to one part will be by people on foot only] Understand the problem faced by council regarding the need for housing for an ever increasing population and the demands on councils made by the government. But the above legal requirements contained in the Deeds must be respected.	Noted that there are restrictive covenants on the land. This will be noted in the allocation. **Action: Refer to covenants in the allocation**
721	SA1651	Laura Brennan	Demolition	I would like a name decided that this houses should be earmarked for demolition?	This site was identified as a potential housing investment location in the November 2013 cabinet paper on the basis that it contains houses built out of orlit which will not be able to be maintained in perpetuity.
722	SA1652	Tucker J Kalibbela	demolition	With all due respect we prefer to keep our homes as they are and make necessary repairs. Reference to the *Sustainable Communities Act*	Objection is noted.
721	SA1653	Laura Brennan	Demolition; Question	What is the difference between the cost of demolition and the cost of refurbishing out homes?	This is outside the scope of the Local Plan.
721	SA1654	Laura Brennan	Density	To demolish these homes and rebuild with higher density housing would destroy our community and separate neighbours and friends who have great relationships.	Noted, the Council will work with existing residents to ensure their needs are identified as part of the detailed planning for any redevelopment.
719	SA1655	Barbra Carlise	Design	The redevelopment not being in keeping with the local neighbourhood	Developments will be designed with neighbouring amenity in mind, in line with DMDPD policies.
671	SA1656	The Clifton family, residents	Doesn't want to leave	Nobody on the estate want to move from their homes on the estate. It is a pleasant environment in which to live.	Noted, the Council will work with existing residents to ensure their needs are identified as part of the detailed planning for any redevelopment.
279	SA1657	Bounds Green and District Residents Association	Education	Infrastructure cannot cope with a denser population: Bounds Green Primary School is the state school for the area and is at full capacity. There are 500 children with a bulge year of 90 pupils in year 2. There are plans for the build of extra classrooms for which there is already a waiting list. Alexandra Park Comprehensive School is also at full capacity. There are 1,500 applicants for 200 places at present.	The infrastructure needs of a growing population will be considered in the infrastructure delivery plan.
671	SA1658	The Clifton family	Elderly accommodation	Concern that if a redevelopment goes ahead a suitable new property for the existing elderly occupant. There is a lack of supply in this regard.	Noted, the Council will work with existing residents to ensure their needs are identified as part of the detailed planning for any redevelopment.
279	SA1659	Bounds Green and District Residents	Employment	There is no employment in the immediate area	Noted, although the plan does put forward sites that can meet the land for employment need in the borough.

		Association			
393	SA1660	Gillian Pritchard	Estate renewal, concern for relocation	We do not want to move from here and we want to stay in our homes right here, not move somewhere else and have to move from our friends and neighbours.	Objection is noted. Noted, the Council will work with existing residents to ensure their needs are identified as part of the detailed planning for any redevelopment.
393	SA1661	Gillian Pritchard	Estate renewal, demolition	All we want is to be listened to and not to demolish our homes, and repair and modernise them.	Objection is noted. Noted, the Council will work with existing residents to ensure their needs are identified as part of the detailed planning for any redevelopment.
395	SA1662	Tunnel Gardens and Blake Road Residents Association	Estate renewal, demolition, community cohesion	We the undersigned and tenants of Tunnel Gardens and Blake Road Residents Association wish to make it quite clear to Haringey Council that we do not want our homes to be demolished and our unique community destroyed. (Petition with 25 signatures)	Objection is noted.
393	SA1663	Gillian Pritchard	Estate renewal, health and well-being	We are at the time in our lives where we should be able to relax and be stress free and enjoy our lives. Some of us have illnesses and this stress is not helping our well being.	Objection is noted.
271	SA1664	Joe and Mrs Kate Catlin	Evidence	Correspondence between councillors and respondent between December 2009 October 2014 regarding evidence of flooding and roundabout concerns.	Flood risk will be considered through a Flood Risk Assessment at the time of any development going ahead.
422	SA1665	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
279	SA1666	Bounds Green and District Residents Association	Health	As everywhere the national health system is overwhelmed	The infrastructure needs of a growing population will be considered in the infrastructure delivery plan.
719	SA1667	Barbra Carlise	Height	The redevelopment being over 3 storeys.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the urban characterisation study, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.

279	SA1668	Bounds Green and District Residents Association	Height	Tunnel Gardens is at the top of a hill. Four storeys would appear to be far higher. An overload of flats would destroy the open aspect and space of the present area. However, according to the Deeds there must only be dwelling houses erected on this site – not flats.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the urban characterisation study, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
720	SA1669	Yang Fan	Home conversion	I am writing regarding the above property. We are not pleased with the new home conversion plan. We wish you could either keep the property the same way or you would allow ourselves to do the development to meet your standards.	Noted. The Allocation ensures that a comprehensive approach to development in the area will take place.
719	SA1670	Barbra Carlise	Image resolution	Unable to read the legends of the maps due to poor quality of image.	Noted. It is acknowledged that improvements could be made to maps and image resolutions and the Council will seek to improve this in future documents.
719	SA1671	Barbra Carlise	Increased population	The new development proposed on Durnsford road - with higher rise behind. I am concerned that this could lead to an increase in the neighbourhood population by 100s	The Plan is to build additional housing to help meet housing need.
279	SA1672	Bounds Green and District Residents Association	Location	Local transport is quite a distance away in all directions. Other than a few local shops nearer to the Main Bounds Green Road and Bounds Green tube station the larger shopping areas of Wood Green, Muswell Hill, Southgate and North Finchley are a long distance away by bus and road.	It is noted that this area is not suitable for high density development, and the allocation represents this.
671	SA1673	The Clifton family	Mortgage/ Insurance	One resident has recently improved their property and obtained housing insurance and a mortgage.	Noted, the housing investment team will be notified of this.
279	SA1674	Bounds Green and District Residents Association	Neighbouring properties	Opposition from the surrounding neighbourhood. Private home owners do not want their homes devalued by overdevelopment.; the loss of green space and or a spacious environment; the pleasant and peaceful ambience of the area; extra cars; density of people and the possibility of anti social behaviour. They (the home owners) could or would demand compensation from London Borough of Haringey for the devaluation of their property.	The Council would consider it is extremely unlikely that any legal action would succeed. Developments will be designed with neighbouring amenity in mind, in line with development management policies.
604	SA1675	Shengming Wang & wife, residents	Objection	We are writing regarding the above property. We are not happy with the new home conversion plan effecting our property. We wish you could keep the property this way, or if you have to rebuild, we would like to build ourselves to meet your standards.	Noted, the Council will work with existing residents to ensure their needs are identified as part of the detailed planning for any redevelopment.
279	SA1676	Bounds Green and District Residents Association	Opposition	Strongly oppose proposed demolition and development of Tunnel Gardens	Objection is noted.
697	SA1677	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted.
719	SA1678	Barbra Carlise	Pollution; noise	we are in distance from the Cross rail 2 potential shaft/ tunnel entrance (behind St martins school) - these, and with development at Pinkham way will transform this leafy neighbourhood into a building site with increased levels of noise and pollution	All of these proposals, if they come forward, will be managed as sensitively as possible to minimise impact on local neighbourhoods, in line with development management policies and the Sustainable Design Construction SPD.

721	SA1679	Laura Brennan	Question	Where are all of the families going to go?	The Council will work with existing residents to ensure their needs are identified as part of the detailed planning for any redevelopment.
721	SA1680	Laura Brennan	Question	Why hasn't a surveyor been to look at these houses?	A detailed review of the condition of the estate has been undertaken.
721	SA1681	Laura Brennan	Question	Why have new tenants been moved in with no information as to what is being proposed up here?	The future potential redevelopment of the buildings does not mean that it shouldn't be used as a home in the meantime. The Council will work with existing residents to ensure their needs are identified as part of the detailed planning for any redevelopment.
721	SA1682	Laura Brennan	Question; demolition; development	If demolishment and rebuild goes ahead how long will this process take?	There are no detailed plans at this stage. Any development on this site will be undertaken in full consultation with local residents.
721	SA1683	Laura Brennan	Question; development	If we are decanted out of our homes where will we be put and what help will we be given in this process?	There are no detailed plans at this stage. Any development on this site will be undertaken in full consultation with local residents.
279	SA1684	Bounds Green and District Residents Association	Refurbish	Surely it would be more economically viable if the council houses in Tunnel gardens were to be modernised to present day living standards? This has been successfully achieved elsewhere – for example in Chingford.	Noted, the full range of development options will be considered in the preparation of detailed proposals.
719	SA1685	Barbra Carlise	Refurbishment option	Under the localism act presumably the residents are being given the option to look at how to manage their homes? the properties could be refurbished with a proportion sold on the open market to make sure you get your money back	Noted, the Council will work with existing residents to ensure their needs are identified as part of the detailed planning for any redevelopment. The full range of development options will be considered in the preparation of detailed proposals.
719	SA1686	Barbra Carlise	Road adjustments	I object to the road being opened up on Wroxham Gardens as this will fundamentally change the local area	There are no plans to open up the road block between Tunnel and Wroxham Gardens.
414	SA1687	GLA	SA54	It is noted that, as part of a borough-wide review of Haringey's housing estates, the Council has identified this area as potentially suitable for regeneration. GLA officers acknowledge the opportunity to deliver a step change in residential quality and neighbourhood permeability/legibility at this site, and support the allocation in principle, subject to a collaborative engagement with residents and an appropriate response to the requirements of London Plan policies 3.9 and 3.14.	Support is noted.
697	SA1688	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
719	SA1689	Barbra Carlise	Site allocation boundary	Outline map is wrong as it currently includes houses in Wroxham Gardens. I live in Wroxham and have not been engaged in any discussion of such a large renewal programme within200- yards of my home. I presume this is because it wont impact on me.	The map is correct, but it is noted that the address can include greater detail. The consultation has been carried out in line with the relevant regulations.
721	SA1690	Laura Brennan	Site allocation boundary	What was the criteria used to make this decision?	The site is identified through the Councils Estate Renewal programme on the basis that the cost to repair/refurbish the properties to a decent standard would be prohibitive.
671	SA1691	The Clifton	Survey	Residents aren't aware of a survey having been undertaken of the housing stock that evidence the undeliverability of undertaking	Noted, the Council consider that the carrying out of a survey is essential in understanding the range of options for this site.

		family		decent homes work. Would like to see a copy if it is available.	
279	SA1692	Bounds Green and District Residents Association	Traffic	Increased use of cars causing more pollution and contributing to the already dangerous 'rat run' of Winton Avenue and Blake Road	Parking standards will be set in the development management policies.
723	SA1693	Michael Casey	Trees	Respondent highlights the historical and environmental importance of the oak trees at Tunnel Gardens which are remnants of Tottenham Woods (the original great wood covering most of Middlesex). Directly related to Bluebell Wood – site of environmental importance. *Historic and modern images attached including the Tunnel Garden estate*. The land is in the ownership of Haringey Council, therefore there is no requirement for TPO's. The trees will be under treat from any future redevelopment.	Mature trees will be preserved. **Action: Include reference to the retention where possible of existing mature trees.**
271	SA1694	Joe and Mrs Kate Catlin	Water capacity	P11 says there are forecasts for heavier rain in the future. P12 refers to water quality. If residences increase and number of people nearly doubles two chief concerns are drinking water supply and sewerage disposal. Since January 2001 it has become noticeable that excess surface rainwater remained in puddles. Surface water drainage and sewerage gullies installed should receive priority inspection before new development is undertaken.	Noted, this will be addressed through development management policies relating to drainage.
271	SA1695	Joe and Mrs Kate Catlin	Water supply	Mains water pressure does not fluctuate as it used to but does cease entirely when work is going on a mains supply located at mains supply at Bounds Green / North Circular junction. Mains water supply to Tunnel Gardens as it is may not be adequate if number of residents doubles.	This issue will be handled through the infrastructure delivery plan.

Comments on SA55 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
615	SA1696	Colin Marr on behalf of the Alexandra Park And Palace Conservation Area Advisory Committee	Conservation	The site more than "lies within" the Conservation Area, it defines it, which restricts the scope of developments that might be considered. Similarly, it is remiss that there is no reference to both the Park and Palace being listed by English Heritage as Grade II, that part of the Park is designated as a Historic Garden and that the whole of the land is MOL – all of which is significant.	Noted.
813	SA1697	Lynne Zilkha	Conservation	I am dismayed to see Alexandra Park and Palace (SA55) included here for development. Alexandra Park and Palace is the borough's most important site of historic importance, recreational value and most important local attraction. It is of importance not just London wide, but is of national significance. The site is a conservation area and both the Park and the Palace are listed by English Heritage as grade II and Historic Gardens. Because of its significance, status as a public good, local value and inadequacy of prior consultation the Park and Palace should not be included in the Proposed Site allocation plan.	This Site Allocation is considered appropriate to ensure any improvements to the Palace and/or the Park are co-ordinated. The site allocation recognises the conservation area and states that any development should preserve or enhance its appearance.
813	SA1698	Lynne Zilkha	Height	The fact that the plan proposes a 25 storey block adjacent to the	Noted, the impact on the park of proposals in Wood Green will

				park at the foot of the Penstock Tunnel, at the same time that the report also suggests the important views of and from the park must be preserved and exploited suggests that has been a failure in "joined up thinking". I urge the council to preserve the palace and park and their setting.	be a key consideration in the Local Plan.
615	SA1699	Colin Marr on behalf of the Alexandra Park And Palace Conservation Area Advisory Committee	Objection	The APPCAAC objects to the inclusion of this site in the context of the Proposed Site Allocation document and we ask for it to be withdrawn.	This Site Allocation is considered appropriate to ensure any improvements to the Palace and/or the Park are co-ordinated.
742	SA1700	Friends of Alexandra Park – Gordon Hutchinson	Open space	We support the comments on improving the open space where possible, and in particular the improvement of walking and cycling routes, with the proviso that this does not entail additional buildings in the Park.	Support is noted.
615	SA1701	Colin Marr on behalf of the Alexandra Park And Palace Conservation Area Advisory Committee	Ownership	The site considered here comprises the whole of Alexandra Park, including the Palace – all of its 77.5 hectares. Ownership of the site is indicated as being "unified public ownership", just as if it is the same as any other council owned site. This is crassly misleading! The whole of Alexandra Park and Palace (the site) is owned under trust law by the Alexandra Park and Palace Charitable Trust. What is permissible or not permissible by way of development within the site is determined by act of parliament, the Charity Commission and planning law, not by deliberation of the Haringey Local Plan. Haringey Council may have been appointed in law as trustee for APP, but it does not own it. The council exercises its charitable responsibilities through a board of appointed trustees – the beneficiaries of the charity being the general public. The board has not been consulted over the inclusion of Alexandra Palace in the Proposed Site Allocations document. Although the text used to describe the site requirements and development guidelines is not objectionable, it has no validity. It looks as if the author of the document was either misinformed or ignorant of the actual ownership of the site and Haringey's degree of freedom for development of it. Alternatively, if it is kite-flying to introduce the idea that some form of development might be considered, then it is misconceived.	It is considered that the wording is appropriate.
422	SA1702	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
418	SA1703	Sport England	SA55 Policy Justification	Further clarity is required around allocation SA 55: Alexandra Palace. The allocation includes existing playing field land yet the policy allocation is unclear on exactly what is intended for these	Clearly the requirements of NPPF Paragraph 74 do apply, as all Local Plans are required to be in accordance with the NPPF.

				areas, and whether they are to be protected in line with Paragraph 74 of the NPPF or if it indented that there be some loss of playing field land as part of this allocation. Sport England aims to ensure positive planning for sport, enabling the right facilities to be provided in the right places, based on robust and up-to-date assessments of need for all levels of sport and all sectors of the community. To achieve this our objectives are to seek to PROTECT sports facilities from loss as a result of redevelopment; to ENHANCE existing facilities through improving their quality, accessibility and management and to PROVIDE new facilities that are fi t for purpose to meet demands for participation now and in the future. We work with the planning system to achieve these aims and objectives, seeking to ensure that they are reflected in local plan policies, and applied in development management. The Government's National Planning Policy Framework (NPPF) is clear about the role that sport plays in delivering sustainable communities through promoting health and well-being. Sport England, working with the provisions of the NPPF, wishes to see direct reference to sport in local planning policy to protect, enhance and provide sports facilities, as well as helping to realise the wider benefits that participation in sport can bring. Sound policy can only be developed in the context of objectively assessed needs, in turn used to inform the development of a strategy for sport and recreation. Policies which protect, enhance and provide for sports facilities should reflect this work, and be the basis for consistent application through development management. Sport England is not prescriptive on the precise form and wording of policies, but advises that a stronger plan will result from attention to taking a clearly justified and positive approach to planning for sport. Policies could be included in a separate chapter on sport and recreation or, following the NPPF, be part of a chapter on health and well-being. In all cases, however, policies for sport and active recreation must be properly justified, include criteria against which development proposals will be judged and be based on a robust and up-to-date assessment of need as required by paragraph 73 of the NPPF. In this way, planning authorities will be able to demonstrate that their plan has been positively prepared (based on objectively assessed needs), is consistent with national policy (reflecting the NPPF), is justified (having considered alternatives) and effective (being deliverable). Without such attention there is a risk that a local plan or other policy document could be considered unsound. The NPPF clearly recognises the role of sport and recreation as a fundamental part of sustainable development, and expects local authorities to plan positively for these needs and demands accordingly. The protection and provision of opportunities to participate in sport is seen as fundamental to the health and well-being of communities (NPPF, section 8), meaning that local authorities must plan and provide accordingly through policy and	Requirements for open space provision are identified in the Open Space and Biodiversity Study, and will be delivered through the infrastructure delivery plan. This allocation does not enable the loss of any open space, as reinforced in the development management policies.

				development management. Without a robust and up-to-date assessment of need (as required by paragraph 73 of the NPPF), there is a risk that a local plan document could be considered unsound. Sport England will resist the allocation of any playing field site for development unless there is a robust assessment (Playing Pitch Strategy to Sport England methodology: https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/) in place at the point of allocation which has clearly shown the open space, buildings or land to be surplus to requirements. Sport England would expect any policy to be very explicit on the need to retain and not prejudice the use of Alexandra Park Cricket and Football Club and any other formal sporting uses of the site.	

Comments on SA56 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
828	SA1704	Ms Hazel Penry, Ms L Alliston, Ms D Harrison and Mrs M Osborne, adjacent residents	Access	As has been the experience at Gilson Place, most people living down here have cars because of the location. This side access road leading to our gardens, the clubhouse and school measures just 2.5m wide and cannot be expanded as properties on Gilson Place and 141 Coppetts Road are either side. Access to the rear of the site is not suitable for large numbers of residents' vehicles and impossible and dangerous at weekends. Currently the access road is used also by council workman sited on the fields and Veiola who have a base there too for a rubbish collection vehicle and walking road pavement cleaners and their equipment so large vans use it daily	Noted, access arrangements will be considered through a planning application in line with DMDPD policies.
260	SA1705	Catalyst Housing (CgMs Consulting)	Document design	Add a key to the site diagram on p150 to make the document easier to read and understand.	The positioning of a key on each page is not possible. We will attempt to make the maps in the document as clear as possible however.
828	SA1706	Ms Hazel Penry, Ms L Alliston, Ms D Harrison and Mrs M Osborne, adjacent residents	Flooding	Also please note that we have ongoing flooding problems experienced by both the school, clubhouse and our houses as waste from these properties struggles to join the drainage pipes coming down from Coppetts Road due to the volume of water. The football pitches also now flood since Gilson Place was built as drainage that existed below ground was blocked off. Thames Water are still trying to address this for the immediate area.	Noted, the requirements of the SFRA covering this site will be required, and this is managed through the DMDPD.
828	SA1707	Ms Hazel Penry, Ms L Alliston, Ms D Harrison and Mrs M Osborne, adjacent residents	Height	Gilson Place has been built recently and following representations the houses built adjoining the site were kept low rise ie 2 storey so protecting the amenity of us residents. The clubhouse and school are single storey. We note with concern the reference to building 5 storey high blocks. This would not be appropriate here as both we and the Gilson Place Residents would lose privacy completely in our 2 storey houses and gardens. This is a low rise area and is a mix of education leisure and residential.	Noted, this is a suburban area with relatively low PTAL, and as such is not considered appropriate for taller buildings. Five storeys are considered to be the limit of height on the scheme, which will enable a viable scheme to come forward which also manages the sensitive interfaces with neighbouring properties.

260	SA1708	Catalyst Housing (CgMs Consulting)	Height	Generally supportive of 5 storeys and consider it largely suitable for the Coppetts Wood Hospital site in particular.	Support is noted.
260	SA1709	Catalyst Housing (CgMs Consulting)	Housing numbers	Confused appendix says 21 units for Hospital given the site allocation itself takes in other uses. Welcome feedback on how this number was achieved. Own masterplan suggests c. 85 units could be delivered. Welcome further discussions with council to ensure delivery of housing optimised.	The methodology is set out in Appendix A. There is a 50% assumption of community space at present to accommodate any replacement community uses. It is noted that the numbers in Appendix B are considered minimums as defined by the density matrix in the London Plan.
828	SA1710	Ms Hazel Penry, Ms L Alliston, Ms D Harrison and Mrs M Osborne, adjacent residents	Local services	***Schools*** Our two bedroom houses have not accommodated families in the last 20 years but our houses do not fall into a catchment area for schools. ***Doctors*** The closure of surgeries in Fortis Green and forthcoming retirement of doctors in Colney Hatch Lane have left us struggling to sign onto medical practises. ***Increased population in the area*** An additional 144 properties were built at Gilson Place with no additional services or infrastructure for the new population, Osier Crescent was developed some 15 years ago again with no additional local services provided. Both developments were on Brownfied sites and so were completely new residential developments adding considerable numbers to the local areas without anything other than a playground being provided.	Additional capacity covering infrastructure need generated by new development will be considered through the infrastructure delivery plan.
260	SA1711	Catalyst Housing (CgMs Consulting)	Mixed use	The allocation for a *'mixed use development'* should clarify that this is subject to demonstrating that the existing uses are surplus to requirements and once this test has been met residential development would be supported.	Agreed. **Action: Add wording to make clear that each individual use must demonstrate it is surplus to requirements before planning consent is granted for change of use.**
828	SA1712	Ms Hazel Penry, Ms L Alliston, Ms D Harrison and Mrs M Osborne, adjacent residents	Parking	This area is much used by visitors using the football pitches at weekends and midweek, there is a major increase in the population in and around our houses, the school and football club house. Adults and children on Saturdays play soccer and children play on on Sundays accompanied by families. The skateboard park also attracts boarders from outside of the area who come in by car and also dog walkers come in. Everyone. This access road leads round also to Greenfield School. It is a good mixed use area at the moment as the school is in use during the week when the pitches are not in use and the pupils and teachers have ease of arrives by car as there is no tube nearby and one limited bus service (234) which runs between E Finchley and Barnet via Muswell Hill. As result parking and traffic is intense all weekend.	Noted.
828	SA1713	Ms Hazel Penry, Ms L Alliston, Ms D Harrison and Mrs M Osborne, adjacent residents	Parking	In 1964 the council agreed that our 4 houses should be allocated 2 spaces to the rear of the properties for residents parking and access to gardens via the rear. The arrangement has been in place for the subsequent 50 years. This arrangement has been respected by the club and council and any development must factor in this continued arrangement and preferably add 2 more spaces in the event that more residential housing comes into the area.	This is outside the scope of this Allocation, but will be considered through any future planning application, most likely as part of a transport assessment.
697	SA1714	Savills on behalf of	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being**

		Thames Water			**needed prior to any piling taking place.**
697	SA1715	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
260	SA1716	Catalyst Housing (CgMs Consulting)	Site boundary	Do not agree with including church in site allocation as have serious concerns about comprehensive development of the site already. Also church is on the other side of the road and therefore disjointed from main site by a busy road. See no merit in including it in the allocation.	Noted. This is considered to be an appropriate requirement as the Church is not an efficient use of the whole of that site.
260	SA1717	Catalyst Housing (CgMs Consulting)	Site characteristics	Red line includes a number of individual ownerships and uses which although geographically adjacent have no linkage in terms of ownership or operations. The policy wording as currently drafted is confusing and ambiguous in relation to redevelopment options and site boundaries. We recommend that in the first instance the red line plan should differentiate between these uses and ownerships.	The principle of including all of these sites together is that the requirements of the rest of the land parcels will be taken into account when the first planning application comes forward. This is considered prudent to ensure good design is brought forward on all contiguous sites.
260	SA1718	Catalyst Housing (CgMs Consulting)	Site characteristics	Wording refers to consolidation of existing land uses for mixed use development. This is ambiguous and does not provide clear development guidelines. Serious concerns about the deliverability of development at Coppetts Wood Hospital if councils intention is for comprehensive development including other uses within the site allocation. We strongly disagree with any aspirations for the comprehensive development of the site and consider this would stifle and delay development. The Coppetts Wood Hospital site has the ability to deliver an appropriate and suitable development within its own red line whilst not prejudicing or impacting on future development options within the northern / western part of the wider site allocation. This should be reflected within the site allocation map and text.	Noted. The Council will not require comprehensive development, but we will require any applications to consider the future of the remainder of the site.
260	SA1719	Catalyst Housing (CgMs Consulting)	Support	Supportive overall but have some serious concerns about ambiguous drafting of the policy.	Noted.
697	SA1720	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

				ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA1721	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**
260	SA1722	Catalyst Housing (CgMs Consulting)	Wording	First bullet point of site requirements is ambiguous suggesting all facilities must demonstrate they are surplus to requirement before *any* development can take place. As said already the hospital can deliver its own development and reliance on other landowners would stifle delivery. Recommend policy text is clear that individual landowners will only be required to demonstrate *their* facilities are surplus to requirements. I.e. Hospital would not be expected to address the school and changing facilities too.	Agreed. **Action: Add wording to make clear that each individual use must demonstrate it is surplus to requirements before planning consent is granted for change of use.**
260	SA1723	Catalyst Housing (CgMs Consulting)	Wording	Second bullet point of site requirements is ambiguous. Assume that the statement refers to one of the existing school buildings on site but this must be clarified and explained further. The current wording of the policy is also ambiguous in relation to the potential requirements for a new school or conversion of an existing building to residential. The exact location and building relating to this issue should be clarified.	Noted, the update to the infrastructure delivery plan will address school need in the area.

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Appendix2.10 - Comments on SA57-SA60, SA62, and SA64-66 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Comments on SA57 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
398	SA1724	Durnsford Road and Park Grove Steering Group	Density	If required additional density could be provided through the addition of storeys on already flatted developments, such as Park Court.	The two sites will be considered separately. The Council is looking at all opportunities for housing investment, and this suggestion is noted.
398	SA1725	Durnsford Road and Park Grove Steering Group	Estate renewal	Also note that such homes have been successfully refurbished across the country and received certificates that effectively exclude them from the Act. Accordingly, we would want this to remain an option in the forthcoming masterplanning for the area and be reflected in planning policy. This would then give any potential developer the flexibility of 3 options to consider and model – refurbishment option, mixed option and demolition / renewal option.	Noted, surveys will be presented upon completion.
818	SA1726	Our Tottenham	Estate renewal	The presumption in favour of demolition is opposed.	In the face of challenging housing (including affordable housing) and employment needs, there is a requirement to consider a number of approaches to meet these, and thus fulfil the spatial objectives for the borough through the Local Plan. This includes making the best use of land, including the Council's existing stock of land for housing. Some estates are not currently configured in such a way that they make the maximum contribution to these needs, variously experiencing issues such as poor connectivity, low socioeconomic indicators, and poor quality construction. It is therefore the Council's conclusion that some estate renewal projects will be required in order to meet objectively identified needs while simultaneously improving the quality of lives for local residents. When considering the options for a site, the need to meet housing need may mean that redevelopment, rather than refurbishment is necessary. In order to enable these projects financially, some cross subsidy of new affordable stock from market housing may be necessary. The Council will work with existing residents to identify an approach for estate renewal which best meets the needs of current and future residents.
818	SA1727	Our Tottenham	Estate renewal	See our comment in the overall response about the SA DPD, about the Housing Estate Renewal approach taken by the Council in the SA DPD, Tottenham AAP and Alterations to Strategic Policies. We contest the 'red lining' of housing estates for future redevelopment into 'mixed communities' on the grounds explained in our comment.	Noted, this estate has been identified for future development in consultation with residents due to the current state of the houses including that they are considered defective.
818	SA1728	Our Tottenham	Estate renewal	**For the sites SA57 (Park View and Durnsford Road), SA63 (Broadwater Farm), SA66 (Leabank and Lemsford Close), this means that we demand the inclusion of the following principles in the SA DPD:** - No estate regeneration programme should go ahead without a meaningful and fair process of consultation, involvement and empowerment of the existing residents as the drivers of all the decision-making related to their homes. - Such programmes should prioritize improvements to the existing housing	The Local Plan: Strategic Policies sets out that there will be no net loss of affordable housing by habitable room. It is considered that consultation with local residents is important as part of a housing investment strategy. The Council will follow appropriate protocols on the determination of redevelopment of its housing estates. The details of this are outside the scope of the plan.

				estates and their amenities (e.g. finish the Decent Homes Works, concierges, landscaping, community facilities), for the benefit of the current occupants. - There should be no demolition of structurally sound housing - There should be absolutely NO NET LOSS of social housing unit and no displacement of existing tenants as part of any plan for the area.	
398	SA1729	Julia Demetriou, Chair – Resident Steering Group OBO Durnsford Road and Park Grove Steering Group	Evidence	Note that the draft plan suggests that no existing building be retained due to defective materials. Whilst we recognise that our homes are considered to be defective under 1984 Housing Defects Act, we would wish to see any surveys, including structural surveys that indicate these homes are defective, as we note that previously Haringey Council intended to refurbish these properties.	Noted, surveys will be published as evidence becomes available.
422	SA1730	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
398	SA1731	Durnsford Road and Park Grove Steering Group	Height	Agree with proposal that height be limited on Durnsford Road to 2 storeys, but contend that the maximum height should be less than 6 storeys and preferably no higher than 3 storeys across the site. This would be more than adequate to provide the family sized accommodation required by Haringey, 3 and 4 bedrooms, without the need for blocks of flats.	Specific heights will be removed from the document as building height will be assessed against the development management policies which consider the impact on amenity and local character. **Action: Remove reference to specific height limits.**
398	SA1732	Durnsford Road and Park Grove Steering Group	Housing need	Request Council to confirm the housing need for the area and where else options are being considered in N11 area.	Only a small part of N11 falls within London Borough of Haringey. Tunnel Gardens & Blake Road is also an allocated site in N11. Myddleton Road in Bounds Green N22 is the closest of the allocated sites outside of N11.
398	SA1733	Durnsford Road and Park Grove Steering Group	Housing tenure	Any new housing should be tenure blind and mixed tenure with at least 50% affordable to local families.	Housing tenure will be managed by the development management policies particularly DM19 Affordable Housing.
398	SA1734	Durnsford Road and Park Grove Steering Group	Local facilities	Concerns that such a density will have an adverse impact on facilities in the area, including schools, health and leisure.	Noted, school places, healthcare and leisure facilities will be provided for in the infrastructure delivery plan.

398	SA1735	Durnsford Road and Park Grove Steering Group	Open space	Agree that the central open space within the area could be reconfigured.	Support noted.
398	SA1736	Durnsford Road and Park Grove Steering Group	Open space	Need for an ecological area and want no overall reduction in public open green space once any development is completed.	It is noted that there is an existing ecological corridor to the south west of the site is identified for preservation/enhancement in the current draft.
398	SA1737	Durnsford Road and Park Grove Steering Group	Parking	Also want the planning policy to provide adequate parking spaces to be provided for all existing residents including driveways and dropped kerbs as well as on street parking. We recognise any additional homes could be provided without parking.	Parking provision for the site will be managed through the development management policies.
697	SA1738	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
414	SA1739	GLA	Regeneration	It is noted that, as part of a borough-wide review of Haringey's housing estates, the Council has identified this area as potentially suitable for regeneration. GLA officers acknowledge the opportunity to deliver a step change in residential quality and neighbourhood permeability/legibility at this site, and support the allocation in principle, subject to a collaborative engagement with residents and an appropriate response to the requirements of London Plan policies 3.9 and 3.14.	Support is noted.
398	SA1740	Durnsford Road and Park Grove Steering Group	Secure tenancy	All existing Council secure tenancies should be re-provided along with freehold properties for current residents.	Housing tenure will be managed by the development management policies particularly DM19 Affordable Housing.
697	SA1741	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
398	SA1742	Durnsford Road and Park Grove Steering Group	Site boundary	We would look for the potential development area to be extended to include the Springfield Community Park, the Railway Land and a small site on Aneurin Bevan Estate. (See Plan attached with consultation).	The railway land is ecological corridor and protected therefore it is not considered appropriate to include it in the allocation. The small site on Aneurin Bevan estate will be included in the allocation. **Action: Include reference to Springfield Park and amend boundary to include site in Aneurin Bevan Estate**
398	SA1743	Durnsford Road and Park Grove Steering Group	Site boundary	Including the Park within the development area would provide flexibility to a) maintain existing community and improve decant by providing a site that could be developed through phased Masterplan, b) enable a traditional street pattern with natural surveillance to be modelled, c) potentially deal with issues of antisocial behaviour in the park, and abutting alleyways through remodelling that provide more natural surveillance.	Noted. **Action: Update site allocation map to include reference to Springfield Park.**
697	SA1744	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**

				detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	
697	SA1745	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

Comments on SA58 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
682	SA1746	Caroline Whittington, local resident	Back land development	However I do not in any way support your support of 'back-land development'. It is back-land development that has created the poor housing mess that we see today on much of the road. Only this year an unauthorised bungalow was demolished following the Inspectors report at no 97. Please do not approve any more back-land development. Over the last few years the council and community have encouraged the creation or retention of housing units that can accommodate families, and families need amenity space or a garden. To build over this 'back-land' would, in my view, be totally wrong.	Any back-land development would be subject to development management policies which focus on high quality design led developments. A new policy on backland development has been included in the DMDPD. These design principles should ensure any future back land development is of high quality. Gardens themselves are protected under SP13 which states that where open space has identifiable valuable Council will resist development which results in a net loss of this open space. By definition the unauthorised bungalow was not permitted for development by council and as such was developed without meeting the development management principles which ensure high quality design.
677	SA1747	Bowes Park Community Association	Backland development	We do not in any way agree with your support of 'back-land development'. It is back-land development that has created the poor housing mess that we see today on much of the road. Only this year an unauthorised bungalow was demolished following the Inspector's report at no 97.	Any back-land development would be subject to development management policies which focus on high quality design led developments. A new policy on backland development has been included in the DMDPD. These design principles should ensure any future back land development is of high quality. Gardens themselves are protected under SP13 which states that where open space has identifiable valuable Council will resist development which results in a net loss of this open space.

				Please do not approve any more back-land development.	By definition the unauthorised bungalow was not permitted for development by council and as such was developed without meeting the development management principles which ensure high quality design.
680	SA1748	Doris Leonfellner, local resident	Backland development	Back-land development that respects neighbouring amenity while increasing the local population density and therefore local centre vitality will be supported. " I would like to point out that specifically Myddelton Road has suffered from too high density and low quality overdevelopment in recent years. I can not support your suggestion on further back-land development for this specific stretch of road. Bowes Park is an area searched out by families and there is urgent need for further family sized housing. Decent and good sized family sized accommodation requires adequate green and amenity space. Any further encroachment of such would be detrimental.	Any back-land development would be subject to development management policies which focus on high quality design led developments. A new policy on backland development has been included in the DMDPD. These design principles should ensure any future back land development is of high quality. Gardens themselves are protected under SP13 which states that where open space has identifiable valuable Council will resist development which results in a net loss of this open space.
422	SA1749	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
677	SA1750	Bowes Park Community Association	Parking	While we support your idea for widening the southern pavement and losing that car parking, we believe that the road is not wide enough to safely have 'echelon' parking. If the aim is to encourage more people to use the street happily and in safety, and to sit in street cafes etc, then it must be a safe and pleasant street. There are many families with young children who use the street and such parking on such a narrow road cannot possibly be encouraged. People will have to learn to walk, take buses, or trains. The wonderful thing about Bowes Park is its excellent public transport services. Do not pander to the unnecessary use of cars. It would be great to see Myddleton Road (or part of it) car free. However, if this is a step too far for the Council the road could be resurfaced as a Dutch style 'shared surface' to shift the emphasis away from vehicles and towards	This is a detailed design consideration that will require testing. Policy guidelines revised to make clear the need for review and consultation prior to any changes to parking being implemented.

				pedestrians.	
422	SA1751	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
677	SA1752	Bowes Park Community Association	Shop fronts	We would also like to see another phase of the recent shop-front upgrades at the top of Myddleton. This is an absolute triumph and has had a big impact on the street. It has set a great precedent.	Noted. Policy will support this, but the implementation will be limited by funding.
682	SA1753	Caroline Whittington, local resident	Support	I am very glad to see that Myddleton Road is highlighted for improvements.	Council welcomes support for this policy.

Comments on SA59 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
575	SA1754	Amir Aramfar, local resident	Frontage	The frontage on both the Red House and Church building poorly address West Green Road (WGR). At the rear both buildings offer no visual interest or natural surveillance to the open space. These issues should be addressed by any future redevelopment to ensure significant improvement and regeneration.	Any future development of this site will be subject to the principles for high quality design in the development management policies.
119	SA1755	Ceri Williams (local resident)	Height	Strongly object to proposals over 3 storeys on West Green Rd between Page Green and West Green. The recently built flats above Tescos on the corner of Langham Road show what a negative effect these buildings create in a residential area.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough. Any new development will be guided by the development management policies including DM1 which seeks to deliver high quality design in all proposed developments.
229	SA1756	Woodlands Park Residents Association	Height	Do not support the proposal to build up to 6 storeys on the site. This is out of scale with surrounding buildings, and height should be restricted to no more than three storeys	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
575	SA1757	Amir Aramfar, local resident	Height	The suggested 6 storey height is concern in a generally low rise area and in a location which is not a ‘gateway’ or corner site there is no justification for 6 storeys on the site. The area requires a truly architecturally led building and there is a clear opportunity for this.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that

				Good design and tall buildings can go hand in hand, but obviously one is not a pre-requisite for the other. WGR is generally 2-3 storeys therefore an appropriate height on this site along WGR would be 3 storeys with potential for a setback 3rd floor (ground + 3 in total). Along Stanley Road the scheme should respect the residential scale of buildings and no more than 3 storeys in total should be the maximum. As already stated the site is not a gateway or an important corner location where a tall building might be suitable or desirable in urban design terms.	brings change while having an acceptable impact on the rest of the borough. The site is not a gateway location however it is located in an area with a very good PTAL rating (5). Development is encouraged in high PTAL areas to take advantage of the existing transport connections. Therefore 6 storey buildings on this site are considered appropriate.
738	SA1758	Ellie Harries	Height	Hawes and Curtis site (SA30), the guidelines are clearer should be "reduced in height to respect the amenity of properties" where this is close to smaller properties. Why do the same rules not apply to West Green Road and Stanley Road where the width of the roads are less and the heights of the buildings low?	The wording has been amended in SA59 to bring it in line with the wording in SA30. **Amend SA59 to be consistent with wording in SA30**
738	SA1759	Ellie Harries	Height	I am concerned about the proposed re-development of the Red House (SA 59). The guidelines say that height should be "restricted to six storeys"! This is completely inconsistent with the height of buildings in the area. Nothing along West Green road is more than three storeys and building a block of flats this high would completely change the character of the road.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
738	SA1760	Ellie Harries	Height	Take into account the existing facades, Victorian buildings and character of West Green Road. There is great potential for the area to develop, but not if the character of the road is ruined by unsympathetic developments.	Any potential developments will be required to conform with the development management principles. DM2 Delivering High Quality Design and DM12 Management of the Historic Environment will ensure these are taken into account.
229	SA1761	Woodlands Park Residents Association	Housing	The site should be retained for its present use as accommodation for elderly residents	Provision of the needs of existing residents will be required to be met before any development is permitted. **Action: Add a site requirement that all existing uses have been appropriately reprovided where necessary.**
575	SA1762	Amir Aramfar, local resident	Nursery places	That said, there is a critical need for nursery places in the area. Whilst the rainbow is rundown and the provision of care is very poor compared to other centres in the area, it provides an essential overspill for the already over capacity local centres. Any proposal must ensure that the nursery is not only re-provided but increases the D1 floorspace offering. Educational/nursery facilities appear to be severely lacking in most recent developments that have come forward in Haringey and along West Green Road in particular. Another A3 or A1 unit (Tesco/Sainsbury) is not what the community requires this time.	Early years education places will be considered as part of the infrastructure delivery plan.
229	SA1763	Woodlands Park Residents Association	Open space	Support the proposals to retain and preferably enhance the existing open space.	Council welcomes support for this site requirement.
575	SA1764	Amir Aramfar, local resident	Open space	The adjoining open space is run down and poorly lit at night time. The same applies for Anstey Walk. The area would benefit from LED lighting. The open space is well used and children who frequently play football on the uneven surface. The grass is worn and looks unattractive. A decent surface for	Specific open space improvements are out of scope of this plan. However, any proposed development should take into account how it can enhance the open space.

				football/sports would be welcomed and undoubtedly well used. This could be easily secured though section 106. The children in the area deserve better than a crap bit of grass that is used by dogs and foxes as a toilet. The playground has seen recent investment and this should be continued as it is convenient for many people and well used.	
697	SA1765	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
697	SA1766	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
575	SA1767	Amir Aramfar, local resident	Support	The church building is used Monday- Friday as by the Rainbow nursery. This building is an eyesore and has provides no visual interest or active frontage with WGR. It is a tired looking building inside and out	Any future development of this site will be subject to the principles for high quality design in the development management policies.
697	SA1768	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA1769	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

				months to 3 years to design and deliver.	

Comments on SA60 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
697	SA1770	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
697	SA1771	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
818	SA1772	Our Tottenham	Social infrastructure	In line of the acute need for social infrastructure of all kinds in the Eastern part of the Borough, this publically owned site should be prioritized for such uses.	The infrastructure delivery plan will inform whether this site could be used for social infrastructure.
422	SA1773	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Comments on SA62 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
827	SA2850	Lucy Rogers, non-local resident	Inappropriate development	I am totally against the scope of the Site Allocations and many of them are completely inappropriate and out of control. For example, Site 62 Barber Wilson, the location of an important and viable business; Site 61 the Keston daycare centre; the Selby Centre SA 64, to name a few. Why is Haringey looking at its assets and seeing them simply land that is fair game for developers to build housing stock? This approach is short-termist and wrong.	Many of the buildings on this site do not make the best use of land, and could be better utilised to provide new housing developments, including incorporation of the strategic aim to produce a strong pedestrian and cycling link from Tottenham to Wood Green. With regard to Barber Wilson, the Council is prepared to provide flexibility to protect this valued and historical use. **Action: Include reference to enabling the retention of Barber Wilson & Sons tap makers building for its current use.**
697	SA2851	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.

697	SA2852	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
178	SA2853	Dan Rosenberg	Height	I object to site allocation 62 (Barber Willson/ Land near Crawley Rd). I have no particularly strong views on whether residential or business use is best. There is a need for jobs, and there is also a need for houses. However, a five storey building in that location is inappropriate. It will be over twice the height of all the surrounding houses, and will dwarf them, block out light, and overlook all the gardens. It would be out of character with the area. I understand that there have been a number of previous planning applications of a similar nature, all previously rejected for tall buildings of various descriptions on this site. Nothing has changed and a tall building out of character with the area remains inappropriate.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
624	SA2854	Tottenham & Wood Green Friends of the Earth	Deculverting	We welcome the proposed deculverting of Moselle	Council welcomes support of this policy.
422	SA2855	Environment Agency	De- culverting	We support the reference to the exploration of deculverting the Moselle Brook. For consistency with other sites with culverted main river we suggest the following wording, to ensure that if deculverting is not possible, appropriate mitigation is put in place: *The Moselle Brook runs in a culvert under the site. Development proposals must explore opportunities to de-culvert the Moselle Brook, with clear and robust justification provided if considered unachievable. No new buildings will be permitted within 8m of the edge of the culvert and it's condition must be commensurate with the lifetime of the development.* This site has not been included in your SFRA and should be included in Appendix A.	Haringey Council does not believe that an 8m buffer zone on culverts is consistent with meeting the borough's housing targets. Where deculverting is considered viable as part of a development, an 8m buffer zone to the open watercourse could be acceptable.
818	SA2856	Our Tottenham	Employment	No mention is made here of the fact that this is the site of Barber Wilson, the major UK tap manufacturer with over 100 years experience. How many jobs will be lost from Tottenham if this company is displaced? How many other businesses will be affected?	Many of the buildings on this site do not make the best use of land, and could be better utilised to provide new housing developments, including incorporation of the strategic aim to produce a strong pedestrian and cycling link from Tottenham to Wood Green. With regard to Barber Wilson, the Council is prepared to provide flexibility to protect this valued and historical use. **Action: Include reference to enabling the retention of Barber Wilson & Sons tap makers building for its current use.**
818	SA2857	Our Tottenham	employment	Where will Barber Wilson go and how will they be compensated? The site allocation gives no indication that any of these issues have been considered.	Many of the buildings on this site do not make the best use of land, and could be better utilised to provide new housing developments, including incorporation of the strategic aim to produce a strong pedestrian and cycling link from Tottenham to Wood Green. With regard to Barber Wilson, the Council is prepared to provide flexibility to protect this valued and historical use. **Action: Include reference to enabling the retention of Barber Wilson & Sons tap makers building for its current use.**

422	SA2858	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
422	SA2859	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Comments on SA64 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
814	SA4281	Sona Mahtani – Selby Trust	Accessibility	**Need accessible locations – so clients area able to access businesses, and businesses are able to access core market areas.**	This site is not located in either an accessible, or a particularly "central" location, in that it is well outside of any sort of designated centre.
814	SA4282	Sona Mahtani – Selby Trust	Amenity	**Seek to benefit from wider service and amenity provision – therefore tend to be close to town centres or larger business parks where a critical mass supports wider offer;**	This site is not located in either an accessible, or a particularly "central" location, in that it is well outside of any sort of designated centre.
814	SA4283	Sona Mahtani – Selby Trust	Change of use	If a change of use is being proposed for the site, then it should be made transparent **Proposed Site Allocation** is for "consolidation of community uses" and reference in **Site Requirements** for "future reprovision of all existing community uses should be secured before redevelopment can occur" implies relocation, rather than re-provision onsite. What is being proposed should be made explicit.	This Site Allocation makes provision for redevelopment as long as the future of the community use is secured. This covers potential for redevelopment with residential cross subsidising improved facilities. As such it provides a flexible position enabling a range of outcomes for this site, while protecting the existing use.
814	SA4284	Sona Mahtani – Selby Trust	Community	**The Localism Act 2011** We would like to build on the council's ratification of our status as an asset of community value, which has been verified in the Community Matters Social Value process in 2014. Neighbourhood planning can also contribute, but it should be recognised that Selby Centre services reach more than simply the local neighbourhood.	Noted. **Action: Include mention that this site is identified as an Asset of Community Value.**

818	SA4285	Our Tottenham	Community	Such provision to be ensured on site	It is considered that this amendment could restrict options being developed that ensure the best use of this site.
814	SA4286	Sona Mahtani – Selby Trust	Community use	Consolidation of community uses on existing site Haringey 6th Form, North Middlesex Hospital, Devonshire Hill Primary School are located in and around the Selby Centre Road area. Such a hub would bring a Selby Centre redevelopment, in line with the DECC's Community Energy Strategy.	Noted.
814	SA4287	Sona Mahtani – Selby Trust	Community use	**Renew and upgrade existing community facilities not duplicate existing provision** It is also not clear why when existing Centres like the Selby Centre exist nearby what is the purpose of building a community hub on the High Road. This implies that strategies regarding community buildings have already been decided upon rather and plans already incorporated in site allocations.	It is noted that a new community hub is proposed in the High Rd West masterplan framework. The Council is keen to see new facilities perform multifunctional roles, and the scope for the new hub to do this will be explored through the IDP.
579	SA4288	Laura Harrison, resident	Community Value	Despite appearances, this site provides a huge number of very valuable community services and activities, which should be protected and safeguarded at all costs. Investment to renew the premises whilst retaining and supporting the existing uses would be very beneficial.	Noted.
814	SA4289	Sona Mahtani – Selby Trust	Contamination	Studies are mentioned to understand potential contamination prior to site redevelopment. We would like to confirm that the Centre has been assessed for asbestos.	Noted.
814	SA4290	Sona Mahtani – Selby Trust	Content	**Gaps in Research:** We would also like to highlight that there are aspects of the facilities we have at the Selby Centre that are not reflected in the mix of what is available nor what is needed in the London Workplace Study, that may warrant further research in this regard. Examples given.	Noted.
814	SA4291	Sona Mahtani – Selby Trust	Content	**We do not believe that as it stands the framework can deliver this ambition.** We would like to support the desire for the assertion in Tottenham Strategic Framework (March 2014) but find that Selby Centre was somehow overlooked is the framework, despite its size, achievements, sustainability, scope and contribution.	Noted.
814	SA4292	Sona Mahtani – Selby Trust	Decentralised energy	Decentralised community energy hub. We welcome the site being identified as part of a decentralised energy network that could bring real community benefit to the area. It builds on our establishment of a Community Energy Lab project in 2009 that the Council has previously funded through Haringey 40:20, as part of transforming the Selby Centre into a Green Hub that contributes to the local green social enterprise economy, resilience and job creation programmes. In this regard, this fits with our Green Hub developments in the last 5 years at the Selby Centre we have explored the potential contribution that combined heat and power units, solar panels, wood pellet systems and others can contribute to reducing the energy costs for the area.	Support is noted.
814	SA4293	Sona Mahtani – Selby Trust	Employment space	**Spaces that provide a high quality working environment – with a professional central core, reception, naturally lit units and spaces;**	Noted.
827	SA4294	Lucy Rogers, non-local resident	Inappropriate development	I am totally against the scope of the Site Allocations and many of them are completely inappropriate and out of control. For example, Site 62 Barber Wilson, the location of an important and viable business; Site 61 the Keston daycare centre; the Selby Centre SA 64, to name a few. Why is Haringey looking at its assets and seeing them simply land that is fair game for	This site allocation is the 'consolidation of community uses' and requires that the reprovision of all community uses should be secured before any redevelopment can occur.

				developers to build housing stock? This approach is short-termist and wrong.	
814	SA4295	Sona Mahtani – Selby Trust	Local business	**Require locations which have established economic activity – business seek to 'colocate' so proximity helps the centre attract occupiers and become commercially viable;**	This site is not located in either an accessible, or a particularly "central" location, in that it is well outside of any sort of designated centre.
814	SA4296	Sona Mahtani – Selby Trust	Mixed use	**What makes suitable mixed use workplaces:** The Council's research demonstrates the suitability of appropriate workplaces in the London Workplace Study (2014) that would make Selby Centre particularly suitable as a mixed use development with workspaces and housing, and therefore we assert that it needs to be reconsidered in this light, rather than simply a site for "residential educational and leisure uses".	The Council doesn't recognise the London Workspace Study as being a Council document. The Council's Workspace Viability Study shows that north Tottenham is at present not a location into which mixed use development including a mix of workspace and residential is particularly viable. As such any scheme developed in this area is likely to need to be overwhelmingly residential in order to be considered viable.
814	SA4297	Sona Mahtani – Selby Trust	Mixed use	**Work within refurbished spaces – but this needs to be of good quality, be sub-divisible and able to provide a good specification fit out;** This is achievable in an appropriate site mixed use redevelopment.	Noted.
814	SA4298	Sona Mahtani – Selby Trust	**New build**	**New build in established locations – providers deliver bespoke spaces in locations where demand is highest to maximise viability;** Selby Centre is an established location.	Noted.
818	SA4299	Our Tottenham	Ownership	The Selby Centre must be protected and given a new long-term lease.	It is considered that protection of the function, in preference to the provider or location is preferential. The management of leases is outside the scope of the plan.
422	SA4300	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
814	SA4301	Sona Mahtani – Selby Trust	Site description	Seeking clarification on description of Selby Centre as a site for redevelopment Fundamentally, the site should be described accurately in the description of "Current/Previous Uses" as it was "a former school site with community, employment and educational uses in its role as a multi-purpose community centre for 29 years which the Council has accepted is a recognised asset of community value in line with the Localism Act 2013 (Part 5, Ch 3)".	Noted that the existing use can be improved. **Action: Change Current/Previous Use to "Multi-purpose community centre".** **Action: Include mention that this site is identified as an Asset of Community Value.**
814	SA4302	Sona Mahtani – Selby Trust	Site description	The site description identifies 1.2 hectares, whereas the Haringey Prospectus says 1.53 hectares. Which one is correct?	The site as defined on the map of page 164 contains 1.2Ha.
814	SA4303	Sona Mahtani – Selby Trust	Site use	The Selby Centre is fully taken up by over 100+ social action organisations. Collectively we attract 1500+ local residents daily, in a charitable and affordable business model that generates 70% of its own income, despite being located in an area of high deprivation.	Noted.
814	SA4304	Sona Mahtani – Selby Trust	Site use	The Selby Centre addresses the needs and co-produces solutions of local residents from many cultures drawn from disadvantaged backgrounds, facing the challenges of poverty and unemployment. Economically, the Centre employs at the very least 217 FTE staff, and brings in c£3.5m of extra grants and funding, attracts considerable social capital and support from volunteering and citizenship.	Noted.
814	SA4305	Sona Mahtani – Selby Trust	Social mix	**Can be located within mixed use neighbourhoods – particularly in dense urban areas such as Haringey.**	Noted.
814	SA4306	Sona Mahtani – Selby Trust	White Hart Lane	Ward of White Hart Lane is invisible It is not clear why existing uses are not reflected, nor why the High Road West	It is considered that the map scale is appropriate for the purposes of a Site Allocations document. For wider strategic context, the start of the section should be referenced.

				excluded the Selby Centre by stopping at White Hart Lane Station. We expressed our concern at this tight geographical approach during previous consultations.	
814	SA4307	Sona Mahtani – Selby Trust	White Hart Lane	White Hart Lane area has not had a proper focused master plan of its own, a fact identified in 2009 by the Council, therefore, aspects of it are being considered as an adjunct if at all to the High Road West area. This invisibility is reflected again in the Urban Character Study, for "North Tottenham / Northumberland Park" does not mention the words "White Hart Lane" once. Its predominant focus is on an analysis of housing types, rather than a holistic urban character study. Importantly, it does not reflect on how areas are being used.	The White Hart Lane area is not a designated area for growth, and as such there isn't an indication that there will be masterplanning of the area. The Urban Characterisation Study looks at all areas of the borough in an equal amount of detail.

Comments on SA65 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
587	SA4308	Carol Sykes	Eyesore	Current buildings are an eyesore	The wording of the site allocation states that the current buildings do not need to be retained.
587	SA4309	Carol Sykes	Height	From previous Inspectors reports: "the leafy, semi rural character" of the northern part of the site near All Hallows Church", "the high quality of the built environment in the surrounding area" In particular the Inspector noted that the (4 storey) buildings would significantly exceed all the surrounding residential buildings in height and would disturb the balance and undermine the dominance of Bruce Castle. The character of the area has not changed since that appeal decision. Accordingly a height limit of 5 storeys would be completely inappropriate for this site. I would suggest a height limit of 2 storeys consistent with the Peabody Cottages Conservation Area and to avoid adversely affecting the historic setting of the Borough's only grade1 listed building.	Specific heights will be removed from the document as building height will be assessed against the development management policies which consider the impact on amenity and local character. **Action: Remove reference to specific height limits.**
587	SA4310	Carol Sykes	Height	To propose a 5 story height limit is not acceptable for this very sensitive site. Two applications for housing on this site (HGY/2005/1992 and 0274) were only 4 storeys high and they were refused on appeal on 19 September 2006. The inspector mentioned specifically the proximity to the Peabody and Bruce Castle Conservation Areas	Specific heights will be removed from the document as building height will be assessed against the development management policies which consider the impact on amenity and local character. **Action: Remove reference to specific height limits.**
623	SA4311	Cllr Felicia Opoku, and separate identical response as local resident	Height	The height limit of the development should be reduced as not only will it cast a shadow over Bruce Castle as well as potentially block natural light from nearby residents.	Specific heights will be removed from the document as building height will be assessed against the development management policies which consider the impact on amenity and local character. **Action: Remove reference to specific height limits.**
590	SA4312	Joseph Nicholas, Chair, Friends of Bruce Castle	Height	There has been no change in the character of the area since that appeal decision, and it therefore follows that a building of 5 storeys in height would be just as inappropriate. On behalf of the Friends of Bruce Castle, therefore, I would request that the draft site allocation for SA65: The Roundway should be amended to state that the height of any development on this site should be	Specific heights will be removed from the document as building height will be assessed against the development management policies which consider the impact on amenity and local character. **Action: Remove reference to specific height limits.**

				limited to two storeys, consistent with the surrounding residential buildings and to avoid an adverse impact on the setting of the borough's only Grade 1 listed building.	
590	SA4313	Joseph Nicholas, Chair, Friends of Bruce Castle	Height	The height limit on this site will be 5 storeys". However, this conflicts with the earlier rejection of two development applications for housing on this site -- HGY/2005/0274 and HGY/2005/1992 -- for buildings of four storeys in height, which were refused on appeal on 19 September 2006. The inspector who then refused the appeal mentioned specifically the proximity to the Peabody Cottages and Bruce Castle Conservation Areas, the Grade 1 listed Bruce Castle, Round Tower and boundary wall along Church Lane and Philip Lane, the "leafy, semi-rural character" of the northern part of the site near All Hallows Church, and "the high quality of the built environment in the surrounding area". The inspector further noted that 4-storey buildings would exceed the height of all the surrounding residential buildings, disturbing the balance of the area and "undermining the dominance" of Bruce Castle.	Specific heights will be removed from the document as building height will be assessed against the development management policies which consider the impact on amenity and local character. **Action: Remove reference to specific height limits.**
571	SA4314	Matthew Bradby, Chair, Tottenham Civic Society	Height	Objects to 5 storeys, should not compete with Bruce Castle,	Specific heights will be removed from the document as building height will be assessed against the development management policies which consider the impact on amenity and local character. **Action: Remove reference to specific height limits.**
695	SA4315	Russell Dove, local resident	Height	***I object to any building proposal above 3 storeys on this site.*** *This is a critically important site adjacent to Bruce Castle, which is one of the most important buildings and parks in the borough, as well as other significant heritage buildings in Church Lane. The document recognises this, but a development of 5 storeys is unacceptable here as it would be out of proportion to all local buildings and dominate Bruce Castle. All the buildings adjacent to his site, including Bruce Castle itself, are no more than 3 storeys high, most are 2 storeys. The same limits must be observed in any future development here. A development any higher than this will not "enhance the setting of Bruce Castle, and the Bruce Castle Park" but overwhelm it.* *The proposals above contradict the aims stated at section 4.22 Tottenham Action Plan - AAP6 "The Council will ensure the height of new buildings respond (sic) and help to define the surrounding character…".*	Specific heights will be removed from the document as building height will be assessed against the development management policies which consider the impact on amenity and local character. **Action: Remove reference to specific height limits.**
697	SA4316	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
422	SA4317	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
697	SA4318	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be	Noted.

				moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	
571	SA4319	Matthew Bradby, Chair, Tottenham Civic Society	Support development	Regarding the site of 315 Roundway (numbered SA 65 or 66) we are in favour of redevelopment here.	Support noted.

Comments on SA66 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
422	SA4320	Environment Agency	Deculverting	The River Lee lies to the East of this site, however appears to be greater than 8m from the edge of the site.	Noted.
818	SA4321	Our Tottenham	Estate renewal	See our comment in the overall response about the SA DPD, about the Housing Estate Renewal approach taken by the Council in the SA DPD, Tottenham AAP and Alterations to Strategic Policies. We contest the 'red lining' of housing estates for future redevelopment into 'mixed communities' on the grounds explained in our comment.	Noted. It is considered that the redevelopment of housing estates could have an important role to play in the delivery of housing to meet the Council's objectively identified housing need.
414	SA4322	GLA	Estate renewal	It is noted that, as part of a borough-wide review of Haringey's housing estates, the Council has identified this area as potentially suitable for regeneration. GLA officers acknowledge the opportunity to deliver a step change in residential quality and neighbourhood permeability/legibility at this site, and support the allocation in principle, subject to a collaborative engagement with residents and an appropriate response to the requirements of London Plan policies 3.9 and 3.14.	Support noted.
422	SA4323	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**

818	SA4324	Our Tottenham	Housing	**For the sites SA57 (Park View and Durnsford Road), SA63 (Broadwater Farm), SA66 (Leabank and Lemsford Close), this means that we demand the inclusion of the following principles in the SA DPD:** • No estate regeneration programme should go ahead without a meaningful and fair process of consultation, involvement and empowerment of the existing residents as the drivers of all the decision-making related to their homes. • Such programmes should prioritize improvements to the existing housing estates and their amenities (e.g. finish the Decent Homes Works, concierges, landscaping, community facilities), for the benefit of the current occupants. • There should be no demolition of structurally sound housing • There should be absolutely NO NET LOSS of social housing unit and no displacement of existing tenants as part of any plan for the area.	The Local Plan: Strategic Policies sets out that there will be no net loss of affordable housing by habitable room. The Council will follow appropriate protocols on the determination of redevelopment of its housing estates. The details of this are outside the scope of the plan.
697	SA4325	Savills on behalf of Thames Water	Piling	No impact piling shall take place until a piling method statement is submitted and approved.	Noted. **Action: Include reference to a piling statement being needed prior to any piling taking place.**
422	SA4326	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Make reference to contamination and the Source Protection Zone**
697	SA4327	Savills on behalf of Thames Water	Sewers	There may be existing public sewers crossing the site. If building over or close to a public sewer is agreed to by Thames Water it will need to be regulated by a 'Build over or near to' Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	Noted.
422	SA4328	Environment Agency	Sites in Flood Zone 2	Where sites are in Flood Zone 2 this should be noted explicitly in the explaining what this means for the design guidelines of the development. Where there is more than one flood zone (e.g. in Flood Zones 1 & 2) this should also be noted and the development should follow the sequential approach to steer the development to the parts of the site at lowest risk of flooding. We suggest the following additional wording is added to the development guidelines for the above sites: *This site is in Flood Zone 2, classified by the National Planning Practice Guidance as having a medium risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. For development on this site to be acceptable the FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test.* For sites where there is more than one Flood Zone (**AAP**: NT2, NT3, NT4; **SA**: SA52, SA63, SA66) we suggest the following additional wording: *This site is in Flood Zones 1 & 2 & 3* [**delete as applicable**]*, classified by the National Planning Practice Guidance as having a low/medium/high* [**delete as**	Noted. **Action:** Add "*This site is in Flood Zones 1 & 2 & 3* [**delete as applicable**]*, classified by the National Planning Practice Guidance as having a low/medium/high* [**delete as applicable**] *risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. The FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development must be steered to the areas within the red line boundary that are at lowest risk of flooding. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test."*

				applicable] *risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. The FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development must be steered to the areas within the red line boundary that are at lowest risk of flooding. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test.*	
697	SA4329	Savills on behalf of Thames Water	Waste water	We have concerns regarding Wastewater Services in relation to this site. Specifically, the wastewater network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing drainage infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed drainage strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards waste water capacity upon preparation of a planning application.**
697	SA4330	Savills on behalf of Thames Water	Water	We have concerns regarding Water Supply Services in relation to this site. Specifically, the water network capacity in this area is unlikely to be able to support the demand anticipated from this development. Upgrades to the existing water infrastructure are likely to be required to ensure sufficient capacity is brought forward ahead of the development. Where there is a capacity constraint and no improvements are programmed by Thames Water, the Local Planning Authority should require the developer to provide a detailed water supply strategy informing what infrastructure is required, where, when and how it will be funded. At the time planning permission is sought for development at this site we are also highly likely to request an appropriately worded planning condition to ensure the recommendations of the strategy are implemented ahead of occupation of the development. It is important not to under estimate the time required to deliver necessary infrastructure. For example: local network upgrades can take around 18 months to 3 years to design and deliver.	Noted, reference will be included in this site allocation. **Action: Make reference to the need to consult with Thames Water with regards water supply upon preparation of a planning application.**

Appendix 2.11 - Comments on SA61 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
287	SA1774	Israel Amadi	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site, including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
295	SA1775	Alison Bembenek	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site	It is not considered that this site is particularly inaccessible so as to constrain development.
338	SA1776	Steve Hill	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site.	It is not considered that this site is particularly inaccessible so as to constrain development.
280	SA1777	C.R.J Currie	Access, site capacity	Site is not suitable for accommodating level of development proposed, particularly given constrained access to the site, including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
284	SA1778	Brenda Roach and Denham Hanson	Access, site capacity	Site is not suitable for accommodating level of development proposed, particularly given constrained access to the site, including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
285	SA1779	Steven Kirkwood	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site, including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
286	SA1780	Nora Kirkwood	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site, including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
289	SA1781	Jonathan Gill	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site, including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
292	SA1782	Marie Davis	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site, including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
293	SA1783	Debbie Reid	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site, including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
294	SA1784	Katherine Currie	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site.	It is not considered that this site is particularly inaccessible so as to constrain development.
296	SA1785	Elizabeth Amadi	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site, including narrow streets and site entrance point	It is not considered that this site is particularly inaccessible so as to constrain development.
297	SA1786	Helen Summers	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site, including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
299	SA1787	Rehana Ally	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point	It is not considered that this site is particularly inaccessible so as to constrain development.
300	SA1788	David Kirkwood	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
301	SA1789	Zoe van den Bosch and James Wing	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
302	SA1790	Megan Royle-Jacob	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including	It is not considered that this site is particularly inaccessible so as to constrain development.

				narrow streets and site entrance point.	
303	SA1791	Martha Parava	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
304	SA1792	Craig Whitmore	Access, site capacity	Sufficient account has not been taken of constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
305	SA1793	Isobel Bolton	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
306	SA1794	Will van der Knaap	Access, site capacity	There is insufficient access for the size of the development proposed. There is only one narrow vehicular access point.	It is not considered that this site is particularly inaccessible so as to constrain development.
307	SA1795	Jacopo Cerisola	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
308	SA1796	Emma Collings-Barron	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
309	SA1797	Alison Fenney	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
310	SA1798	Alexander Thompson	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
311	SA1799	Aleksandra Schiller and Paulo Martins	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
312	SA1800	Deborah Berger	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
313	SA1801	Sarah Kellow	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
314	SA1802	Winnie Leung	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
315	SA1803	Maugan Hague	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
316	SA1804	Nick Watson	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
317	SA1805	Catherine Whittall	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
318	SA1806	Valerie Bernard	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
319	SA1807	Lisa Arghyrou	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
320	SA1808	Jonathan Maris	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.

321	SA1809	Samantha Bayley	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
322	SA1810	Madeleine North	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
323	SA1811	Andreas Demetriou and Annette Demetriou	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
324	SA1812	Luke Crowley	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site	It is not considered that this site is particularly inaccessible so as to constrain development.
325	SA1813	Alex Beattie	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
326	SA1814	Ross Day	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
327	SA1815	Sam Nightingale	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
328	SA1816	Olivia Fleming and Giles Aldridge	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
329	SA1817	Caroline Carter	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
330	SA1818	Warren Miller	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
331	SA1819	Sydney Murray	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
332	SA1820	Michael Gofton	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
333	SA1821	Stephanie Davies-Crowley	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
337	SA1822	Matthew Straker	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
342	SA1823	Janet Evans	Access, site capacity	Other housing options would be more suitable than 80+ homes in a 5 storey block due to limited access to the site	The Council is exploring all potential housing options available, and will draw upon all of them to meet its objectively identified housing need.
377	SA1824	Federica Zamagna	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
379	SA1825	Barry Naughton and Val Naughton	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
394	SA1826	Mr and Mrs Konneh	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.

397	SA1827	Jerlene Powell	Access, site capacity	Site is not suitable for accommodating level of development proposed, given constrained access to the site including narrow streets and site entrance point.	It is not considered that this site is particularly inaccessible so as to constrain development.
335	SA1828	Dr Michelle Northrop	Amenity	Concern with building height impact with respect to loss of privacy and loss of sunlight into back garden.	It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
338	SA1829	Steve Hill	Amenity	Building of 5 storeys would look down on the 2 and 3 storey developments closer to Keston road.	It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
339	SA1830	Elsa Dechaux	Amenity	A 5 storey building will damage the park's character and block out the sun.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
339	SA1831	Elsa Dechaux	Amenity	Residents near the site will lose their peace, sunlight and privacy in gardens.	The policy includes a requirement to respect the amenity of neighbouring properties on Keston Rd.
298	SA2721	Pascal Savy	Amenity	Additional traffic associated with the development would have an adverse affect on amenity.	The access arrangements and traffic impacts will be determined/assessed by DMDPD policies having regard to the surrounding road layout.
338	SA2722	Steve Hill	Amenity	It is unfair for the amount of traffic for the two adjacent properties either side of the site.	The access arrangements and traffic impacts will be determined/assessed by development management policies having regard to the surrounding road layout.
335	SA2723	Dr Michelle Northrop	Amenity	Proposal would result in an increase in noise level and traffic.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
344	SA2724	Helen Summers and Michael Gofton	Amenity	Residents will suffer from heavy traffic, including construction vehicles during development and from residents on occupation.	The impact of construction will be managed using the Sustainable Design and Construction SPD.
339	SA2725	Elsa Dechaux	Amenity	The park is peaceful and that will change if the building goes ahead, with a lot of traffic in the area.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
344	SA2726	Helen Summers and Michael Gofton	Amenity	Will have impact on property, as traffic will be approaching from two directions.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
282	SA2386	H. Steel	Biodiversity	Mature trees on the adjoining site should be protected, in line with saved UDP policy OS17.	Noted. DM2 of the development management policies makes reference to the requirement for a proposed development to respond to the trees on and off the site.
284	SA2387	Brenda Roach and Denham Hanson	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**

285	SA2388	Steven Kirkwood	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
286	SA2389	Nora Kirkwood	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
287	SA2390	Israel Amadi	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
288	SA2391	Friends of Downhills Park	Biodiversity	Development of the site would have a detrimental impact on park biodiversity, including loss of trees, shrubs and land	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
289	SA2392	Jonathan Gill	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
291	SA2393	Clare Parry	Biodiversity	Reducing park areas will negatively impact on the environment.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
292	SA2394	Marie Davis	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
293	SA2395	Debbie Reid	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
294	SA2396	Katherine Currie	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
295	SA2397	Alison Bembenek	Biodiversity	Development of the site would have a detrimental impact on park biodiversity, particularly along eastern boundary of park adjacent the allocation.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
296	SA2398	Elizabeth Amadi	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's**

					biodiversity.
297	SA2399	Helen Summers	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
299	SA2400	Rehana Ally	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
300	SA2401	David Kirkwood	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
301	SA2402	Zoe van den Bosch and James Wing	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
302	SA2403	Megan Royle-Jacob	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
303	SA2404	Martha Parava	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
304	SA2405	Craig Whitmore	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
305	SA2406	Isobel Bolton	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
307	SA2407	Jacopo Cerisola	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
308	SA2408	Emma Collings-Barron	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
309	SA2409	Alison Fenney	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park**

					must be aware of the park and minimise the effects on the park's biodiversity.
310	SA2410	Alexander Thompson	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
311	SA2411	Aleksandra Schiller and Paulo Martins	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
312	SA2412	Deborah Berger	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
313	SA2413	Sarah Kellow	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
314	SA2414	Winnie Leung	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
315	SA2415	Maugan Hague	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
316	SA2416	Nick Watson	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
317	SA2417	Catherine Whittall	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
318	SA2418	Valerie Bernard	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
319	SA2419	Lisa Arghyrou	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
320	SA2420	Jonathan Maris	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this.

					Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.
321	SA2421	Samantha Bayley	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
322	SA2422	Madeleine North	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
323	SA2423	Andreas Demetriou and Annette Demetriou	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
325	SA2424	Alex Beattie	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
326	SA2425	Ross Day	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
327	SA2426	Sam Nightingale	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
328	SA2427	Olivia Fleming and Giles Aldridge	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
329	SA2428	Caroline Carter	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
330	SA2429	Warren Miller	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
331	SA2430	Sydney Murray	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**

332	SA2431	Michael Gofton	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
333	SA2432	Stephanie Davies-Crowley	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
337	SA2433	Matthew Straker	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
377	SA2434	Federica Zamagna	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
379	SA2435	Barry Naughton and Val Naughton	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
394	SA2436	Mr and Mrs Konneh	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
397	SA2437	Jerlene Powell	Biodiversity	Development of the site would have a detrimental impact on park biodiversity.	Noted. A development guideline will be added to address this. **Action: Addition of a guideline that any development on the park must be aware of the park and minimise the effects on the park's biodiversity.**
280	SA2438	C.R.J Currie	Biodiversity, open space	A 5 storey development on edge of park would dominate and physically damage the park. The existing eastern edge of the park immediately adjoining the site is lined with a hedge and trees that shield park users from the view of buildings behind and preserve an impression of rural green character. They are an intrinsic part of the design of the park, as established in 1903, and some are specimen trees of botanic interest.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
284	SA1832	Brenda Roach and Denham Hanson	Building Height, local character	Buildings of 5 storeys would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
285	SA1833	Steven Kirkwood	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings.

					Action: Remove heights from the site allocation
285	SA1834	Steven Kirkwood	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
286	SA1835	Nora Kirkwood	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
286	SA1836	Nora Kirkwood	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
287	SA1837	Israel Amadi	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
287	SA1838	Israel Amadi	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however.

					Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.
289	SA1839	Jonathan Gill	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
289	SA1840	Jonathan Gill	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
292	SA1841	Marie Davis	Building Height, density, local character	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
292	SA1842	Marie Davis	Building Height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
292	SA1843	Marie Davis	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
293	SA1844	Debbie Reid	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development

				identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
293	SA1845	Debbie Reid	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
294	SA1846	Katherine Currie	Building Height, density, local character	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
294	SA1847	Katherine Currie	Building Height, Development management	Flats when built locally have exceeded the original planning request. For instance the flats on the junction of Downhills Way and Lordship Lane are 7 storeys not the originally planned 5.	It is suggested that the imposing of a height limit does not permit an applicant to come in with a higher density development.
294	SA1848	Katherine Currie	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
294	SA1849	Katherine Currie	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
295	SA1850	Alison Bembenek	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of

					neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
296	SA1851	Elizabeth Amadi	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
296	SA1852	Elizabeth Amadi	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
296	SA1853	Elizabeth Amadi	Building height	There are no surrounding landmark cues that warrant such a height at a park side location	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
297	SA1854	Helen Summers	Building Height, density, local character	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
297	SA1855	Helen Summers	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**

297	SA1856	Helen Summers	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
298	SA1857	Pascal Savy	Building Height, amenity, local views	Building would spoil view for both park users and local residents	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
298	SA1858	Pascal Savy	Building height , local character	Proposed development would be inappropriate at site and not in keeping with local character.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
299	SA1859	Rehana Ally	Building Height, density, local character	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
299	SA1860	Rehana Ally	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
299	SA1861	Rehana Ally	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a**

					detrimental impact on the neighbouring Downhills Park.
300	SA1862	David Kirkwood	Building Height, density, local character	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
300	SA1863	David Kirkwood	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
300	SA1864	David Kirkwood	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
301	SA1865	Zoe van den Bosch and James Wing	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
301	SA1866	Zoe van den Bosch and James Wing	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
301	SA1867	Zoe van den Bosch and James Wing	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however.

					Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.
302	SA1868	Megan Royle-Jacob	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
302	SA1869	Megan Royle-Jacob	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
302	SA1870	Megan Royle-Jacob	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
303	SA1871	Martha Parava	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
303	SA1872	Martha Parava	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
303	SA1873	Martha Parava	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this

					issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
304	SA1874	Craig Whitmore	Building height	Buildings of 5 storeys dwellings would be inappropriate at site and not in keeping with local character.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
304	SA1875	Craig Whitmore	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
304	SA1876	Craig Whitmore	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
305	SA1877	Isobel Bolton	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
305	SA1878	Isobel Bolton	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
305	SA1879	Isobel Bolton	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**

					Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
307	SA1880	Jacopo Cerisola	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
307	SA1881	Jacopo Cerisola	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
307	SA1882	Jacopo Cerisola	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
308	SA1883	Emma Collings-Barron	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
308	SA1884	Emma Collings-Barron	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
308	SA1885	Emma Collings-Barron	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings.

					Action: Remove heights from the site allocation Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
309	SA1886	Alison Fenney	Building height	Buildings of 5 storeys would be inappropriate at site and not in keeping with local character.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
309	SA1887	Alison Fenney	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
310	SA1888	Alexander Thompson	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
310	SA1889	Alexander Thompson	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
310	SA1890	Alexander Thompson	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
311	SA1891	Aleksandra Schiller and Paulo Martins	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain

					an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
311	SA1892	Aleksandra Schiller and Paulo Martins	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
311	SA1893	Aleksandra Schiller and Paulo Martins	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
312	SA1894	Deborah Berger	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
312	SA1895	Deborah Berger	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
312	SA1896	Deborah Berger	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
313	SA1897	Sarah Kellow	Building height and	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development

			density	Plan policy 7.4.	management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
313	SA1898	Sarah Kellow	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
313	SA1899	Sarah Kellow	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
314	SA1900	Winnie Leung	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
314	SA1901	Winnie Leung	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
314	SA1902	Winnie Leung	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**

315	SA1903	Maugan Hague	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
315	SA1904	Maugan Hague	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
315	SA1905	Maugan Hague	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
316	SA1906	Nick Watson	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
316	SA1907	Nick Watson	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
316	SA1908	Nick Watson	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however.

					Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.
317	SA1909	Catherine Whittall	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
317	SA1910	Catherine Whittall	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
317	SA1911	Catherine Whittall	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
318	SA1912	Valerie Bernard	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
318	SA1913	Valerie Bernard	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
318	SA1914	Valerie Bernard	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this

					issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
319	SA1915	Lisa Arghyrou	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
319	SA1916	Lisa Arghyrou	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
319	SA1917	Lisa Arghyrou	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
320	SA1918	Jonathan Maris	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
320	SA1919	Jonathan Maris	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
320	SA1920	Jonathan Maris	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**

					Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
321	SA1921	Samantha Bayley	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
321	SA1922	Samantha Bayley	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
321	SA1923	Samantha Bayley	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
322	SA1924	Madeleine North	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
322	SA1925	Madeleine North	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
322	SA1926	Madeleine North	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain

					an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
323	SA1927	Andreas Demetriou and Annette Demetriou	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
323	SA1928	Andreas Demetriou and Annette Demetriou	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
323	SA1929	Andreas Demetriou and Annette Demetriou	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
324	SA1930	Luke Crowley	Building Height, density, local character	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
324	SA1931	Luke Crowley	Building height and density	Concern that building height will set a precedent for future development in the local area.	It is noted that all development creates a precedent for all future development.
324	SA1932	Luke Crowley	Building height and density	Question as to how proposed development fits in with existing landscape and neighbourhood.	All development will be required to fit in with its surrounds, as set out in Draft DM policy DM1.
325	SA1933	Alex Beattie	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of

					neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
325	SA1934	Alex Beattie	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
325	SA1935	Alex Beattie	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
326	SA1936	Ross Day	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
326	SA1937	Ross Day	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
326	SA1938	Ross Day	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**

327	SA1939	Sam Nightingale	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
327	SA1940	Sam Nightingale	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
327	SA1941	Sam Nightingale	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
328	SA1942	Olivia Fleming and Giles Aldridge	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
328	SA1943	Olivia Fleming and Giles Aldridge	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Identification of it as an urban setting envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
328	SA1944	Olivia Fleming and Giles Aldridge	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however.

					Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.
329	SA1945	Caroline Carter	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
329	SA1946	Caroline Carter	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
329	SA1947	Caroline Carter	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
330	SA1948	Warren Miller	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
330	SA1949	Warren Miller	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
330	SA1950	Warren Miller	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this

					issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
331	SA1951	Sydney Murray	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
331	SA1952	Sydney Murray	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
331	SA1953	Sydney Murray	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
332	SA1954	Michael Gofton	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
332	SA1955	Michael Gofton	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
332	SA1956	Michael Gofton	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of

					development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
333	SA1957	Stephanie Davies-Crowley	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
333	SA1958	Stephanie Davies-Crowley	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
333	SA1959	Stephanie Davies-Crowley	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
337	SA1960	Matthew Straker	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
337	SA1961	Matthew Straker	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
337	SA1962	Matthew Straker	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**

					Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
338	SA1963	Steve Hill	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
377	SA1964	Federica Zamagna	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
377	SA1965	Federica Zamagna	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
377	SA1966	Federica Zamagna	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
379	SA1967	Barry Naughton and Val Naughton	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
379	SA1968	Barry Naughton and Val Naughton	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings.

					Action: Remove heights from the site allocation
379	SA1969	Barry Naughton and Val Naughton	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
394	SA1970	Mr and Mrs Konneh	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
394	SA1971	Mr and Mrs Konneh	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
394	SA1972	Mr and Mrs Konneh	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
397	SA1973	Jerlene Powell	Building height and density	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
397	SA1974	Jerlene Powell	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of

				height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
397	SA1975	Jerlene Powell	Building height	There are no surrounding landmark cues that warrant such a height at a park side location.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation** Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
306	SA1976	Will van der Knaap	Building density	The proposed number of units is too dense for the size of development proposed.	The quantity of development was calculated using the methodology included at Appendix A of the Site Allocations document. This is consistent with the London Plan's estimate for the capacity of the site.
280	SA1977	C.R.J Currie	Building height	Buildings of 5 storeys would have a detrimental impact on adjacent MOL. London Plan policy 7.7E clearly implies that the edge of MOL is inappropriate for tall buildings.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
280	SA1978	C.R.J Currie	Building height	Suggest that building height be restricted to 2 to 3 storeys.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
282	SA1979	H. Steel	Building height	Development over 2 storeys should not be permitted as this would be visible from the park and increase sense of enclosure.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
283	SA1980	Mike Bembenek, Local resident – Keston Road	Building height	I am aware of contradiction within your plans in terms of recommended building heights vs. proposed building heights and the detrimental impact this will have on the park.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
284	SA1981	Brenda Roach and Denham Hanson	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a**

				where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful, as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	**detrimental impact on the neighbouring Downhills Park.**
285	SA1982	Steven Kirkwood	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful, as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
286	SA1983	Nora Kirkwood	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful, as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
287	SA1984	Israel Amadi	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful, as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
288	SA1985	Friends of Downhills Park	Building height	Buildings of 5 storeys would be inappropriate at site and not in keeping with local character	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
288	SA1986	Friends of Downhills Park	Building height	Correspondence from officers at the Council suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is much smaller, quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
292	SA1987	Marie Davis	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful-	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**

				as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	
293	SA1988	Debbie Reid	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful l- as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
294	SA1989	Katherine Currie	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them' and cites Finsbury Park. However there are no houses on the inner edge of Finsbury Park – for instance between Manor House towards Finsbury Park tube the rebuilt horrors of flats look across the road to the park; they are not built on the park side. Downhills Park in comparison is quiet, suburban and peaceful - as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
295	SA1990	Alison Bembenek	Building height	Correspondence with Officers at the Council has suggested that the best parks have 'active frontages and grander buildings facing them 'and this is the reason why an allocation of up to 5 storeys is being proposed (above and beyond the upper heights set out in the London Plan matrix and Council's own evidence base). This aspiration is however completely misguided. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character is a park where activity and grander buildings might be appropriate. Downhills park in comparison is quiet, suburban and peaceful - as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
295	SA1991	Alison Bembenek	Building height	Proposed building heights are not consistent with Council's Urban Characterisation Study findings for the area. Even the identification of it as an urban setting only envisages a building height of 2-4 storeys within the broad guidelines set out in the London Plan matrix.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
296	SA1992	Elizabeth Amadi	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful - as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
297	SA1993	Helen Summers	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however.

				the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	**Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
299	SA1994	Rehana Ally	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
300	SA1995	David Kirkwood	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
301	SA1996	Zoe van den Bosch and James Wing	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
302	SA1997	Megan Royle-Jacob	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
303	SA1998	Martha Parava	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
304	SA1999	Craig Whitmore	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them.' Downhills Park is distinctly different in. Harasser from other parks in the Borough, for example Finsbury Park where the	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however.

				southern fringes have a much more urban character and where activity and grander buildings might be more appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on this site should therefore fully respect and preserve this character.	**Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
305	SA2000	Isobel Bolton	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
307	SA2001	Jacopo Cerisola	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
308	SA2002	Emma Collings-Barron	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
309	SA2003	Alison Fenney	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
310	SA2004	Alexander Thompson	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
311	SA2005	Aleksandra Schiller and Paulo Martins	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however.

				the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	**Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
312	SA2006	Deborah Berger	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
313	SA2007	Sarah Kellow	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
314	SA2008	Winnie Leung	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
315	SA2009	Maugan Hague	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
316	SA2010	Nick Watson	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
317	SA2011	Catherine Whittall	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. I wonder what they mean by “best parks”? If they measure best in terms of usage I would argue that Downhills Park is	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however.

				exceedingly well used, one only needs to visit it from 8.30am any weekday to see this. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	**Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
318	SA2012	Valerie Bernard	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
319	SA2013	Lisa Arghyrou	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
320	SA2014	Jonathan Maris	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
321	SA2015	Samantha Bayley	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
322	SA2016	Madeleine North	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**

323	SA2017	Andreas Demetriou and Annette Demetriou	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
325	SA2018	Alex Beattie	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
326	SA2019	Ross Day	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
327	SA2020	Sam Nightingale	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
328	SA2021	Olivia Fleming and Giles Aldridge	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
329	SA2022	Caroline Carter	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**

330	SA2023	Warren Miller	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
331	SA2024	Sydney Murray	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
332	SA2025	Michael Gofton	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
333	SA2026	Stephanie Davies-Crowley	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
335	SA2027	Dr Michelle Northrop	Building height	Buildings of 5 storeys would not be in keeping with local character, where there are no buildings over 3 storeys.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
336	SA2028	Paul Ferber	Building height	Proposal for building of up to 5 storeys would be detrimental to the appearance of the park and only benefit those who live there.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
337	SA2029	Matthew Straker	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**

				Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	
338	SA2030	Steve Hill	Building height	Downhills Park is a quiet suburban park which does not need bigger frontages to it.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
345	SA2031	S. Dobie	Building height	Object to proposed 5-storey residential development at this site.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
377	SA2032	Federica Zamagna	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
379	SA2033	Barry Naughton and Val Naughton	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
394	SA2034	Mr and Mrs Konneh	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
397	SA2035	Jerlene Powell	Building height	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
336	SA2036	Paul Ferber	Building height and density	The site is not appropriate for proposed uses on this scale.	The quantity of development was capacitised using the methodology included at Appendix A of the Site Allocations document. This is

					consistent with the London Plan's estimate for the capacity of the site.
284	SA2037	Brenda Roach and Denham Hanson	Building height, amenity	Building heights of 2 to 5 storeys will have an adverse effect on neighbourhood due to loss of existing views, privacy, overlooking, overshadowing and loss of daylight entering Keston Road property from rear.	Development will be required to respond to it's surroundings as set out in DM1 of the draft DMDPD. The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
344	SA2038	Helen Summers and Michael Gofton	Building height, amenity	A 5-storey building will overlook properties adjacent to and opposite the site.	It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
344	SA2039	Helen Summers and Michael Gofton	Building height, amenity	Concern with impact of proposed 5-storey building on amenity.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
280	SA2439	C.R.J Currie	Building height, biodiversity	The height of the buildings would impose permanent morning shade throughout most of the year on the trees and plants both in the hedge and the adjoining southern stretch of the park, restricting their growth and risking their survival, thus damaging the park, as well as depriving park users in the area of sunlight for much of the time.	Noted. Any development on this site will be assessed against the development management policies which address the impact of development adjacent to open space.
285	SA2040	Steven Kirkwood	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced "to respect the amenity of properties on Keston Road" this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
286	SA2041	Nora Kirkwood	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced "to respect the amenity of properties on Keston Road" this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
287	SA2042	Israel Amadi	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced "to respect the amenity of properties on Keston Road" this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
289	SA2043	Jonathan Gill	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced "to respect the amenity of properties on Keston Road" this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
292	SA2044	Marie Davis	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced "to respect the amenity of properties on Keston Road" this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
294	SA2045		Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced "to respect the amenity of properties on Keston Road" this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
294	SA2046	Katherine Currie	Building height, density	Accept that new housing is needed, however suggest that 2 storey houses could still provide additional housing whilst helping to create a community.	It is not considered that the number of units has a direct effect on the sense of community.

296	SA2047	Elizabeth Amadi	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
297	SA2048	Helen Summers	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
299	SA2049		Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
300	SA2050	David Kirkwood	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
301	SA2051		Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
302	SA2052	Megan Royle-Jacob	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
303	SA2053	Martha Parava	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
305	SA2054	Isobel Bolton	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
307	SA2055	Jacopo Cerisola	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
308	SA2056	Emma Collings-Barron	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
309	SA2057	Alison Fenney	Building height, density	87 dwellings on the site out of character with surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
310	SA2058	Alexander Thompson	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
311	SA2059	Aleksandra Schiller and Paulo Martins	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
312	SA2060	Deborah Berger	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.

				impact.	
313	SA2061	Sarah Kellow	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
314	SA2062	Winnie Leung	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
315	SA2063	Maugan Hague	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
316	SA2064	Nick Watson	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
317	SA2065	Catherine Whittall	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
318	SA2066	Valerie Bernard	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
319	SA2067	Lisa Arghyrou	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
320	SA2068	Jonathan Maris	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
321	SA2069	Samantha Bayley	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
322	SA2070	Madeleine North	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
323	SA2071	Andreas Demetriou and Annette Demetriou	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
325	SA2072	Alex Beattie	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
326	SA2073	Ross Day	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.

327	SA2074	Sam Nightingale	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
328	SA2075	Olivia Fleming and Giles Aldridge	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
329	SA2076	Caroline Carter	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
330	SA2077	Warren Miller	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
331	SA2078	Sydney Murray	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
332	SA2079	Michael Gofton	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
333	SA2080	Stephanie Davies-Crowley	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
337	SA2081	Matthew Straker	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
342	SA2082	Janet Evans	Building height, density	If the site is to be developed, it should be for more limited low rise development.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
377	SA2083	Federica Zamagna	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
379	SA2084	Barry Naughton and Val Naughton	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
394	SA2085	Mr and Mrs Konneh	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the impact.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.
397	SA2086	Jerlene Powell	Building height, density	87 dwellings on the site out of character with density in surrounding area. Even if heights are reduced “to respect the amenity of properties on Keston Road” this will not mitigate the	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD. It is considered that the reference to mitigating effect on properties on Keston Rd is appropriate.

				impact.	
280	SA2087	C.R.J Currie	Building height, density, local character	Buildings of 5 storeys (perhaps realistically of 7 storeys) would be inappropriate at site and not in keeping with local character. Even if heights are reduced “to respect the amenity of properties on Keston Road ”, that indicates that the 5-storeyed buildings are proposed for the edge of the park. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
281	SA2088	Claire Smith	Building height, density, local character	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
285	SA2089	Steven Kirkwood	Building height, density, local character	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
286	SA2090	Nora Kirkwood	Building height, density, local character	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
287	SA2091	Israel Amadi	Building height, density, local character	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
289	SA2092	Jonathan Gill, Local resident – Kirkstall Avenue	Building height, density, local character	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
290	SA2093	Daniel Isichei and Katie Rye	Building height, density, local character	Proposed scale of development is not in keeping with local character	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
293	SA2094	Debbie Reid	Building height, density, local character	Buildings of 5 storeys and 87 dwellings would be inappropriate at site and not in keeping with local character. Refers London Plan policy 7.4.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain

					an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
289	SA2095	Jonathan Gill	Building height, local character	Officers at the Council have suggested that the best parks have 'active frontages and grander buildings facing them'. Downhills Park is distinctly different in character from some other parks in the Borough. For example, Finsbury Park where the southern fringes have a much more urban character and where activity and grander buildings might be appropriate. Downhills Park in comparison is quiet, suburban and peaceful as per its surrounding area. Development on the site should therefore fully respect and preserve this character.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
295	SA2096	Alison Bembenek	Building height, local character	Buildings of 5 storeys would be inappropriate at site and not in keeping with local character.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
306	SA2097	Will van der Knaap	Building height, local character	5 storey apartments at the site would not be in keeping with local character.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
339	SA2098	Elsa Dechaux	Building height, local character	A 5 storey building will destroy the character of the area.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
342	SA2099	Janet Evans	Building height, local character	Despite need for more affordable housing there is no justification for a 5 storey building which is not in keeping with local character.	Noted, affordable housing will be required in all residential developments. Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
317	SA2100	Catherine Whittall	Building height, MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
306	SA2101	Will van der Knaap	Building height, open space	A large block of flats clearly visible from Downhills Park would be of detriment to park users.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however.

					Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.
342	SA2440	Janet Evans	Community cohesion, employment	The relatively recent establishment of the little cafe has made a huge difference to the atmosphere in the park, it has really contributed to the whole feel of the park, it has become somewhere that people can meet neighbours and has contributed to the sense of community in the immediate vicinity. Young people benefit from working in the cafe.	Noted. The development management policies will ensure the effects on the park of any development are minimised.
290	SA2102	Daniel Isichei and Katie Rye	Density	High density nature of this proposal would have a negative impact on local community.	A limit of 5 storeys is not considered to be high density development.
295	SA2103	Alison Bembenek	Density	The proposal represents density at the upper end of urban setting on the London Plan density matrix, which is out of character with the surrounding area.	This is incorrect. A mid-range approach was taken, as set out in Appendix A to the Site Allocations consultation document.
304	SA2104	Craig Whitmore	Density	87 dwellings on the site out of character with density in surrounding area.	Capacities were created in accordance with the methodology set out in Appendix A to the Site Allocation DPD.
380	SA2105	C. Toocaram	Density	Object to overdevelopment of our existing residential area.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
284	SA2106	Brenda Roach and Denham Hanson	Density, site capacity	Proposal for 87 dwellings rising to 5 storeys would result in overdevelopment of the site.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
324	SA2327	Luke Crowley	Design	School building should be style in which any new construction is in keeping with.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
151	SA2441	Sylvia Oland (local resident)	Downhills Park	Friends of Downhills park have worked for over 15 years to maintain and improve this park.	Noted. The development management policies will ensure the effects on the park of any development are minimised.
639	SA2442	Francesca Hall, local resident	Downhills Park	the impact of this on Downhills park will be detrimental	Noted. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
342	SA2443	Janet Evans	Health and well-being	The park contributes to health and well-being.	Noted. The development management policies will ensure the effects on the park of any development are minimised.
151	SA2107	Sylvia Oland (local resident)	Height	Understand need for additional housing but 5 storeys is too high and will spoil boundary of park	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
639	SA2108	Francesca Hall, local resident	Height	I also object to the proposal of the high rise buildings Keston road	Objection is noted. A limit of 5 storeys is not considered to be high rise development.

684	SA2109	Pat Devereaux, local resident	Height	I am a resident in KIrkstall Avenue N17 and I wish to voice my objection to LB Haringey's plan to replace Keston Centre and Nursery with residential housing. I believe this block of flats is not in keeping with the character of the neighbourhood and the proposed development is overbearing and out of scale in terms of appearance of existing developmnt. I believe the building wiill have an adverse effect on the community and the park.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**
280	SA2328	C.R.J Currie	Historic environment	The proposed swap would also destroy historic and valued features immediately inside the park. The herbaceous border adjoining the fence existed as a green strip by 1864, and was marked with trees some of which survive and thus predate the park. They include an ash (now a threatened species). The adjoining footpath was also part of the 18th-19th century layout of the grounds, and was deliberately retained by the Tottenham Urban District Council in laying out the park in 1903; it is the normal route for park users between the Philip Lane and Keston Road entrances. Removing it would thus damage both the amenity and historic character of the park.	Noted, any impact on Downhills Park, including by creation of access, will be carefully considered using policies in the DMDPD.
281	SA2329	Claire Smith	Historic environment	The Victorian school should be retained.	
283	SA2330	Mike Bembenek	Historic environment	Concern with demolition of historic building.	Noted. While the school building does have some architectural merit it is not considered appropriate to retain it due to the fact it is ancillary to the main building and only single storey. The site could be more optimally used by redeveloping it for residential uses. Conversion of the building would require additional floors to maximise capacity on the site.
284	SA2331	Brenda Roach / Denham Hanson	Historic environment	Concern with potential loss of Victorian school building, without any proper assessment of its value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
285	SA2332	Steven Kirkwood	Historic environment	Concern with potential loss of Victorian school building, without any proper assessment of its value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
287	SA2333	Israel Amadi	Historic environment	Concern with potential loss of Victorian school building without proper assessment of its value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
288	SA2334	Friends of Downhills Park	Historic environment	Downhillls park grounds exist from when Downhills House was built on this site in 1728. After a campaign by local residents, Tottenham Urban District Council bought the house and grounds in 1902. To improve the vehicle access from the site would mean destroying a stretch of the park boundary in that area, herbaceous border with some mature trees, the adjoining footpath, and damaging the tennis courts. The boundary at this point demonstrably existed in 1619, and marked the medieval boundary (dating from 1585). It continued as the boundary of the grounds of Downhills House (1728-1900ish), and then as the historic boundary of the park itself. The border has existed in some form as a green strip from 1864 or earlier; some of the mature trees predate the park; and the footpath line is also part	Noted, any impact on Downhills Park, including by creation of access, will be carefully considered using policies in the DMDPD.

				of the 18th/19th century layout of the grounds and was wisely retained by Tottenham Council in 1902.	
288	SA2335	Friends of Downhills Park	Historic environment	Would like further information on how historic nature of Park has been considered in proposals.	Noted, any impact on Downhills Park, including by creation of access, will be carefully considered using policies in the DMDPD.
289	SA2336	Jonathan Gill	Historic environment	Concern with potential loss of Victorian school building without proper assessment of its value. Any development should require that the building be retained and reused	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
292	SA2337	Marie Davis	Historic environment	Concern with potential loss of Victorian school building without proper assessment of its value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
293	SA2338	Debbie Reid	Historic environment	Concern with potential loss of Victorian school building without proper assessment of its value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
295	SA2339	Alison Bembenek	Historic environment	Concern with potential loss of school building. Any allocation for development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
295	SA2340	Alison Bembenek	Historic environment	Concern that allocation suggests that building need not be retained without any assessment informing this position.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
296	SA2341	Elizabeth Amadi	Historic environment	Concern with potential loss of Victorian school building without a proper assessment of its value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
297	SA2342	Helen Summers	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
299	SA2343	Rehana Ally	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused. Fearful of further loss – demolition of Congregational Chapel in Lordship Lane cited.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
300	SA2344	David Kirkwood	Historic environment	Concern with potential loss of Victorian school building without proper assessment of its value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
301	SA2345	Zoe van den Bosch and James Wing	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage**

					significance of the Keston Centre in any application
302	SA2346	Megan Royle-Jacob	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
303	SA2347	Martha Parava	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
304	SA2348	Craig Whitmore	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
305	SA2349	Isobel Bolton	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
306	SA2350	Will van der Knaap	Historic environment	Victorian school building would be a significant loss to local history	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
307	SA2351	Jacopo Cerisola	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
308	SA2352	Emma Collings-Barron	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
309	SA2353	Alison Fenney	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
310	SA2354	Alexander Thompson	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
311	SA2355	Aleksandra Schiller and Paulo Martins	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
312	SA2356	Deborah Berger	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site.

					Action: Include reference to consideration of the heritage significance of the Keston Centre in any application
313	SA2357	Sarah Kellow	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
314	SA2358	Winnie Leung	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
315	SA2359	Maugan Hague	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
316	SA2360	Nick Watson	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
318	SA2361	Valerie Bernard	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
319	SA2362	Lisa Arghyrou	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
320	SA2363	Jonathan Maris	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
321	SA2364	Samantha Bayley	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
322	SA2365	Madeleine North	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
323	SA2366	Andreas Demetriou and Annette Demetriou	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
324	SA2367	Luke Crowley	Historic environment	Concern with potential loss of Victorian school building, which is part of the local character. The building be retained and	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site.

				reused.	**Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
325	SA2368	Alex Beattie	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
326	SA2369	Ross Day	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
327	SA2370	Sam Nightingale	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
328	SA2371	Olivia Fleming and Giles Aldridge	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
329	SA2372	Caroline Carter	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
330	SA2373	Warren Miller	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
331	SA2374	Sydney Murray	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
332	SA2375	Michael Gofton	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
333	SA2376	Stephanie Davies-Crowley	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
337	SA2377	Matthew Straker	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**

338	SA2378	Steve Hill	Historic environment	Concern with potential loss of Victorian school building. Question as to whether an assessment of building has been undertaken, for example, to consider re-use.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
377	SA2379	Federica Zamagna	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
379	SA2380	Barry Naughton and Val Naughton	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
394	SA2381	Mr and Mrs Konneh	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
397	SA2382	Jerlene Powell	Historic environment	Concern with potential loss of Victorian school building without proper assessment of value. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
286	SA2383	Nora Kirkwood	Historic environment, accessibility	Concern with potential loss of Victorian school building, without any proper assessment of its value. Notes that such sites are particularly beneficial for disabled people across all impairment groups and safe access should be maintained. Any development should require that the building be retained and reused.	The site has been assessed, and while the building to the south has some heritage significance, there is scope for development on the site. **Action: Include reference to consideration of the heritage significance of the Keston Centre in any application**
827	SA2384	Lucy Rogers, non-local resident	Inappropriate development	I am totally against the scope of the Site Allocations and many of them are completely inappropriate and out of control. For example, Site 62 Barber Wilson, the location of an important and viable business; Site 61 the Keston daycare centre; the Selby Centre SA 64, to name a few. Why is Haringey looking at its assets and seeing them simply land that is fair game for developers to build housing stock? This approach is short-termist and wrong.	Opposition noted.
827	SA2444	Lucy Rogers, non-local resident	Inappropriate development	I am totally against the scope of the Site Allocations and many of them are completely inappropriate and out of control. For example, Site 62 Barber Wilson, the location of an important and viable business; Site 61 the Keston daycare centre; the Selby Centre SA 64, to name a few. Why is Haringey looking at its assets and seeing them simply land that is fair game for developers to build housing stock? This approach is short-termist and wrong.	Opposition noted.
827	SA2727	Lucy Rogers, non-local resident	Inappropriate development	I am totally against the scope of the Site Allocations and many of them are completely inappropriate and out of control. For example, Site 62 Barber Wilson, the location of an important and viable business; Site 61 the Keston daycare centre; the Selby Centre SA 64, to name a few. Why is Haringey looking at its assets and seeing them simply land that is fair game for developers to build housing stock? This approach is short-	The Council faces a challenging task to meet its objectively identified housing target. It is entirely appropriate that a range of types of site are identified to combine to meet this need. Keston Centre has been identified as a potentially surplus asset within the Plan period, and as such is a suitable site for housing development.

				termist and wrong.	
309	SA2110	Alison Fenney	Local character, LP conformity	All of the above appears to contradict London Plan policy 7.4	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
288	SA2445	Friends of Downhills Park	London Plan conformity	Proposals are contrary to London Plan chapter 7.	Noted. Haringey Council believes its policies in the site allocations document are in line with the London Plan. This will be tested by independent examination.
284	SA2111	Brenda Roach and Denham Hanson	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
285	SA2112	Steven Kirkwood	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
286	SA2113	Nora Kirkwood	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
287	SA2114	Israel Amadi	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
288	SA2115	Friends of Downhills Park	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
289	SA2116	Jonathan Gill	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan Policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
292	SA2117	Marie Davis	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
293	SA2118	Debbie Reid	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this

				London Plan policy 7.17 and draft DM26.	issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
294	SA2119	Katherine Currie	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
295	SA2120	Alison Bembenek	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.7 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
296	SA2121	Elizabeth Amadi	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
297	SA2122	Helen Summers	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
299	SA2123	Rehana Ally	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
300	SA2124	David Kirkwood	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
301	SA2125	Zoe van den Bosch and James Wing	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
302	SA2126	Megan Royle-Jacob	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
303	SA2127	Martha Parava	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this

				London Plan policy 7.17 and draft DM26.	issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
304	SA2128	Craig Whitmore	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
305	SA2129		MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
307	SA2130	Jacopo Cerisola	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
308	SA2131	Emma Collings-Barron	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
309	SA2132	Alison Fenney	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
310	SA2133	Alexander Thompson	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26. A five storey development on the edge of the park would completely dominate the park.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
311	SA2134	Aleksandra Schiller and Paulo Martins	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
312	SA2135	Deborah Berger	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
313	SA2136	Sarah Kellow	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this

				London Plan policy 7.17 and draft DM26.	issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
314	SA2137	Winnie Leung	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
315	SA2138	Maugan Hague	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
316	SA2139	Nick Watson	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
318	SA2140	Valerie Bernard	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
319	SA2141	Lisa Arghyrou	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
320	SA2142	Jonathan Maris	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
321	SA2143	Samantha Bayley	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
322	SA2144	Madeleine North	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
323	SA2145	Andreas Demetriou and	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this

		Annette Demetriou		London Plan policy 7.17 and draft DM26.	issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
324	SA2146	Luke Crowley	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
324	SA2147	Luke Crowley	MOL	Proposed building heights would be over bearing to natural beauty of Downhills park and out of character with surrounding environment.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
325	SA2148	Alex Beattie	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
326	SA2149	Ross Day	MOL	A five storey development would completely dominate the park. Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
327	SA2150	Sam Nightingale	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
328	SA2151	Olivia Fleming and Giles Aldridge	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
329	SA2152	Caroline Carter	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
330	SA2153	Warren Miller	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
331	SA2154	Sydney Murray	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this

				London Plan policy 7.17 and draft DM26.	issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
332	SA2155	Michael Gofton	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
333	SA2156	Stephanie Davies-Crowley	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
337	SA2157	Matthew Straker	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
338	SA2158	Steve Hill	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
377	SA2159	Federica Zamagna	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
379	SA2160	Barry Naughton and Val Naughton	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
394	SA2161	Mr and Mrs Konneh	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
397	SA2162	Jerlene Powell	MOL	Buildings of 5 storeys would have a detrimental impact on adjacent MOL, including character and visual amenity. Refers London Plan policy 7.17 and draft DM26.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
284	SA2446	Brenda Roach and	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of

		Denham Hanson		users.	Downhills Park through any application.
285	SA2447	Steven Kirkwood	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
286	SA2448	Nora Kirkwood	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
287	SA2449	Israel Amadi	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
289	SA2450	Jonathan Gill	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
292	SA2451	Marie Davis	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
293	SA2452	Debbie Reid	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
294	SA2453	Katherine Currie	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
295	SA2454	Alison Bembenek	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
296	SA2455	Elizabeth Amadi	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
297	SA2456	Helen Summers	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
299	SA2457	Rehana Ally	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
300	SA2458	David Kirkwood	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
301	SA2459	Zoe van den Bosch and James Wing	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
302	SA2460	Megan Royle-Jacob	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
303	SA2461	Martha Parava	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
304	SA2462	Craig Whitmore	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.

305	SA2463	Isobel Bolton	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
307	SA2464	Jacopo Cerisola	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
308	SA2465	Emma Collings-Barron	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
309	SA2466	Alison Fenney	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
310	SA2467	Alexander Thompson	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
311	SA2468	Aleksandra Schiller and Paulo Martins	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
312	SA2469	Deborah Berger	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
313	SA2470	Sarah Kellow	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
314	SA2471	Winnie Leung	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
315	SA2472	Maugan Hague	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
316	SA2473	Nick Watson	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
317	SA2474	Catherine Whittall	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
318	SA2475	Valerie Bernard	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
319	SA2476	Lisa Arghyrou	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
320	SA2477	Jonathan Maris	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
321	SA2478	Samantha Bayley	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
322	SA2479	Madeleine North	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of

				users.	Downhills Park through any application.
323	SA2480	Andreas Demetriou and Annette Demetriou	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
325	SA2481	Alex Beattie	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
326	SA2482	Ross Day	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
327	SA2483	Sam Nightingale	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
328	SA2484	Olivia Fleming and Giles Aldridge	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
329	SA2485	Caroline Carter	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
330	SA2486	Warren Miller	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
331	SA2487	Sydney Murray	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
332	SA2488	Michael Gofton	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
333	SA2489	Stephanie Davies-Crowley	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
337	SA2490	Matthew Straker	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
377	SA2491	Federica Zamagna	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
379	SA2492	Barry Naughton and Val Naughton	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
394	SA2493	Mr and Mrs Konneh	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
397	SA2494	Jerlene Powell	MOL	A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
298	SA2495	Pascal Savy	MOL	MOL at Downhills Park should be protected from development.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of

					Downhills Park through any application.
288	SA2496	Friends of Downhills Park	MOL	MOL is a valuable local resource and at a time when the local authority is planning on increasing housing throughout the borough, any existing MOL will be of increasing importance for the residents of the whole borough. The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
304	SA2497	Craig Whitmore	MOL	MOL suggests borrowing land is inappropriate.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
295	SA2498	Alison Bembenek	MOL	No clear evidence to justify why MOL needs to be interfered with.	This site allocation identifies the land swap as an option to consider if development is undertaken. Any development which did propose a MOL land swap would be required to justify why this was required.
342	SA2499	Janet Evans	MOL	Object to park being used for access during building works, access for proposed new development, or for any building.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
282	SA2500	H. Steel	MOL	Proposal is in conflict with UDP Saved Policy OS5 concerning development adjacent to MOL.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application. Saved Policy OS5 will be replaced by the DMDPD, which will require MOL to be optimized.
288	SA2501	Friends of Downhills Park	MOL	Refers London Plan policy 7.17	Noted. Haringey Council believes its policies in the site allocations document are in line with the London Plan. This will be tested by independent examination.
342	SA2502	Janet Evans	MOL	The park is an asset to the local community and wider area and should not be given up for any type of development.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
284	SA2503	Brenda Roach and Denham Hanson	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
285	SA2504	Steven Kirkwood	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
286	SA2505	Nora Kirkwood	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
287	SA2506	Israel Amadi	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
289	SA2507	Jonathan Gill	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
292	SA2508	Marie Davis	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
293	SA2509	Debbie Reid	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
294	SA2510	Katherine Currie	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
295	SA2511	Alison Bembenek	MOL	The proposals do not constitute a justification for the release of land from MOL. Refers London Plan policy 7.17.	There will be no net loss of MOL.
296	SA2512	Elizabeth Amadi	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.

297	SA2513	Helen Summers	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
299	SA2514	Rehana Ally	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
300	SA2515	David Kirkwood	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
301	SA2516	Zoe van den Bosch and James Wing	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
302	SA2517	Megan Royle-Jacob	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
303	SA2518	Martha Parava	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
305	SA2519	Isobel Bolton	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
307	SA2520	Jacopo Cerisola	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
308	SA2521	Emma Collings-Barron	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
309	SA2522	Alison Fenney	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
310	SA2523	Alexander Thompson	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
311	SA2524	Aleksandra Schiller and Paulo Martins	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
312	SA2525	Deborah Berger	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
313	SA2526	Sarah Kellow	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
314	SA2527	Winnie Leung	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
315	SA2528	Maugan Hague	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
316	SA2529	Nick Watson	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
317	SA2530	Catherine Whittall	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
318	SA2531	Valerie Bernard	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
319	SA2532	Lisa Arghyrou	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.

320	SA2533	Jonathan Maris	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
321	SA2534	Samantha Bayley	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
322	SA2535	Madeleine North	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
323	SA2536	Andreas Demetriou and Annette Demetriou	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
325	SA2537	Alex Beattie	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
326	SA2538	Ross Day	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
327	SA2539	Sam Nightingale	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
328	SA2540	Olivia Fleming and Giles Aldridge	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
329	SA2541	Caroline Carter	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
330	SA2542	Warren Miller	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
331	SA2543	Sydney Murray	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
332	SA2544	Michael Gofton	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
333	SA2545	Stephanie Davies-Crowley	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
337	SA2546	Matthew Straker	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
377	SA2547	Federica Zamagna	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
379	SA2548	Barry Naughton and Val Naughton	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
394	SA2549	Mr and Mrs Konneh	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
397	SA2550	Jerlene Powell	MOL	The proposals do not constitute a justification for the release of land from MOL.	There will be no net loss of MOL.
298	SA2551	Pascal Savy	MOL	The proposed land swap should not take place, as it would negatively impact on the MOL, including character of park and visual amenity, and the existing footpath.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.

288	SA2552	Friends of Downhills Park	MOL	We are distressed that the Council should propose taking any part of a public amenity such as a park to use as building or access land. A land swap involving MOL would affect the existing footpath that runs the perimeter of the park and would impact on park users.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
344	SA2553	Helen Summers and Michael Gofton	MOL , access	Question as to whether MOL can be swapped for a suitable main access into existing site through the existing park entrance from West Green Road. This would prevent disruption to local residents whilst leading into an existing car park.	There will be no net loss of MOL through any application, and any application will be required to demonstrate how it benefits the setting of Downhills Park through any application.
280	SA2554	C.R.J Currie	MOL, access, London Plan conformity	The London plan states (section 7.56) that 'Development that involves the loss of MOL in return for the creation of new open space elsewhere will not be considered appropriate.' That should rule out the proposal to 'swap' land adjoining the site for other land to be added to the park.	Noted, the wording will be replaced with text requiring justification of any impact on MOL as being justified by wider material considerations, rather than stating it may be necessary.
282	SA2555	H. Steel	MOL, consultation	The map does not identify the land which may be subject to a land swap so genuine consultation is not possible.	More detailed plans will be available for consultation upon submission of a planning application.
280	SA2556	C.R.J Currie	MOL, London Plan conformity	Alternative proposals for enlarging the access breach London Plan policy on MOL. Refers London Plan policy 7.17 and draft DM26.	Noted, the wording will be replaced with text requiring justification of any impact on MOL as being justified by wider material considerations, rather than stating it may be necessary.
324	SA2557	Luke Crowley	MOL, London Plan conformity	Proposal for a land swap involving MOL would set a dangerous precedent for protected land and in contravention of London Plan policy for MOL.	There will be no net loss of MOL.
282	SA2558	H. Steel	MOL, open space	There should be no loss of existing parkland.	There will be no net loss of MOL.
306	SA2559	Will van der Knaap	MOL, open space	Object to loss of parkland and MOL and proposal for land swap	Objection noted.
342	SA2560	Janet Evans	MOL, open space	Open space would be compromised by 5 storey building adjacent to it.	Noted. Any development on this site will be assessed against the development management policies which address the impact of development adjacent to open space.
280	SA2561	C.R.J Currie	MOL, Social and community infrastructure	The 'swap' would also involve destroying the adjoining tennis courts, which are regularly used by local people and would certainly be appreciated by residents of new development. There is nowhere in the park where they could be relocated without destroying other features and facilities.	This is not true, and unfounded as details are not available.
324	SA2575	Luke Crowley	Nursery	Keston Centre provides many well used and needed local amenities. There is a shortage of nursery places in the community and removal of another is unjustified.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
639	SA2576	Francesca Hall, local resident	Nursery	there is a valuable nursery that local working people use and provides excellent services	Noted.
290	SA2577	Daniel Isichei and Katie Rye	Nursery	Nursery facility is an asset to the community, the loss of which would have a negative impact.	Noted.
339	SA2578	Elsa Dechaux	Nursery	The nursery / children centre is at the centre of the community. Even if it is replaced its character will change, and the replacement facility will likely be smaller.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.

341	SA2579	Jennie Pedley	Nursery	The nursery and green space on Keston Road is perfect for young children and should not be turned into a residential space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
338	SA2580	Steve Hill	Nursery	With regard to replacement of community use (nursery), question as to whether the new facility would have the same level of space and amount of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
291	SA2562	Clare Parry, Local resident – Downhills Park Road	Objection to loss of open space	Objection to the plan, with primary objection is that it requires land to be taken from Downhills Park.	There will be no net loss of MOL.
339	SA2163	Elsa Dechaux	Open space	A high building at the site will have a detrimental impact on the park.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
281	SA2563	Claire Smith	Open space	Development on perimeter of park would be detrimental to public space.	Noted. Any development on this site will be assessed against the development management policies which address the impact of development adjacent to open space.
288	SA2564	Friends of Downhills Park	Open space	Green spaces are of increasing importance and must be preserved.	Noted. Council's strategic policies state that new development should protect and improve open spaces.
288	SA2565	Friends of Downhills Park	Open space	The area around the proposed site is an essential asset to the area and contributes to well-being of locals. None of this should be given up to development and it should be preserved in its entirety.	Noted. Council's strategic policies state that new development should protect and improve open spaces.
290	SA2566	Daniel Isichei and Katie Rye	Open space	Development would have a detrimental impact on Downhills Park.	Noted. Council's strategic policies state that new development should protect and improve open spaces. The development management policies also require adjacent development to protect and enhance the value of the open land.
290	SA2567	Daniel Isichei and Katie Rye	Open space	Object to the loss of part of Downhills Park, which is a community asset.	The site allocation proposes a land swap of MOL may be required. If any of the MOL were required for improving access it would be replaced with land from the site. This would ensure no net loss of open space and MOL.
291	SA2568	Clare Parry	Open space	Reducing park areas will negatively impact on park users, including for potential new users arising from the proposed residential development.	The site allocation proposes a land swap of MOL may be required. If any of the MOL were required for improving access it would be replaced with land from the site. This would ensure no net loss of open space and MOL.
291	SA2569	Clare Parry	Open space	Residential units in this location will increase volume of people using park yet there will be less space for everyone to enjoy.	The site allocation proposes a land swap of MOL may be required. If any of the MOL were required for improving access it would be replaced with land from the site. This would ensure no net loss of open space and MOL.
339	SA2570	Elsa Dechaux	Open space	There is a need for local parks. Gardens are tiny and the reason people use parks. Removing park space and adding more people is opposite of what should be done for regeneration of the area.	The site allocation proposes a land swap of MOL may be required. If any of the MOL were required for improving access it would be replaced with land from the site. This would ensure no net loss of open space and MOL.
339	SA2571	Elsa Dechaux	Open space	The park is at the centre of the community and needs to be preserved.	The site allocation proposes a land swap of MOL may be required. If any of the MOL were required for improving access it would be replaced with

					land from the site. This would ensure no net loss of open space and MOL. Council's strategic policies state that new development should protect and improve open spaces.
339	SA2572	Elsa Dechaux	Open space	The park and cafe attract visitors to the area and they must be looked after.	Noted. This is outside the scope of this site allocation.
380	SA2573	C. Toocaram	Open space	Object to loss of public space and Downhills park, which is greatly loved and used by old and young.	The site allocation proposes a land swap of MOL may be required. If any of the MOL were required for improving access it would be replaced with land from the site. This would ensure no net loss of open space and MOL.
342	SA2164	Janet Evans	Open space, building height	Downhills Park is an open space that does not have high rise buildings around its perimeter, again this contributes to its good feeling of open space, this would be compromised by a high rise building.	Noted. It is an issue for the DMDPD to control the impacts of development on the open space. A reference to draw attention to this issue in the Allocation will be added however. **Action: Add a point that development should not have a detrimental impact on the neighbouring Downhills Park.**
296	SA2165	Elizabeth Amadi	Parking	Proposal would have a negative impact on parking in the area.	Parking requirements will be managed through the parking development management policies.
281	SA2728	Claire Smith	Parking	Concern with parking and access arrangements related to any future site development. There is already an issue with parking space in the local area.	The access arrangements and traffic impacts will be determined/assessed by DMDPD policies having regard to the surrounding road layout.
344	SA2729	Helen Summers and Michael Gofton	Parking	If maximum units are achieved on site there will be inadequate parking for building occupiers and therefore overspill into adjoining streets. At Keston Road parking is unrestricted and currently used by commuters.	The access arrangements and traffic impacts will be determined/assessed by DMDPD policies having regard to the surrounding road layout.
380	SA2730	C. Toocaram	Parking	Object to increase in parking. problems that already exist.	The access arrangements and traffic impacts will be determined/assessed by DMDPD policies having regard to the surrounding road layout.
339	SA2731	Elsa Dechaux	Parking	Parking in the area is already challenging and the proposal will worsen the situation. Due to on-road parking, Keston Road is constrained for traffic.	Parking will be managed in accordance with the development management policies.
290	SA2732	Daniel Isichei and Katie Rye	Parking	Parking is already difficult and proposals will impact on this.	Parking will be managed in accordance with the development management policies.
284	SA2733	Brenda Roach / Denham Hanson	Parking	Proposal will have negative impact on parking access.	Parking will be managed in accordance with the development management policies.
324	SA2734	Luke Crowley	Parking	Proposal would have a negative impact on parking in the area, and there would be insufficient space to accommodate additional cars	Parking will be managed in accordance with the development management policies.
285	SA2735	Steven Kirkwood	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
287	SA2736	Israel Amadi	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
289	SA2737	Jonathan Gill	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
292	SA2738	Marie Davis	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development

					management policies.
293	SA2739	Debbie Reid	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
297	SA2740	Helen Summers	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
299	SA2741	Rehana Ally	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
300	SA2742	David Kirkwood	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
301	SA2743	Zoe van den Bosch and James Wing	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
302	SA2744	Megan Royle-Jacob	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
303	SA2745	Martha Parava	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
304	SA2746	Craig Whitmore	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
305	SA2747	Isobel Bolton	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
307	SA2748	Jacopo Cerisola	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
308	SA2749	Emma Collings-Barron	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
309	SA2750	Alison Fenney	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
310	SA2751	Alexander Thompson	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
311	SA2752	Aleksandra Schiller and Paulo Martins	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
312	SA2753	Deborah Berger	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
313	SA2754	Sarah Kellow	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
314	SA2755	Winnie Leung	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
315	SA2756	Maugan Hague	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
316	SA2757	Nick Watson	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
317	SA2758	Catherine Whittall	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.

318	SA2759	Valerie Bernard	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
319	SA2760	Lisa Arghyrou	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
320	SA2761	Jonathan Maris	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
321	SA2762	Samantha Bayley	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
322	SA2763	Madeleine North	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
323	SA2764	Andreas Demetriou and Annette Demetriou	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
325	SA2765	Alex Beattie	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
326	SA2766	Ross Day	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
327	SA2767	Sam Nightingale	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
328	SA2768	Olivia Fleming and Giles Aldridge	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
329	SA2769	Caroline Carter	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
330	SA2770	Warren Miller	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
331	SA2771	Sydney Murray	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
332	SA2772	Michael Gofton	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
333	SA2773	Stephanie Davies-Crowley	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
337	SA2774	Matthew Straker	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
377	SA2775	Federica Zamagna	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
379	SA2776	Barry Naughton and Val Naughton	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
394	SA2777	Mr and Mrs Konneh	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.
397	SA2778	Jerlene Powell	Parking	Proposal would have a negative impact on parking in the area.	Parking will be managed in accordance with the development management policies.

294	SA2779	Katherine Currie	Parking	Proposal would have a negative impact on parking in the area. Already difficult to park in road during weekday.	Parking will be managed in accordance with the development management policies.
286	SA2780	Nora Kirkwood	Parking	Proposal would have a negative impact on parking in the area. The road is not within a CPZ but adjoins one and parking is therefore heavy at all times. Particular concern for Blue Badge uses, where bays are being used by non badge users due to insufficient parking.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
338	SA2781	Steve Hill	Parking	Proposal would result in need for parking in the area.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
344	SA2782	Helen Summers and Michael Gofton	Parking	Question as to whether a residents only parking scheme will be introduced in local area to address parking and access issues.	The introduction of a CPZ is outside the scope of the Plan.
280	SA2783	C.R.J Currie	Parking	Suggest that parking for residents should be wholly accommodated on site.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
280	SA2784	C.R.J Currie	Parking, access	The parking space on Keston Road and the adjoining roads is already full at most times of the day on weekdays (really needing a CPZ) and increasingly at weekends, and the addition of up to 120 cars (at 1.4 cars per new unit) could not possibly be accommodated. Proposals fail to indicate how delivery vehicles could access and park on the site.	Parking and traffic management will be managed through the use of Development Management policies in determining a planning application.
286	SA2581	Nora Kirkwood	Play space	The planned build is too close to the fenced children's play area which has taken many years to become established and recognised as safe play space.	Noted, the amenity of neighbouring uses will be managed using DMDPD policies.
339	SA2574	Elsa Dechaux	Playground	The playground in the park will be spoiled by a 5 storey building right behind it.	Noted. Development management policies will ensure the effects of the development on the park are minimised.
151	SA2582	Sylvia Oland (local resident)	Playgroup	Playgroup would have to be re-sited but no mention of where, causing inconvenience and a loss to the community	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
334	SA2583	West Green Playgroup	Playgroup	The building the playgroup presently occupies was designed around its needs, including open space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
317	SA2584	Catherine Whittall	Playgroup	If West Green Playgroup is moved elsewhere there will be an even greater demand in this area for childcare provision. Healthcare services in area are strained. Question as to what work has been undertaken to consider the impact of so many new dwellings and people coming into the area on these services.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
317	SA2585	Catherine Whittall	Playgroup	Losing this local and affordable playgroup surely goes against the Government's ethos of enabling parents to work by increasing early years childcare in local settings. In the Policy "Improving the quality and range of education and childcare from birth to 5 years" published in April 2013, it states that: "affordable and easily accessible childcare is also crucial for working families – it can help create more opportunities for parents who wish, or need, to work and raise children at the	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.

				same time... We also aim to provide more good-quality affordable childcare. “ If West Green Playgroup has to move to a different site it will no longer be as accessible for the families who currently use it, and if it has to pay increased rents (very likely) the likelihood is that costs will increase therefore fees will increase and it will no longer be affordable for the local community. This would be an absolute tragedy and contrary to Government policy.	
645	SA2586	Keith Dobie, local resident	Playgroup	Objects to Closing down a successful play group of 30 years+ (West Green / Keston Road) and building 87 'homes' over looking Downhills Park (for who?).	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
334	SA2587	West Green Playgroup	Playgroup	Playgroup has been on site since 1973 and are a much needed facility in the area.	Noted.
334	SA2588	West Green Playgroup	Playgroup	Playgroup is full for this academic year and there are no spaces for children on waiting list. Services have doubled over the past 18 months. Question as to how provision can be retained in the area by taking away these services?	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
345	SA2589	S. Dobie	Playgroup	Question as to where West Green playgroup will be located.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
335	SA2590	Dr Michelle Northrop	Playgroup	Question as to whether a replacement community facility would retain outdoor open space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
335	SA2591	Dr Michelle Northrop	Playgroup	Recognise the importance of West Green playgroup and related facilities, including outdoor play space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
623	SA2592	Cllr Felicia Opoku, and separate identical response as local resident	Playgroup	Reprovision of both the Day Centre and nursery should be on the current site. Planning application approval should only be given to developers who agree to this	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
343	SA2593	Danielle Conaghan	Playgroup	Request that allocation include a new building at site to provide for the playgroup.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
334	SA2594	West Green Playgroup	Playgroup	The playgroup should be included in the redevelopment rather than relocated.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
334	SA2595	Debbie Reid, Administrator West Green Playgroup OBO West Green	Playgroup	West Green Playgroup will be directly affected by the proposals.	Noted. Council will continue to engage with the play group in any proposals for the site.

		Playgroup			
338	SA2785	Steve Hill	Public transport	The development will lead to greater demand for buses. Already the 41 bus is full at peak times, such as for school routes, as well as the 23 and 241.	Bus capacity will be managed by Transport for London.
306	SA2596	Will van der Knaap	Redevelopment	Suggest retaining existing buildings, keeping the playgroup and making old school available to a religious or free school	Noted. While the school building does have some architectural merit it is not considered appropriate to retain it due to the fact it is ancillary to the main building and only single storey. The site could be more optimally used by redeveloping it for residential uses.
335	SA2597	Dr Michelle Northrop	School provision	Is there potential for the local school to take over Keston day centre to provide more places for primary school?	Noted. While the school building does have some architectural merit it is not considered appropriate to retain it due to the fact it is ancillary to the main building and only single storey. The site could be more optimally used by redeveloping it for residential uses.
338	SA2598	Steve Hill	School provision	The building could still have a future use for education given increased demand for school places, for example, as an extension of provision at Downhills Academy.	Noted. While the school building does have some architectural merit it is not considered appropriate to retain it due to the fact it is ancillary to the main building and only single storey. The site could be more optimally used by redeveloping it for residential uses.
335	SA2599	Dr Michelle Northrop	School provision	Local schools are at capacity.	Noted. Local school place provision will be addressed in the infrastructure delivery plan.
339	SA2600	Elsa Dechaux	School provision	Neighbouring schools are overcrowded and there is no space for the potential addition of 87 families.	Noted. Local school place provision will be addressed in the infrastructure delivery plan.
298	SA2601	Pascal Savy	School provision	Proposals would have a non-negligible impact on local school capacity, especially Harris Primary, and local GP practices.	The infrastructure delivery plan will address need for new community infrastructure based on both current demand and future demand from proposed development on allocated sites.
295	SA2166	Alison Bembenek	Site capacity	A constrained access point suggests a lower quantum of development should be pursued	It is not considered that the access significantly constrains the site.
324	SA2167	Luke Crowley	Site capacity	Site is too small to accommodate level of development proposed.	The quantity of development was capacitised using the methodology included at Appendix A of the Site Allocations document. This is consistent with the London Plan's estimate for the capacity of the site.
335	SA2385	Dr Michelle Northrop	Social and community infrastructure	Keston day centre building is of notable architectural quality – can this be saved?	Council acknowledges the building is of some architectural merit. However, it is not of high enough quality to retain as the site could be more optimally used for housing.
306	SA2602	Will van der Knaap	Social and community infrastructure	Although site requirements state that community uses should be re-provided, this is unlikely to be in the local area.	The infrastructure delivery plan will address the need for community uses in the area. It will show where need is greatest and the sites that may be appropriate.
338	SA2603	Steve Hill	Social and community infrastructure	Concern over loss of building and community uses – centre has been used for people with learning disabilities.	The infrastructure delivery plan will address the need for community uses in the area. It will show where need is greatest and the sites that may be appropriate.
280	SA2604	C.R.J Currie	Social and community infrastructure	Concern over loss of community uses, including nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
284	SA2605	Brenda Roach / Denham Hanson	Social and community infrastructure	Concern over loss of community uses, including nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.

285	SA2606	Steven Kirkwood	Social and community infrastructure	Concern over loss of community uses, including nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
286	SA2607	Nora Kirkwood	Social and community infrastructure	Concern over loss of community uses, including nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
287	SA2608	Israel Amadi	Social and community infrastructure	Concern over loss of community uses, including nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
288	SA2609	Friends of Downhills Park	Social and community infrastructure	Concern over loss of community uses, including nursery provision and outdoor play area.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
289	SA2610	Jonathan Gill	Social and community infrastructure	Concern over loss of community uses, including nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
293	SA2611	Debbie Reid	Social and community infrastructure	Concern over loss of community uses, including nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
294	SA2612	Katherine Currie	Social and community infrastructure	Concern over loss of community uses, including nursery provision and outdoor play area. No clear alternative for a replacement facility in the local area.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
295	SA2613	Alison Bembenek	Social and community infrastructure	Concern over loss of community uses, including nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
296	SA2614	Elizabeth Amadi	Social and community infrastructure	Concern over loss of community uses, including nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
297	SA2615	Helen Summers	Social and community infrastructure	Concern over loss of community uses, including nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
299	SA2616	Rehana Ally	Social and community infrastructure	Concern over loss of community uses, including nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
300	SA2617	David Kirkwood	Social and community infrastructure	Concern over loss of community uses, including nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
304	SA2618	Craig Whitmore	Social and community infrastructure	Concern over loss of community uses, including nursery provision and outdoor play area. This is an asset for local community and needed for provision.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
309	SA2619	Alison Fenney	Social and community	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need

			infrastructure	clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	for community facilities, including those currently on the site, and where they should be provided to meet this need.
312	SA2620	Deborah Berger	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
313	SA2621	Sarah Kellow	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
314	SA2622	Winnie Leung	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
315	SA2623	Maugan Hague	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
316	SA2624	Nick Watson	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
317	SA2625	Catherine Whittall	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Asset to the local community and extremely well regarded, particularly grass outdoor play space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
318	SA2626	Valerie Bernard	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
320	SA2627	Jonathan Maris	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
321	SA2628	Samantha Bayley	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
322	SA2629	Madeleine North	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
323	SA2630	Andreas Demetriou and Annette Demetriou	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
325	SA2631	Alex Beattie	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
326	SA2632	Ross Day	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where

				provided with same level of outdoor space.	they should be provided to meet this need.
327	SA2633	Sam Nightingale	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
328	SA2634	Olivia Fleming and Giles Aldridge	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
330	SA2635	Warren Miller	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
331	SA2636	Sydney Murray	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
333	SA2637	Stephanie Davies-Crowley	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
337	SA2638	Matthew Straker	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
394	SA2639	Mr and Mrs Konneh	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
397	SA2640	Jerlene Powell	Social and community infrastructure	Concern over loss of community uses, including playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
292	SA2641	Marie Davis	Social and community infrastructure	Concern over loss of community uses, including West Green playgroup, outdoor play area and nursery provision. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
301	SA2642	Zoe van den Bosch and James Wing	Social and community infrastructure	Concern over loss of community uses, including West Green playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
302	SA2643	Megan Royle-Jacob	Social and community infrastructure	Concern over loss of community uses, including West Green playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
303	SA2644	Martha Parava	Social and community infrastructure	Concern over loss of community uses, including West Green playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
305	SA2645	Isobel Bolton	Social and community infrastructure	Concern over loss of community uses, including West Green playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.

307	SA2646	Jacopo Cerisola	Social and community infrastructure	Concern over loss of community uses, including West Green playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
308	SA2647	Emma Collings-Barron	Social and community infrastructure	Concern over loss of community uses, including West Green playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
310	SA2648	Alexander Thompson	Social and community infrastructure	Concern over loss of community uses, including West Green playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
311	SA2649	Aleksandra Schiller and Paulo Martins	Social and community infrastructure	Concern over loss of community uses, including West Green playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
319	SA2650	Lisa Arghyrou	Social and community infrastructure	Concern over loss of community uses, including West Green playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
329	SA2651	Caroline Carter	Social and community infrastructure	Concern over loss of community uses, including West Green playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
332	SA2652	Michael Gofton	Social and community infrastructure	Concern over loss of community uses, including West Green playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
377	SA2653	Federica Zamagna	Social and community infrastructure	Concern over loss of community uses, including West Green playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
379	SA2654	Barry Naughton and Val Naughton	Social and community infrastructure	Concern over loss of community uses, including West Green playgroup, nursery provision and outdoor play area. Allocation should be clearer that uses should be re-provided on-site and nursery provided with same level of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
343	SA2655	Danielle Conaghan	Social and community infrastructure	Concern with demolition of Keston centre building and loss of playgroup.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
298	SA2656	Pascal Savy	Social and community infrastructure	Concern with impact on the existing nursery and day care centre. These are a strong focal point for the community. Whilst proposal indicates facilities would need to be re-provided there is no certainty about future location and access to local users. Removal of facilities from the site would have negative impact on local community.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
306	SA2657	Will van der Knaap	Social and community infrastructure	Concern with loss of West Green playgroup, providing affordable childcare, which would have a significant impact on local families	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
283	SA2658	Mike Bembenek	Social and community infrastructure	Concern with potential loss of the play area behind the nursery - this should be preserved as it offers many benefits for child development.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where

					they should be provided to meet this need.
283	SA2659	Mike Bembenek	Social and community infrastructure	Concern with potential relocation of nursery.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
294	SA2660	Katherine Currie	Social and community infrastructure	Council estimates suggest that Haringey primary schools will reach capacity by 2016, yet proposal suggest allowing residential on land / building built for a school.	The infrastructure delivery plan will address school provision in the area. There is need for both residential and school places in Haringey. It is important Council allocates land for both these uses and in this instance it is thought this site could accommodate many of the new houses the borough requires.
818	SA2661	Our Tottenham	Social and community infrastructure	In line of the acute need for social infrastructure of all kinds in the Eastern part of the Borough, this publically owned site should be priorized for such uses.	Noted. There is also an acute need for new housing in the east of the borough. This site allocations document seeks to address this by allocating sites for a number of uses balancing requirements for both housing and community facilities. It is considered that this site could accommodate a number of the new dwellings required in Haringey. The provision of local infrastructure to support existing sand proposed housing will be addressed in the infrastructure delivery plan.
290	SA2662	Daniel Isichei and Katie Rye	Social and community infrastructure	Local amenities would not be able to cope with demand arising from new development.	The infrastructure delivery plan will address need for new community infrastructure based on both current demand and future demand from proposed development on allocated sites.
342	SA2663	Janet Evans	Social and community infrastructure	Object to loss of facilities including existing uses, nursery and community centre.	The infrastructure delivery plan will address need for new community infrastructure based on both current demand and future demand from proposed development on allocated sites.
324	SA2664	Luke Crowley	Social and community infrastructure	Provision of local infrastructure is greatly strained in the area. High density development at Lawrence Square will bring further demands on existing provision.	The infrastructure delivery plan will address need for new community infrastructure based on both current demand and future demand from proposed development on allocated sites.
324	SA2665	Luke Crowley	Social and community infrastructure	Question as to what assessments have been made to ensure services will cope with increased population.	The provision of local services will be addressed within the infrastructure delivery plan.
343	SA2666	Danielle Conaghan	Social and community infrastructure	Question as to where existing facility would be re-provided.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
298	SA2667	Pascal Savy	Social and community infrastructure	Question as to whether existing facilities could cope with scale of development proposed, especially in light of nearby new residential units at Lawrence Road.	The infrastructure delivery plan will address need for new community infrastructure based on both current demand and future demand from proposed development on allocated sites.
338	SA2668	Steve Hill	Social and community infrastructure	Question as to whether there has been an assessment of impact on local services, arising as a result of proposal, including public transport, school places and surgeries.	The provision of local services will be addressed within the infrastructure delivery plan.
317	SA2669	Catherine Whittall	Social and community infrastructure	The allocation says that the community uses will be re-provided before development can take place. The allocation should be explicit that these should be re-provided on site and should demand any new nursery/ playgroup re-provide the same amount and type of outdoor space.	The site allocation provides for the reprovision of community uses before development occurs. The infrastructure delivery plan will assess need for community facilities, including those currently on the site, and where they should be provided to meet this need.
334	SA2670	West Green Playgroup	Social and community infrastructure	The current proposals, along with development at Lawrence Road and proposals at St Ann's Hospital will increase the need for facilities.	The provision of local services will be addressed within the infrastructure delivery plan.
151	SA2671	Sylvia Oland	Social and community	The proposal will impact local resources, doctors' surgeries, dentists, schools. There are possibly 87 more families to	The infrastructure delivery plan will address need for new community infrastructure based on both current demand and future demand from

		(local resident)	infrastructure	provide facilities for in an already overcrowded area.	proposed development on allocated sites.
280	SA2672	C.R.J Currie	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including for health facilities and schools.	The provision of local services will be addressed within the infrastructure delivery plan.
284	SA2673	Brenda Roach / Denham Hanson	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken, including for health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
285	SA2674	Steven Kirkwood	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken, including health facilities, schools and public transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
286	SA2675	Nora Kirkwood	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including for health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
287	SA2676	Israel Amadi	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including for health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
289	SA2677	Jonathan Gill	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including for health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
292	SA2678	Marie Davis	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
293	SA2679	Debbie Reid	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including for health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
294	SA2680	Katherine Currie	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and public transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
296	SA2681	Elizabeth Amadi	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand	The provision of local services will be addressed within the infrastructure delivery plan.
297	SA2682	Helen Summers	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
299	SA2683	Rehana Ally	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
300	SA2684	David Kirkwood	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand	The provision of local services will be addressed within the infrastructure delivery plan.

301	SA2685	Zoe van den Bosch and James Wing	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
302	SA2686	Megan Royle-Jacob	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
303	SA2687	Martha Parava	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
304	SA2688	Craig Whitmore	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
305	SA2689	Isobel Bolton	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
307	SA2690	Jacopo Cerisola	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
308	SA2691	Emma Collings-Barron	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
309	SA2692	Alison Fenney	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
310	SA2693	Alexander Thompson	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
311	SA2694	Aleksandra Schiller and Paulo Martins	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
312	SA2695	Deborah Berger	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
313	SA2696	Sarah Kellow	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
314	SA2697	Winnie Leung	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.

315	SA2698	Maugan Hague	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
316	SA2699	Nick Watson	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
317	SA2700	Catherine Whittall	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
318	SA2701	Valerie Bernard	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
319	SA2702	Lisa Arghyrou	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
320	SA2703	Jonathan Maris	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
321	SA2704	Samantha Bayley	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
322	SA2705	Madeleine North	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
323	SA2706	Andreas Demetriou and Annette Demetriou	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
325	SA2707	Alex Beattie	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
326	SA2708	Ross Day	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
327	SA2709	Sam Nightingale	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
328	SA2710	Olivia Fleming and Giles Aldridge	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.

329	SA2711	Caroline Carter	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
330	SA2712	Warren Miller	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
331	SA2713	Sydney Murray	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
332	SA2714	Michael Gofton	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
333	SA2715	Stephanie Davies-Crowley	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
337	SA2716	Matthew Straker	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
377	SA2717	Federica Zamagna	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
379	SA2718	Barry Naughton and Val Naughton	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
394	SA2719	Mr and Mrs Konneh	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
397	SA2720	Jerlene Powell	Social and community infrastructure	Unclear whether assessment of impact on local services, arising as a result of proposal, has been undertaken including health facilities, schools and transport. Services are straining to meet current demand.	The provision of local services will be addressed within the infrastructure delivery plan.
Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
296	SA2168	Elizabeth Amadi	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Noted, parking requirements will be managed through the parking development management policies.
344	SA2786	Helen Summers and Michael Gofton	Traffic	Access arrangements will have a huge impact on what is currently a peaceful and safe area.	The access arrangements and traffic impacts will be determined/assessed by DMDPD policies having regard to the surrounding road layout.

295	SA2787	Alison Bembenek	Traffic	It is important that the closing of the road at the Phillips Lane end remains, otherwise Keston Road will suffer from cut through traffic.	The access arrangements and traffic impacts will be determined/assessed by DMDPD policies having regard to the surrounding road layout.
335	SA2788	Dr Michelle Northrop	Traffic	Keston Road is congested, has already had traffic calming measures and will not be able to cope with increase in traffic.	The access arrangements and traffic impacts will be determined/assessed by DMDPD policies having regard to the surrounding road layout.
344	SA2789	Helen Summers and Michael Gofton	Traffic	Keston Road was blocked at Philip Road to address local traffic issues. The proposal will compromise this intervention if access to Keston Centre is made via Keston Road, as there are currently two options to reach this point – at Keston Road via Downhill's Park and Kirkstall Avenue.	The access arrangements and traffic impacts will be determined/assessed by DMDPD policies having regard to the surrounding road layout.
151	SA2790	Sylvia Oland (local resident)	Traffic	Out of keeping with the area. Can't imagine how vehicular access would be built and there would be a great increase in traffic. Parking is already a problem.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
339	SA2791	Elsa Dechaux	Traffic	Proposal for 87 residential units , along with cars, will increase traffic in the area and make it unsafe.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
285	SA2792	Steven Kirkwood	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
286	SA2793	Nora Kirkwood	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
287	SA2794	Israel Amadi	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
289	SA2795	Jonathan Gill	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
292	SA2796	Marie Davis	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
293	SA2797	Debbie Reid	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
294	SA2798	Katherine Currie	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
295	SA2799	Alison Bembenek	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
297	SA2800	Helen Summers	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
298	SA2801	Pascal Savy	Traffic	Proposal for residential development would have a significant impact on traffic in local area, which is already heavy during rush hours.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.

299	SA2802	Rehana Ally	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
300	SA2803	David Kirkwood	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
301	SA2804	Zoe van den Bosch and James Wing	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
302	SA2805	Megan Royle-Jacob	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
303	SA2806	Martha Parava	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
304	SA2807	Craig Whitmore	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, Kirkstall Avenue and Ripon Road and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
305	SA2808	Isobel Bolton	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
307	SA2809	Jacopo Cerisola	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
308	SA2810	Emma Collings-Barron	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
309	SA2811	Alison Fenney	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
310	SA2812	Alexander Thompson	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
311	SA2813	Aleksandra Schiller and Paulo Martins	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
312	SA2814	Deborah Berger	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
313	SA2815	Sarah Kellow	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
315	SA2816	Maugan Hague	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
316	SA2817	Nick Watson	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.

317	SA2818	Catherine Whittall	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of Development Management policies in determining a planning application.
318	SA2819	Valerie Bernard	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of Development Management policies in determining a planning application.
319	SA2820	Lisa Arghyrou	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	
320	SA2821	Jonathan Maris	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of Development Management policies in determining a planning application.
321	SA2822	Samantha Bayley	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of Development Management policies in determining a planning application.
322	SA2823	Madeleine North	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of Development Management policies in determining a planning application.
323	SA2824	Andreas Demetriou and Annette Demetriou	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of Development Management policies in determining a planning application.
324	SA2825	Luke Crowley	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
325	SA2826	Alex Beattie	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
326	SA2827	Ross Day	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
327	SA2828	Sam Nightingale	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
328	SA2829	Olivia Fleming and Giles Aldridge	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
329	SA2830	Caroline Carter	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
330	SA2831	Warren Miller	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
331	SA2832	Sydney Murray	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
332	SA2833	Michael Gofton	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.

337	SA2834	Matthew Straker	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
338	SA2835	Steve Hill	Traffic	Proposal for residential development would have a significant impact on traffic. This will result in spill over to streets, even beyond Downhills Park Avenue.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
377	SA2836	Federica Zamagna	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
379	SA2837	Barry Naughton and Val Naughton	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
394	SA2838	Mr and Mrs Konneh	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
397	SA2839	Jerlene Powell	Traffic	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
281	SA2840	Claire Smith	Traffic	Proposal would lead to an unacceptable increase in traffic on Keston Road and Kirkstall road.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
280	SA2841	C.R.J Currie	Traffic	Proposal would lead to severe impact on traffic coming through Keston Road and compromise recent measures e.g. traffic calming.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
290	SA2842	Daniel Isichei and Katie Rye	Traffic	Question as to how local transport network would cope without increased investment.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
338	SA2843	Steve Hill	Traffic	Question as to whether a traffic management system is proposed for surrounding streets.	The introduction of a controlled parking zone is outside the scope of the Plan.
344	SA2844	Helen Summers and Michael Gofton	Traffic	There is already a moderate amount of traffic going to and from Council buildings.	Noted.
380	SA2845	C. Toocaram	Traffic, access, health and safety	Keston Road, Ripon Road and Downhills Park are major road leading directly to the park. Many of existing local residents rely on these routes to the park to be safe, secure and remain tranquil as has always been. I do not think that by this building going ahead it will remain as it is.	The access arrangements and traffic impacts will be determined/assessed by development management policies having regard to the surrounding road layout.
284	SA2846	Brenda Roach / Denham Hanson	Traffic, amenity, health and safety	Concern with potential impact that traffic will have on safety, noise, pollution and overall health of residents; proposals could compromise recent measures e.g. traffic calming.	The access arrangements and traffic impacts will be determined/assessed by development management policies having regard to the surrounding road layout.
290	SA2847	Daniel Isichei and Katie Rye	Traffic, health and safety	Impact on pedestrians of increased traffic and traffic flow would be detrimental to health and safety	The access arrangements and traffic impacts will be determined/assessed by development management policies having regard to the surrounding road layout.

339	SA2848	Elsa Dechaux	Traffic, health and safety	Keston Road is currently safe for children as it is not a shortcut to Philip Lane.	The access arrangements and traffic impacts will be determined/assessed by development management policies having regard to the surrounding road layout.
333	SA2849	Stephanie Davies-Crowley	Traffic, health and safety	Proposal for residential development would have a significant impact on traffic through Keston Road, and compromise recent measures e.g. traffic calming. It will also result in wear and tear on the road – already have large holes due to trucks passing through street which took ages to get fixed and was dangerous for locals and hazardous for cars.	Parking and traffic management will be managed through the use of development Management policies in determining a planning application.
151	SA2169	Sylvia Oland (local resident)	View	Blocking the view of the park for Keston Road residents is a concern with flats overlooking the rear of their houses and gardens. 5 storeys would be unimaginable.	Noted. Specific height limits have been removed from the plan as any proposed development will be assessed against the development management policies which address local character and amenity of neighbouring properties. The development management policies contain an updated policy on tall and taller buildings. **Action: Remove heights from the site allocation**

Appendix 2.12 - Comments on SA63 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
3	SA2860	Edel Brosnan (unknown)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
12	SA2861	Fiona Sutherland (adjacent resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
13	SA2862	Billie Regnier (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
14	SA2863	Robert Darnell Bradley (adjacent resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
15	SA2864	Nora Kilgannon and Yutaka Hamano (adjacent residents)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
16	SA2865	Lynne Darnell (adjacent resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
17	SA2866	Lorna Carsley (Tottenham resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
18	SA2867	Deborah Berger (N17 resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
19	SA2868	Sacha Armitage (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
20	SA2869	Caroline Carter	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
21	SA2870	Trevor Banthorpe	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
22	SA2871	Nick Putz (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.

23	SA2872	Robert Samuel Hall (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
28	SA2873	Sylvie Dupuy (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
29	SA2874	S T Khatoon (site resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
30	SA2875	Theo Kindynis	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
31	SA2876	Friedrich Ernst (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
33	SA2877	Richard Abbott (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
34	SA2878	Candy Jannetta-Porter	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
35	SA2879	Nicola Hammond	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
36	SA2880	Ruth Hastings Iqball and Mohamed Iqball	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
37	SA2881	Thomas Gray (site resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
38	SA2882	Sally Stewart, Pete Franklin and Francesco DiManicor (local residents)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
39	SA2883	Ruth Green	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
40	SA2884	Stephen Reynolds and Jose Cano Ruiz	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.

41	SA2885	M Duerden & K Klier (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
42	SA2886	Alison Johnston	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
43	SA2887	Stephanie Grant (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
44	SA2888	Paul Chapman, Carol Chapman, Nicola Chapman, Mark Chapman, Claire Hinchliff, Jo Hart, James Askham, Gary Clarke, Tara Houlihan and Thomas Dunn	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
45	SA2889	Duncan Johnson (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
50	SA2890	Dr Sarah Pucill	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
51	SA2891	Alex Berry	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
52	SA2892	Mona	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
53	SA2893	Bertha Bruce-Larbi	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
54	SA2894	Cassie & Michael Birtwistle (local residents)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
55	SA2895	Sarah Masters (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
56	SA2896	Joan George	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
57	SA2897	Kate Priest (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent

					examination under section 20 of the Town and Country Planning Act 1990.
58	SA2898	Wei Pan	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
59	SA2899	Kiran Gungadin	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
60	SA2900	Fabio Monteforte (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
61	SA2901	Natasha William (Tottenham resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
62	SA2902	David Wheatley (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
63	SA2903	Genet Menalu (site resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
64	SA2904	Gulem Ezer	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
65	SA2905	Ezer family	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
66	SA2906	James Blond	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
67	SA2907	Amani Hussein (site resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
68	SA2908	Pat Devereaux	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
69	SA2909	Mr Artur Stefanowicz and Mrs Agnieszka Stefanowicz (adjacent residents)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
70	SA2910	Kevin O'Connell	Breach of planning	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent

			policies		examination under section 20 of the Town and Country Planning Act 1990.
71	SA2911	Dhavan Abiyani	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
72	SA2912	Mr and Mrs Osborne	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
73	SA2913	Grace Dyer (site resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
74	SA2914	Dee Seale	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
75	SA2915	Keith Lemon (site resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
76	SA2916	Caesar Lalobo (site resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
77	SA2917	Lorna Waite (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
78	SA2918	Tim Rawe	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
79	SA2919	Seda Mertdjan	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
80	SA2920	Murray Wyatt	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
81	SA2921	Vadivelu Yogaratnam	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
82	SA2922	Ozlem Arslan	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
83	SA2923	Elif Arslan	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.

84	SA2924	Tiborfialka	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
85	SA2925	Nathan Wilson	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
86	SA2926	Dugan Warn (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
88	SA2927	Eve Ellis	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
89	SA2928	Storm Moncur	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
90	SA2929	Tessa Forbes	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
91	SA2930	Martina Koepcke	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
92	SA2931	Elize Truter	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
93	SA2932	Louisa Livermore (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
94	SA2933	Khahir (adjacent resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
95	SA2934	John and Murielle Porter-Weiss	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
96	SA2935	Joanne Milmoe and Daniel Rudd	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
97	SA2936	Miss J Turnbull	Breach of planning policies	Planning policies are being breached which should protect community. In deads (sic) of property it says lord walk gave this area for local people to enjoy and walk through. We do not want our park touched.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
98	SA2937	Joe Syers	Breach of planning	Planning policies are being breached which should protect our green spaces.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent

			policies		examination under section 20 of the Town and Country Planning Act 1990.
99	SA2938	Catherine Riley (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
100	SA2939	Jonathan Sampaney	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
101	SA2940	Alec Peschlow	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
102	SA2941	Joanna Monaghan	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
103	SA2942	Valentin Kovalenko and Chiara Contrino	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
104	SA2943	Francis Blake and Alexandra Harley	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
106	SA2944	Karen and Jodi Ahmed	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
107	SA2945	Matt Burns	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
120	SA2946	Chris Hutton (site resident)	Breach of planning policies	Proposals contravene planning policies and will cause stress and disruption and take away local facilities i.e. community centre, football pitches and the recreation ground, for which the community fought for National Lottery funding. The community centre was provided by the government (after 1985 riots) as there was a lack of facilities particularly for youth in the area.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
109	SA2947	Will Embliss (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
110	SA2948	Candy Amsden	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
111	SA2949	Ann McTaggart	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
112	SA2950	Zoe Fox (local resident)	Breach of planning	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent

			policies		examination under section 20 of the Town and Country Planning Act 1990.
7	SA2951	Peter Thomlinson (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
113	SA2952	Sophie Wolchover	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
114	SA2953	Jackie Ekim	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
115	SA2954	Lucy Edkins	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
116	SA2955	Candice Sly	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
117	SA2956	Heather Beverley (adjacent resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
118	SA2957	Dorota Gnyp	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
123	SA2958	Samantha, Zoe and Pamela Wyles	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
127	SA2959	Luci Davin (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
149	SA2960	Martin Braund	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
152	SA2961	Helen Oliver (adjacent resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
155	SA2962	David Corio (local resident)	Breach of planning policies	Serious breach of planning policies which should protect community including a blatant misuse of lottery funding.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
156	SA2963	Martyna M	Breach of planning	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent

			policies		examination under section 20 of the Town and Country Planning Act 1990.
158	SA2964	Angela and Tony Baker	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
161	SA2965	Fr James Hill	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
164	SA2966	Holly and Michael Browne (local residents)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
173	SA2967	Jonathan Maris	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
167	SA2968	Reba Johnson	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
183	SA2969	Michelle Lawson (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
184	SA2970	Caroline Jepson (adjacent resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
188	SA2971	Albertina Benedetti-Hall (local resident)	Breach of planning policies	Cannot take over a protected park in a city whose green spaces are more and more under threat. The changes breach a whole series of planning policies as well as contravening agreement with public bodies that have given grants.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
189	SA2972	Yusuf Mertdjan (181 signature petition)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
190	SA2973	Hasibe Guler (21 signature petition)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
205	SA2974	L. Morgan (adjacent resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
208	SA2975	Yvonne Say (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
217	SA2976	Andie Frost	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.

227	SA2977	A Crawford, K Docherty and J Crawford-Docherty	Breach of planning policies	Surely this would be against the environmental ethics & policies of the council to support such a development on precious green space.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
229	SA2978	Woodlands Park Residents Association	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
240	SA2979	Esther Pierce (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
246	SA2980	John Mullee (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
247	SA2981	Christopher Currie (local resident)	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
249	SA2982	Hornsey Action Group	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
276	SA2983	Anonymous 1	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
278	SA2984	Ms S C Allen	Breach of planning policies	In contrast draft proposal appears dismissive and or ignorant of several protection and planning policies generated through this and also to the vast amount of help this community has had since the 1985 riot.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
429	SA2985	Simona Sideri	Breach of planning policies	Planning policies are being breached which should protect community.	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
32	SA2986	Michael Spiers	Against environmental agenda	It is not in keeping with the councils environmental agenda	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
253	SA2987	Sofie Pelsmakers (local resident)	Local Plan p11	Building on Lordship Rec is contradictory to statement in proposed Local Plan (p11) regarding the open space study and open space deficiency in the borough.	Noted. Any use of metropolitan open land for development would require a land swap to ensure no net loss of open space in the area.
254	SA2988	Friends of Lordship Rec	Management plan	Park is protected: management plan which commits to working in partnership to ensure groups are fully involved in all aspects of the management of the park. However, this is the first time groups have heard about it.	Noted. Council will work with local groups on any future proposals for Lordship Recreation Ground.
254	SA2989	Friends of Lordship Rec	Open space deficiency	All residential developments in Areas of Open Space Deficiency and in wards below the Borough-wide target of open space of 1.64 ha per 1,000 population to provide new open space or contributions for new or improvements to open spaces. (Lordship Rec is in a ward below the target)	Noted. Development on the site would be required to provide new open space or contributions towards new parks or improvements in line with this policy and emerging DM policies, as well as Strategic Policies and London Plan.
254	SA2990	Friends of	Structures on	Planning permission only for small scale structure on POS where	Both the London Plan and Haringey Local Plan seek to protect MOL. Therefore any

		Lordship Rec	POS	development is directly related or ancillary to recreational use and predominant open space character is maintained.	development, in particular residential development, on the Recreation Ground would be inappropriate and require justification through exceptional circumstances. The Council also has an emerging Development Management policy that resists the loss of any open space, so any development on MOL would require MOL re-provision on the estate.
257	SA2991	Broadwater Farm Residents' Association	Breach of planning policies	Demolition of BWF and other estates in Tottenham contravenes the councils own policies i.e. Strategic Policies 3.2.2	Noted. Council believes the proposals are in line with national planning policy, the London Plan and Haringey's Local Plan. This will be tested by an independent examination under section 20 of the Town and Country Planning Act 1990.
248	SA2992	Stuart Philip Gillings and Ruth Pattison (adjacent residents)	Management plan	Building on Lordship Rec in breach of: February management plan which commits to working in partnership to ensure groups are fully involved in all aspects of the management of the park.	Noted. Council will work with local groups on any future proposals for Lordship Recreation Ground.
207	SA2993	Erica Ward	Open space deficiency	Tottenham already has open space deficiency in many areas; need site allocations for more open spaces not fewer.	Noted. Any use of metropolitan open land for development would require a land swap to ensure no net loss of open space in the area.
206	SA2994	Anne Harvey-Kirkwood (adjacent resident)	Open space deficiency	In one of councils reports it is recommended 1.64 ha per 1000 already in Bruce Grove Ward you have built on every bit of open space we had meaning we have to 'share space from West Green Ward and (I believe White Hart Lane as in Bruce Castle Park).If you continue with these wild schemes it will mean even less space for the existing residents as well as any new residents.	Noted. Any use of metropolitan open land for development would require a land swap to ensure no net loss of open space in the area.
236	SA2995	Catherine Collingborn (local resident)	Open Space Study	Building on the park counters the statement in the local plan from the open space study citing areas of open space deficiency.	Noted. Development on the site would be required to provide new open space or contributions towards new parks or improvements in line with this policy.
224	SA2996	Anonymous (local resident)	Community cohesion	The community could be kept together as there would be somewhere for people to go when their homes were demolished	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
237	SA2997	Broadwater United Sports and Football Association	Community cohesion	Established and founder organisation of BWF and have been instrumental in development and community cohesion since 1981. One aim is to give voice to the community including young people, the vulnerable and elderly	Noted.
12	SA2998	Fiona Sutherland (adjacent resident)	Community cohesion	There is a strong community around the estate which should not be exploited for the benefit of others. The plans will destroy what council claims to want to create – vibrant cohesive and inclusive communities.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
140	SA2999	Laura Pickering	Community cohesion	BWF has done so much in recent years to gain a sense of community, why knock it down now?	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
151	SA3000	Sylvia Oland (local resident)	Community cohesion	The community spirit, expensively rebuilt schools and facilities would be at risk if plans go ahead.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
154	SA3001	Susan Turner	Community cohesion	Proposal will take away what community is left.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
161	SA3002	Fr James Hill	Community cohesion	Communities have been built up through financial investment and effective communication, communities are not displaceable. Communities are people whose physical and psychological states are fragile. Seeing them as units to be moved here and there is dehumanising and takes no account of the pastoral ramifications involved in uprooting people form communities in which they feel safe and valued.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
193	SA3003	Maureen Black (local resident)	Community cohesion	This proposal is unnecessary and extremely damaging to the local community.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
218	SA3004	Jules Holroyd	Community cohesion	When such land is built on, communities are damaged and wildlife is lost. These have been built over decades. These are not	The Lordship Rec will remain MOL

				values that can easily be quantified in economic terms, but I hope the council is not blinded by this into supposing their value cannot therefore figure in decisions about the development of this land.	**Action: Remove all of Lordship Recreation Ground from the Site Allocation.**
345	SA3005	S. Dobie	Community cohesion	Proposals will destroy the whole community and negatively impact on existing residents.	The site allocation provides for improvements to the estate. No delivery model has been consulted on.
335	SA3006	Dr Michelle Northrop	Community cohesion	Proposals seem like a purging of certain communities from Haringey; where will residents be moved?	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
78	SA3007	Tim Rawe	Community displacement	Seen same thing happen in Barnet at Dollis Valley causing disruption of a community in the name of development. Do not want to see the same thing here, the council should be acting on behalf of its residents not the wealth of property developers.	Noted.
166	SA3008	Janet Lallysmith	Community displacement	Looks like council wants to get poor people out of the borough by making anyone on anything less than a secure tenancy homeless and replace them with wealthier people from other parts of London.	This is outside of the scope of the Plan. The Local Plan seeks to meet housing need in the borough.
217	SA3009	Andie Frost	Community displacement	At a time when the council needs to bring stability to cohesive communities such plans will only bring disruption and undo decades of valuable work and destroy the fragile and unique multiethnic mix which makes Tottenham such an amazing place to live.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
223	SA3010	Tarin Unwin	Community displacement	The proposal to demolish much of the affordable housing will have bad outcomes for people who live there, especially if they end up being priced out of the area. Dislocating people from the area where they may have lived for many years, have networks of extended family and friends, their jobs, their children settled in schools etc ... is not what Haringey Council should be doing.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
248	SA3011	Stuart Philip Gillings and Ruth Pattison (adjacent residents)	Community displacement	Thousands of residents will be displaced; their lives will be disrupted physically, emotionally, financially and socially. All tenants will be worse off in terms of security of tenure, and ability to find/afford alternative accommodation.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
235	SA3012	Dara O'Reilly (local resident)	Community displacement	Support idea that in difficult times low income authorities need more council taxpayers in particularly the poorer parts of the borough. To achieve this by shipping out the poor and replacing with the wealthy is counter-productive and immoral.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
257	SA3013	Broadwater Farm Residents' Association	Community displacement	Corporate plan medium term financial strategy 15/16 – 17/18 Council plans to house more homeless families outside London. Demolishing social housing without appropriate replacement in areas like Northumberland Park will lead to increasing numbers of Haringey's homeless families being forced out of London. This pressure to move out of London leads to discriminatory nature of any proposal to demolish social housing.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
169	SA3014	Gareth and Bonnie Walker	Community led regeneration	Demolition of perfectly good housing and destruction of a community which has worked hard to improve itself makes no sense.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
54	SA3015	Cassie & Michael Birtwistle (local residents)	Community led regeneration	The area has made great stride recently to foster a sense of community and inclusiveness, this has focused around Lordship Rec and what local residents of all backgrounds have come together to achieve. Do not jeopardise progress made.	Noted.

109	SA3016	Will Embliss	Community led regeneration	New development will destroy the community and the new estates will have social problems that will cost a lot to fix and a lot of time to rebuild community.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
204	SA3017	Katherine Currie (local resident)	Community led regeneration	Uprooting a community which has worked hard to recover from the 1985 riots and in which Council has invested money and services defies all the hard won knowledge e of past mistakes in development on the need to preserve successful communities especially those that have regenerated despite disadvantages of poverty and lack of self belief.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
228	SA3018	Jess Kitley (local resident)	Community led regeneration	This is not an area neglected or underused thereby suggesting a more efficient use of land by redevelopment. Comprehensive community led regeneration of the estate and adjoining Lordship RG should be applauded, developed and continued not demolished and refined.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
157	SA3019	Saphia Crowther (local resident)	Community led regeneration	Community efforts over the years to improve the area and local facilities including Lordship rec. These plans would undermine the community and their regeneration as well as undermining security of tenure for residents.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
171	SA3020	Frances Bradshaw	Community led regeneration	While new housing is needed public open space is essential for people's wellbeing. The balance here seems to have been ignored. It suggests that the council does not understand the work of all the people who have committed so much time and effort over the last decade.	Lordship Recreation Ground will remain MOL **Action: Remove all of Lordship Recreation Ground from the Site Allocation.**
218	SA3021	Jules Holroyd	Community resource	This land is an important community resource and environmental asset to the area, providing sports and recreational facilities that are well used and valuable in making this area an attractive one.	Lordship Recreation Ground will remain MOL **Action: Remove all of Lordship Recreation Ground from the Site Allocation.**
247	SA3022	Christopher Currie (local resident)	Disruption	Housing affected is modern and good quality and doesn't need replacing. Redevelopment would disrupt area for years.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
7	SA3023	Peter Thomlinson (local resident)	Social cleansing	Objects to ethnic/social cleansing of Broadwater Farm	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
2	SA3024	Stephen Brown (site resident)	Social cleansing	Objects to displacement of communities and social cleansing	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
4	SA3025	Beatrice Peries-Brown (site resident)	Social cleansing	Objects to displacement of communities and social cleansing	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
235	SA3026	Dara O'Reilly (local resident)	Social cleansing	Proposal in breach of Haringey's planning policies and amounts to 'social cleansing' moving out low-income families to replace them with wealthier people.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
240	SA3027	Esther Pierce (local resident)	Social cleansing	Afraid new housing will follow places such as Woodberry Down where residents are forced out and given substandard care and attention compared to newcomers. The area changes and a form of social cleansing happen, driving out people who contribute and bring life to the community. This would look bad for the council.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
246	SA3028	John Mullee (local resident)	Social cleansing	Afraid new housing will follow places such as Woodberry Down where residents are forced out and given substandard care and attention compared to newcomers. The area changes and a form of social cleansing happen, driving out people who contribute and bring life to the community. This would look bad for the council.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.

278	SA3029	Ms S C Allen	Support community	Primary aim for council instead should be to generate support which increases rather than decreases the perception of stability within our homes. Knowing we can and should expect a stable and secure home is the first building block to hope. It is this which leads to hope and to the foresight of a future. Hope in turn creates individuals and communities with ambitions to 'give something back'. SA63 proposal will erode these basic needs and drives.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
172	SA3030	Brian Belle-Fortune (local resident)	Community cohesion	BWF is already densely populated. Clasford Sterling gained his MBE for nurturing youth football teams and contribution toward community cohesion. The area works as a community. The area has improved immeasurably since the 90s. The proposed plans are unsympathetic.	Comments noted.
385	SA3031	D. Chambers	Work with community	Instead the Council must work with the community to protect, support and improve all existing homes, estate facilities and communities in the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
3	SA3032	Edel Brosnan (unknown)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
10	SA3033	Clare O'Boy (Tottenham resident)	Work with community	The council needs to listen and work with the community it is planning to destroy.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
LP11	SA3034	Sarah Bayley (Tottenham resident)	Work with community	The council needs to listen and work with the community it is planning to destroy.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
12	SA3035	Fiona Sutherland (adjacent resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
13	SA3036	Billie Regnier (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
14	SA3037	Robert Darnell Bradley (adjacent resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
15	SA3038	Nora Kilgannon and Yutaka Hamano (adjacent residents)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
16	SA3039	Lynne Darnell	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
17	SA3040	Lorna Carsley (Tottenham resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
18	SA3041	Deborah Berger (N17 resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
19	SA3042	Sacha Armitage (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.

20	SA3043	Caroline Carter	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
21	SA3044	Trevor Banthorpe	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
22	SA3045	Nick Putz (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
23	SA3046	Robert Samuel Hall (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
28	SA3047	Sylvie Dupuy (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
29	SA3048	S T Khatoon (site resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
30	SA3049	Theo Kindynis	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
31	SA3050	Friedrich Ernst (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
32	SA3051	Michael Spiers	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
33	SA3052	Richard Abbott (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
34	SA3053	Candy Jannetta-Porter	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
35	SA3054	Nicola Hammond	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
36	SA3055	Ruth Hastings Iqball and Mohamed Iqball	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
37	SA3056	Thomas Gray (site resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
38	SA3057	Sally Stewart, Pete Franklin and Francesco DiManicor (local residents)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
39	SA3058	Ruth Green	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.

40	SA3059	Stephen Reynolds and Jose Cano Ruiz	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
42	SA3060	Alison Johnston	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
43	SA3061	Stephanie Grant (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
44	SA3062	Paul Chapman, Carol Chapman, Nicola Chapman, Mark Chapman, Claire Hinchliff, Jo Hart, James Askham, Gary Clarke, Tara Houlihan and Thomas Dunn	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
45	SA3063	Duncan Johnson (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
46	SA3064	Veronica Mole (borough resident)	Work with community	Council should work with the community to protect, support and improve the area. Put local people before developers' profits.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
50	SA3065	Dr Sarah Pucill	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
51	SA3066	Alex Berry	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
52	SA3067	Mona	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
53	SA3068	Bertha Bruce-Larbi	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
54	SA3069	Cassie & Michael Birtwistle (local residents)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
55	SA3070	Sarah Masters (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
56	SA3071	Joan George	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
58	SA3072	Wei Pan	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
59	SA3073	Kiran Gungadin	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject

					to the full public planning process.
60	SA3074	Fabio Monteforte (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
61	SA3075	Natasha William (Tottenham resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
62	SA3076	David Wheatley (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
63	SA3077	Genet Menalu (site resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
64	SA3078	Gulem Ezer	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
65	SA3079	Ezer family	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
66	SA3080	James Blond	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
67	SA3081	Amani Hussein (site resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
68	SA3082	Pat Devereaux	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
69	SA3083	Mr Artur Stefanowicz and Mrs Agnieszka Stefanowicz (adjacent residents)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
70	SA3084	Kevin O'Connell	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
71	SA3085	Dhavan Abiyani	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
72	SA3086	Mr and Mrs Osborne	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
73	SA3087	Grace Dyer (site resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
74	SA3088	Dee Seale	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
75	SA3089	Keith Lemon (site resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject

					to the full public planning process.
76	SA3090	Caesar Lalobo (site resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
77	SA3091	Lorna Waite (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
78	SA3092	Tim Rawe	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
79	SA3093	Seda Mertdjan	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
80	SA3094	Murray Wyatt	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
81	SA3095	Vadivelu Yogaratnam (site resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
82	SA3096	Ozlem Arslan	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
83	SA3097	Elif Arslan	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
84	SA3098	Tiborfialka	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
85	SA3099	Nathan Wilson	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
86	SA3100	Dugan Warn (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
88	SA3101	Eve Ellis	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
89	SA3102	Storm Moncur	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
90	SA3103	Tessa Forbes	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
91	SA3104	Martina Koepcke	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
92	SA3105	Elize Truter	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
93	SA3106	Louisa Livermore (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject

					to the full public planning process.
94	SA3107	Khahir (adjacent resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
95	SA3108	John and Murielle Porter-Weiss	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
96	SA3109	Joanne Milmoe and Daniel Rudd	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
99	SA3110	Catherine Riley (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
100	SA3111	Jonathan Sampaney	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
101	SA3112	Alec Peschlow	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
102	SA3113	Joanna Monaghan	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
103	SA3114	Valentin Kovalenko and Chiara Contrino	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
104	SA3115	Francis Blake and Alexandra Harley	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
106	SA3116	Karen and Jodi Ahmed	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
107	SA3117	Matt Burns	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
109	SA3118	Will Embliss (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
110	SA3119	Candy Amsden	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
111	SA3120	Ann McTaggart	Work with community	Council should work with the community to protect, support and improve the area. It is time elected councillors stop riding rough shod over local people.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
112	SA3121	Zoe Fox (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
7	SA3122	Peter Thomlinson (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
113	SA3123	Sophie Wolchover	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject

					to the full public planning process.
114	SA3124	Jackie Ekim	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
115	SA3125	Lucy Edkins	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
116	SA3126	Candice Sly	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
117	SA3127	Heather Beverley (adjacent resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
118	SA3128	Dorota Gnyp	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
123	SA3129	Samantha, Zoe and Pamela Wyles	Work with community	Council should work with the community to protect and improve the area rather than destroying work already done.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
127	SA3130	Luci Davin (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
149	SA3131	Martin Braund	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
150	SA3132	Tedd Lavia (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
151	SA3133	Sylvia Oland (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
152	SA3134	Helen Oliver (adjacent resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
166	SA3135	Janet Lallysmith	Work with community	So many people have put so much into improving this area. Work with the community to improve the area rather than taking things away in one of the most economically deprived places in London.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
155	SA3136	David Corio (local resident)	Work with community	The council should be working with the community to improve the area	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
156	SA3137	Martyna M	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
157	SA3138	Saphia Crowther (local resident)	Work with community	Hopes council will work with tenants, and the community in general, to improve the existing homes and recreational space and support community led efforts. Haringey belongs to all of us, not sold off to the highest bidder.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
161	SA3139	Fr James Hill	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.

162	SA3140	J Skinner (adjacent resident)	Work with community	No doubt redevelopment needed in Tottenham but private companies are only interested in profit. Council must work with community to support and improve the existing area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
164	SA3141	Holly and Michael Browne (local residents)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
167	SA3142	Reba Johnson	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
171	SA3143	Frances Bradshaw	Work with community	Council needs to work with the community to improve the area not against it	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
174	SA3144	Tony Wood	Work with community	Let all work together to make the Farm and Lordship Rec a much better place without knocking it down and selling it to a private investor.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
175	SA3145	Abdul Bham and Judith Ironside (adjacent resident)	Work with community	If BWF improvements are needed they should be done in consultation with residents to enhance the existing community and facilities.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
180	SA3146	L Miller (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
183	SA3147	Michelle Lawson (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
184	SA3148	Caroline Jepson (adjacent resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
186	SA3149	Mark Jameson (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
187	SA3150	Eleanor Hooker (local resident)	Work with community	Improvements are required but must be done with approval of residents and local groups. Revised plans should be put forward.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
189	SA3151	Yusuf Mertdjan (181 signature petition)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
190	SA3152	Hasibe Guler (21 signature petition)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
193	SA3153	Maureen Black (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
205	SA3154	L. Morgan (adjacent resident)	Work with community	Council should work with the community to protect, support and improve the existing area for the benefit of residents.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
208	SA3155	Yvonne Say (local resident)	Work with community	Council should work with the community to protect, support and improve the existing area. This proposal will be deeply unpopular and create upset and division when we need to be sticking together to oppose the shocking attacks the current government is using to try and grind us down.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.

209	SA3156	Rosemary Hollis (local resident)	Work with community	Please halt plans and reconsider. Please continue to work with the community to protect, support and improve the existing area. These are precious and must not be sacrificed for developer profit.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
215	SA3157	George Britovsek & Johanna Wadsley (adjacent residents)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
217	SA3158	Andie Frost	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
236	SA3159	Catherine Collingborn (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
240	SA3160	Esther Pierce (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
246	SA3161	John Mullee (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
248	SA3162	Stuart Philip Gillings and Ruth Pattison (adjacent residents)	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
249	SA3163	Hornsey Action Group	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
254	SA3164	Friends of Lordship Rec	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
276	SA3165	Anonymous 1	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
429	SA3166	Simona Sideri	Work with community	Council should work with the community to protect, support and improve the area.	Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
390	SA3167	Mr and Mrs Young	Work with community	Instead the Council must work with the community to protect, support and improve all existing homes, estate facilities and communities in the area.	No decisions would be made on any proposed development without close consultation with residents. Any development would be subject to the full public planning process.
388	SA3168	Jim Powers and Olive Straker	Community cohesion	More housing is needed in London but destroying communities and stirring up trouble in Tottenham is not the way to go about it.	Comment noted. Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
150	SA3169	Tedd Lavia (local resident)	Community displacement	The proposal would cause stress with displacement and disruption for years.	Comment noted. Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
235	SA3170	Dara O'Reilly (local resident)	Community displacement	The proposals would cause massive stress and difficulty to the community and displace thousands who can't afford the 'affordable' element of the proposed redevelopment.	Comment noted. Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
277	SA3171	Anonymous 2 (local resident)	Community displacement	Against: displacement of existing householders and disruption to the whole area	Comment noted. Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be

					subject to the full public planning process.
277	SA3172	Anonymous 2 (local resident)	Community displacement	Against: after years of community work, to settle the commune of BWF, the upheaval starts all over again, purely to satisfy demand, in an already densely populated part of London.	Comment noted. Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
148	SA3173	Ghazale Jamsheed (adjacent resident)	Community led regeneration	Development will cause unnecessary stress to the community brought on by years of displacement and disruption. Proposal undermines recent efforts to build a strong local community	Noted. Council will work in consultation with local residents on any proposed improvements within Broadwater Farm. Any development would also be subject to the full public planning process.
234	SA3174	Asher Jacobsberg (adjacent resident)	Community involvement	Redevelopment should be in partnership with residents and those who live close by. Redevelopment should increase council owned housing stock.	Noted. Any plans for redevelopment will be undertaken in consultation with the community.
188	SA3175	Albertina Benedetti-Hall (local resident)	Community cohesion	Moved into the area for green space and the positive sense of community. BWF and Lordship Rec are clear examples of a strong, vibrant and committed community.	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
211	SA3176	Veronica Bailey Straffon and James Straffon (local residents)	Community cohesion	Re-development would cause huge upheaval to both the Broadwater Farm Community and the wildlife. It is not necessary to go this route of SA63 and plans have to be re thought. The community and green space needs protecting from short -sighted ideas.	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
141	SA3177	Joan Curtis (local resident)	Community involvement	Community involvement in partnership with council officers has transformed Lordship Rec therefore building on it is a short-sighted view of the value of green space. Insult to all the people who have put in their time voluntarily to transforming this green space.	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
213	SA3178	Elizabeth Adams (local resident)	Community led regeneration	Local groups and individuals put enormous amounts of time and energy into improving the Estate and its surroundings. To ignore all that effort and suggest building on such an important open space is outrageous	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
254	SA3179	Friends of Lordship Rec	Community led regeneration	Local residents have worked hard to make BWF one of the most attractive estates in the UK and Lordship Rec a great Park including the sports field.	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
109	SA3180	Will Embliss	Community led regeneration	Over the last 10 years the community has worked with the Parks' Service to achieve a nationally celebrated regeneration of Tottenham's largest public park. Fantastic community led development which Haringey should be proud of not help destroy.	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
244	SA3181	N Turkan (adjacent resident)	Disruption	The proposals will violate limited open space and cause much disruption and have a negative impact on us.	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
245	SA3182	N Turkan (adjacent resident)	Disruption	The proposals will violate limited open space and cause much disruption and have a negative impact on us.	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
207	SA3183	Erica Ward	Community displacement	The proposal for BWF would cause stress to residents for years due to displacement and disruption. It has improved massively in recent years so its demolition is not needed or wanted.	The allocation does not propose an intention to demolish the estate. The proposed site allocation is for "Potential improvements for the housing estate to improve stock, design of the site, and routes through the area". Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out.
125	SA3184	Sally Gray (local resident)	Community led regeneration	This is not an area neglected or underused thereby suggesting a more efficient use of land by redevelopment. Comprehensive community led regeneration of the estate and adjoining Lordship RG. Should be applauded, developed and continued not	The allocation provides for improvements to the estate rather than redevelopment.

				demolished and refined.	
645	SA3185	Keith Dobie, local resident	Community cohesion	Objects to the breaking up communities/neighbourhoods (Broadwater Farm)	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works are carried out.
3	SA3186	Edel Brosnan (unknown)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works are carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
10	SA3187	Clare O’Boy (Tottenham resident)	Community displacement	Redevelopment of the estate would displace communities and undermine the money that has already been spent on upgrading the estate and improving its facilities.	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
11	SA3188	Sarah Bayley (Tottenham resident)	Community displacement	Redevelopment of the estate would displace communities and undermine the money that has already been spent on upgrading the estate and improving its facilities.	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
12	SA3189	Fiona Sutherland (adjacent resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
13	SA3190	Billie Regnier (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
14	SA3191	Robert Darnell Bradley (adjacent resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship

					Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
15	SA3192	Nora Kilgannon and Yutaka Hamano (adjacent residents)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
16	SA3193	Lynne Darnell (adjacent resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
17	SA3194	Lorna Carsley (Tottenham resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities stable community	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
18	SA3195	Deborah Berger (N17 resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
19	SA3196	Sacha Armitage (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
20	SA3197	Caroline Carter	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no

					decisions would be made without full consultation with residents.
21	SA3198	Trevor Banthorpe	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
22	SA3199	Nick Putz (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
23	SA3200	Robert Samuel Hall (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
29	SA3201	S T Khatoon (site resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
30	SA3202	Theo Kindynis	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
31	SA3203	Friedrich Ernst (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
32	SA3204	Michael Spiers	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the

				community and to improve local facilities	proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
33	SA3205	Richard Abbott (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
34	SA3206	Candy Jannetta-Porter	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
35	SA3207	Nicola Hammond	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
36	SA3208	Ruth Hastings Iqball and Mohamed Iqball	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
37	SA3209	Thomas Gray (site resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
38	SA3210	Sally Stewart, Pete Franklin and Francesco DiManicor (local residents)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people

					to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
39	SA3211	Ruth Green	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
40	SA3212	Stephen Reynolds and Jose Cano Ruiz	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
41	SA3213	M Duerden & K Klier (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
42	SA3214	Alison Johnston	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
43	SA3215	Stephanie Grant (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
44	SA3216	Paul Chapman, Carol Chapman, Nicola Chapman, Mark Chapman, Claire Hinchliff, Jo Hart, James Askham, Gary Clarke, Tara	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.

		Houlihan and Thomas Dunn			
45	SA3217	Duncan Johnson (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
50	SA3218	Dr Sarah Pucill	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
51	SA3219	Alex Berry	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
52	SA3220	Mona	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
53	SA3221	Bertha Bruce-Larbi	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
54	SA3222	Cassie & Michael Birtwistle (local residents)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
55	SA3223	Sarah Masters	Community	Objects to displacement of and disruption to communities and	The allocation reflects comments received to previous consultation that suggest

		(local resident)	displacement	the undermining of successful efforts to build a strong and stable community and to improve local facilities	residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
56	SA3224	Joan George	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
57	SA3225	Kate Priest (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
58	SA3226	Wei Pan	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
59	SA3227	Kiran Gungadin	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
60	SA3228	Fabio Monteforte (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
61	SA3229	Natasha William (Tottenham resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship

					Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
62	SA3230	David Wheatley (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
63	SA3231	Genet Menalu (site resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
64	SA3232	Gulem Ezer	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
65	SA3233	Ezer family	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
66	SA3234	James Blond	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
67	SA3235	Amani Hussein (site resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no

					decisions would be made without full consultation with residents.
68	SA3236	Pat Devereaux	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
69	SA3237	Mr Artur Stefanowicz and Mrs Agnieszka Stefanowicz (adjacent residents)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
70	SA3238	Kevin O'Connell	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
71	SA3239	Dhavan Abiyani	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
72	SA3240	Mr and Mrs Osborne	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
74	SA3241	Dee Seale	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
75	SA3242	Keith Lemon (site resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the

				community and to improve local facilities	proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
76	SA3243	Caesar Lalobo (site resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
77	SA3244	Lorna Waite (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
78	SA3245	Tim Rawe	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
79	SA3246	Seda Mertdjan	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
80	SA3247	Murray Wyatt	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
81	SA3248	Vadivelu Yogaratnam	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people

					to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
82	SA3249	Ozlem Arslan	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
83	SA3250	Elif Arslan	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
84	SA3251	Tiborfialka	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
85	SA3252	Nathan Wilson	Community displacement	It would undermine all the successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
86	SA3253	Dugan Warn (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
88	SA3254	Eve Ellis	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.

89	SA3255	Storm Moncur	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
90	SA3256	Tessa Forbes	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
91	SA3257	Martina Koepcke	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
92	SA3258	Elize Truter	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
93	SA3259	Louisa Livermore (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
94	SA3260	Khahir (adjacent resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
95	SA3261	John and Murielle Porter-Weiss	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to

					improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
96	SA3262	Joanne Milmoe and Daniel Rudd	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
97	SA3263	Miss J Turnbull	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities. It's taken a long time to build stable local facilities.	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
99	SA3264	Catherine Riley (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
100	SA3265	Jonathan Sampaney	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
101	SA3266	Alec Peschlow	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
102	SA3267	Joanna Monaghan	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any

					proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
103	SA3268	Valentin Kovalenko and Chiara Contrino	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
104	SA3269	Francis Blake and Alexandra Harley	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
106	SA3270	Karen and Jodi Ahmed	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
107	SA3271	Matt Burns	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
109	SA3272	Will Embliss (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
110	SA3273	Candy Amsden	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
111	SA3274	Ann McTaggart	Community	Objects to displacement of and disruption to communities and	The allocation reflects comments received to previous consultation that suggest

			displacement	the undermining of successful efforts to build a strong and stable community and to improve local facilities	residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
112	SA3275	Zoe Fox (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
7	SA3276	Peter Thomlinson (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
113	SA3277	Sophie Wolchover	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
114	SA3278	Jackie Ekim	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
115	SA3279	Lucy Edkins	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
116	SA3280	Candice Sly	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship

					Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
117	SA3281	Heather Beverley (adjacent resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
118	SA3282	Dorota Gnyp	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
127	SA3283	Luci Davin (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities.	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
149	SA3284	Martin Braund	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
152	SA3285	Helen Oliver (adjacent resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
156	SA3286	Martyna M	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no

					decisions would be made without full consultation with residents.
158	SA3287	Angela and Tony Baker	Community displacement	Concerns regarding disruption and displacement of a strong community.	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
161	SA3288	Fr James Hill	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
164	SA3289	Holly and Michael Browne (local residents)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities. Families, friends and support networks at risk. Displacing people to other parts of London to make money to build new homes is a sad reflection of government’s attitudes to people on benefits.	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
167	SA3290	Reba Johnson	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
173	SA3291	Jonathan Maris	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to building a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
174	SA3292	Tony Wood	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
180	SA3293	L Miller (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the

				community and to improve local facilities	proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
183	SA3294	Michelle Lawson (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
184	SA3295	Caroline Jepson (adjacent resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
189	SA3296	Yusuf Mertdjan (181 signature petition)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
190	SA3297	Hasibe Guler (21 signature petition)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities. Take into account Somerset Close residents are mainly ethnic minority people who have been happily settled over 21 years.	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
208	SA3298	Yvonne Say (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities.	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
215	SA3299	George Britovsek & Johanna Wadsley (adjacent residents)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people

					to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
206	SA3300	Anne Harvey-Kirkwood (adjacent resident)	Community displacement	Concerned with proposal to demolish housing, displace families and destroy open space (of which there is very little)	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. The park is protected metropolitan open land so any development on it would have to be justified through exceptional circumstances and its re-provision on the estate. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
219	SA3301	Mark Pickworth (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
229	SA3302	Woodlands Park Residents Association	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
236	SA3303	Catherine Collingborn (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
240	SA3304	Esther Pierce (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
246	SA3305	John Mullee (local resident)	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any

					proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
249	SA3306	Hornsey Action Group	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
254	SA3307	Friends of Lordship Rec	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
257	SA3308	Broadwater Farm Residents' Association	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
276	SA3309	Anonymous	Community displacement	Objects to displacement of and disruption to communities and the undermining of successful efforts to build a strong and stable community and to improve local facilities	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
385	SA3310	D. Chambers	Community displacement	The proposal would cause massive stress to all concerned, displacement and disruption for years, and undermine all the successful efforts over the years.	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
390	SA3311	Mr and Mrs Young	Community displacement	The proposal would cause massive stress to all concerned, displacement and disruption for years, and undermine all the successful efforts over the years.	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for "potential improvements for the housing estate to improve stock, design of the site, and routes through the area." Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
429	SA3312	Simona Sideri	Community	Objects to displacement of and disruption to communities and	The allocation reflects comments received to previous consultation that suggest

			displacement	the undermining of successful efforts to build a strong and stable community and to improve local facilities	residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
205	SA3313	L. Morgan (adjacent resident)	Community displacement	Objects to displacement of and disruption to communities	The proposed site allocation is for “Potential improvements for the housing estate to improve stock, design of the site, and routes through the area”. Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out.
159	SA3314	Mrs V A Macdonald (adjacent resident)	Community cohesion	The plan is flawed and does not have the interests of the local community at heart.	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
256	SA3315	Reardon family	Community displacement	It would cause massive stress to families who have built strong and stable communities which support each other. Moira Close has strong community spirit. The mayor and MP recently celebrated that with us. Proposed plans will not improve our life chances. They will be reduced by displacement and lose of family / network support. People take pride in their homes and environment. All attributes council is striving to achieve.	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
129	SA3316	Catherine Suttle	Community led regeneration	Community has put a lot of work into developing Lordship Rec and the hub, and activities that bring people together. In the face of all this investment it would be a travesty and insult to the community for the council to propose demolishing it.	The allocation reflects comments received to previous consultation that suggest residents would like to see improvements to Broadwater Farm. Therefore the proposed site allocation is for “potential improvements for the housing estate to improve stock, design of the site, and routes through the area.” Lordship Recreation Ground was included within the allocation to provide scope for people to remain within the community while any potential works were carried out. Any proposed development would be subject to full planning processes and no decisions would be made without full consultation with residents.
175	SA3317	Abdul Bham and Judith Ironside (adjacent resident)	Community led regeneration	Unacceptable attempt to take over land dedicated to community use and is an integral part of projects by local community organisations to provide facilities.	The council recognises the good work done by the community and the importance of this continuing in any proposed development.
181	SA3318	Amanda Latimer	Community led regeneration	Will destroy the long efforts to build a strong and stable community already under stress from the riots and austerity measures.	The council recognises the good work done by the community and the importance of this continuing in any proposed development.
205	SA3319	L. Morgan (adjacent resident)	Community led regeneration	Undermines successful efforts to build a strong and stable community and to improve local facilities for local community, Haringey and London	The council recognises the good work done by the community and the importance of this continuing in any proposed development.
209	SA3320	Rosemary Hollis (local resident)	Community led regeneration	Plan threatens all the good work over decades to build a strong and stable community and to improve local facilities. This is a success story that is in danger of destruction.	The council recognises the good work done by the community and the importance of this continuing in any proposed development.
210	SA3321	Noel Treacy	Community led regeneration	I also object to the proposal to demolish and redevelop Broadwater Farm which would destroy the progress that has been made in improving conditions and which is a suggestion	The council recognises the good work done by the community and the importance of this continuing in any proposed development.

				ignorant of what has been achieved in collaboration with the local community through the Broadwater Farm Residents' Association.	
238	SA3322	Margaret Burr	Community led regeneration	BWF is one of success stories of bringing together the community (after dreadful events of 30 years ago) and is now an important asset. Planned redevelopment makes a nonsense of community development and engagement.	The council recognises the good work done by the community and the importance of this continuing in any proposed development.
5	SA3323	Katie Kinnear (resident)	Community led regeneration	Council should be celebrating the successful community led regeneration of the area rather than destroying existing homes and facilities	The council recognises the good work done by the community and the importance of this continuing in any proposed development.
198	SA3324	Mark Applegate	Community led regeneration	Counterproductive to all the positive work that has been done over the years in this community. Council should continue to support initiatives which improve and protect social housing, green spaces and local facilities.	The council recognises the good work done by the community and the importance of this continuing in any proposed development.
248	SA3325	Stuart Philip Gillings and Ruth Pattison (adjacent residents)	Community led regeneration	Achievements of three decades of work building a strong and stable community will be thrown away.	The council recognises the good work done by the community and the importance of this continuing in any proposed development.
123	SA3326	Samantha, Zoe and Pamela Wyles	Community led regeneration	Local people have successfully improved the facilities. The proposal will undermine these ongoing efforts, displacing residents and causing great upheaval and disruption for years. It will destroy the local community.	The council recognises the good work done by the community and the importance of this continuing in any proposed development.
155	SA3327	David Corio (local resident)	Community led regeneration	Disruption for years and will undermine successful efforts to build a strong, stable and safe community	The council recognises the good work done by the community and the importance of this continuing in any proposed development.
46	SA3328	Veronica Mole (borough resident)	Community led regeneration	Proposal undermines work to build strong communities and improve local facilities	The council recognises the good work done by the community and the importance of this continuing in any proposed development
257	SA3329	Broadwater Farm Residents' Association	Community led regeneration	Community-led regeneration of the estate attracted over £40million of resources and has been a huge success. All tenants' recommendations were carried out. Visitors from around the world visit to see a great example of community-led regeneration.	The council recognises the good work done by the community and the importance of this continuing in any proposed development
175	SA3330	Abdul Bham and Judith Ironside (adjacent resident)	Disruption	Disruption will be massive and there will be uncertainty and stress for residents directly affected.	The council recognises the good work done by the community and the importance of this continuing in any proposed development
178	SA3331	Dan Rosenberg & Sagarika Chatterjee	Disruption	There will be years of disruption and lasting damage if this goes ahead.	The council recognises the good work done by the community and the importance of this continuing in any proposed development.
272	SA3332	Mr R J Ferguson	Disruption	Unsettling effect this upheaval and disruption will have on human beings, their families and communities.	The council recognises the good work done by the community and the importance of this continuing in any proposed development
247	SA3333	Christopher Currie (local resident)	Access	Even for fragment of field which would remain the access for visitors to events would be blocked by housing.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend site allocation to exclude Lordship Recreation Ground.**
633	SA3334	Anne Gray, Local Resident	Access	It is crazy to pull down perfectly good housing in Broadwater Farm or alongside it in Somerset Close, Lido Square and Lordship Lane. With the exception of the Edwardian and 1930s homes in Lordship Lane, these dwellings are less than 50 years old. Broadwater Farm estate has been the subject of millions of improvement works and houses a community centre of major	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.

				importance installed to develop social cohesion after the riots of the 1980s. The carbon footprint and waste of previous investment involved in doing this is unthinkable. Broadwater Farm estate is at last after many years a well landscaped place with a good balance of building heights and open space and it would be a disaster to disrupt it. The material and emotional cost to the community there would also be a disaster. The notion of pulling down housing merely to improve road access is also crazy –we need to be moving away from motor traffic not making it easier for cars to flow.	
818	SA3335	Our Tottenham - Claire Colomb	Access	One claimed point of the Broadwater Farm Site Allocation is the improvement of access to Broadwater Farm. We would accept this only if the Site Allocation plan is changed to clearly state that these plans would not involve home demolitions or loss of green space. Given the housing shortage in Haringey schemes like this should not be carried out at the expense of home demolition.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward. There is a statement in Policy SP2 stating that there will be no net loss of housing floorspace in floorspace terms.
148	SA3336	Ghazale Jamsheed (adjacent resident)	Alternative funding	Hope council finds other means to secure the necessary funding to compensate for central government funding cuts.	Noted.
2	SA3337	Stephen Brown (site resident)	Alternative funding	Suggests considering alternative means for increasing revenue	Noted. All options will be considered if this site comes forward for development.
4	SA3338	Beatrice Peries-Brown (site resident)	Alternative funding	Suggests considering alternative means for increasing revenue	Noted. All options will be considered if this site comes forward for development.
238	SA3339	Margaret Burr	Alternative sites	Other areas need redevelopment. Why BWF and why now? Tottenham is already gentrifying and this can only damage people's chances to stay within the community.	This site is one of a number of sites identified for development across the borough. The allocation proposes improvements to the estate to improve the quality of housing in the area.
8	SA3340	Geraldine Turvey	Alternative sites	There are existing empty properties which could be used for temporary decanting of residents such as Broadwater Lodge which is currently 'protected by occupation'	Broadwater Lodge has been included within the site allocation so that all options for redevelopment can be considered in development plans for the area.
206	SA3341	Anne Harvey-Kirkwood (adjacent resident)	Alternative sites	Has council considered less drastic options such as renovating some of the old properties in need of repair i.e. Labour Trades Hall	All sources of housing are being considered to accommodate the approximately 19,000 new dwellings required to be built in Haringey over the plan period.
145	SA3342	Lynda Jessopp	Alternative sites	Appreciates need for housing but suggests using derelict land or vacant industrial sites.	Other sites have been allocated as having potential to provide extra housing in Haringey. This allocation is specifically for potential improvements to the existing housing estate to improve stock, design of the site, and routes through the area.
146	SA3343	Louise Hannah (local resident)	Alternative sites	Suggests nearby brownfield land in Tottenham could be more appropriate for spillover development	Lordship Recreation Ground was included in the allocation to reflect the aspirations of some residents to remain on the estate. Some brownfield sites in Tottenham are also allocated for housing.
194	SA3344	Julie Woodall & family (adjacent residents)	Alternative sites	Other sites to build on rather than much needed open space. Think harder about where housing can be built in spaces with buildings or less desirable land.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend site allocation to exclude Lordship Recreation Ground.**
242	SA3345	Karin Lock	Alternative sites	Use empty properties to re-home people for temporary accommodation as you demolish and rebuild each block.	There are no detailed plans for development on this site however this, along with other options, will be considered in any future development.
247	SA3346	Christopher Currie (local resident)	Alternative sites	Propose use of derelict housing on Bishops Avenue instead as would provide room for extensive new social housing.	Bishops Avenue is not within London Borough of Haringey and the buildings are currently privately owned.
253	SA3347	Sofie Pelsmakers (local resident)	Alternative sites	Other solutions e.g. land and open space within BWG to build there first before demolition.	Council is considering other decant options including within the estate itself.

253	SA3348	Sofie Pelsmakers (local resident)	Alternative sites	Mayor has announced Tottenham as new housing zone for 10,000 homes. Can residents be decanted here temporarily?	The inclusion of part of Lordship Recreation Ground within the allocation would provide scope for some Broadwater Farm residents' aspirations to remain on the estate.
179	SA3349	Stephen and Susan Ellis	Alternative sites	Rec should not be sacrificed. Derelict buildings or land should be used in preference to using increasingly precious green space.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend site allocation to exclude Lordship Recreation Ground.**
164	SA3350	Holly and Michael Browne (local residents)	Alternative sites	Brownfield sites in local area that would be prime for this kind of redevelopment.	A call for sites was undertaken between March and May 2013 which considered other sites suitable for development. Other brownfield sites in the area have also been allocated for housing development.
201	SA3351	Simon Way	Alternative sites	Learnt with alarm of plans to build on Lordship Rec. Derelict buildings in the area would be better.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend site allocation to exclude Lordship Recreation Ground.**
232	SA3352	Steve Hill (local resident)	Alternative sites	Hackney's more extensive regeneration process has not had to use parkland even temporarily. People have been decanted to other suitable places using empty properties, voids and other measures.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend site allocation to exclude Lordship Recreation Ground.**
159	SA3353	Mrs V A Macdonald (adjacent resident)	Alternative sites	Building on green space is unacceptable. Brownfield land should be used if building or decanting is needed.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend site allocation to exclude Lordship Recreation Ground.**
134	SA3354	Hilary Plews	Alternative sites	Understand that affordable social housing is a top priority but so is open space. Should not be provided on an award winning recreation ground. Suggest a brownfield site could be found to build new housing.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend site allocation to exclude Lordship Recreation Ground.**
135	SA3355	Regina McLennan (local resident)	Alternative solution	Council needs to find an alternative way to housing borough residents.	Noted. A call for sites was issued in March 2013 which allows the community to put forward other sites for development. These were assessed and suitable sites included in the site allocations document.
177	SA3356	Stella Smith	Borough differences	This is hitting the poorest parts of the borough. Would it be considered in High gate Wood or Alexandra Palace	Development is in line with the spatial strategy set out in the Local Plan: Strategic Policies.
243	SA3357	Tower Gardens Residents Group (local residents)	Borough differences	There are no proposals to build on green space in the west of the borough.	Development is in line with the spatial strategy set out in the Local Plan: Strategic Policies. The site allocation has been amended to exclude Lordship Recreation Ground.
278	SA3358	Ms S C Allen	Changing priorities	It should be blatantly obvious to any competent 'planner' who is directly involved in the direction of the lives of others that thoughtless interfering which results in constantly moving goal posts – quite literally in this case! – is absolutely the fundamental contributing factor which destroys basic human needs and encourages aimlessness.	Noted.
161	SA3359	Fr James Hill	Communication	SA63 is borne of poor and ineffective communication and little understanding of communities and value of the human people.	Noted.
87	SA3360	Michael Whyte	Congestion	Rejection of the plan as houses within the park will increase congestion	Noted. Lordship Recreation Ground will be removed from the allocation. Action: Amend site boundary to exclude Lordship Recreation Ground.
232	SA3361	Steve Hill (local resident)	Congestion	More houses means effects on congestion. There seems little scope to improve local road capacity.	The site allocation provides for improvements to the estate including routes through the area which could include local road capacity.
32	SA3362	Michael Spiers	Congestion	It will increase traffic and congestion in an already poorly planned and over busy area.	Traffic and congestion will be controlled through the development management policies.
149	SA3363	Martin Braund	Congestion	Suggestion will cause major upheaval in Tottenham, roads will be impassable for many years, the noise and traffic will devastate residents' lives.	There are no detailed plans for Broadwater Farm. These are issues that will be considered in any detailed design and will be controlled by development management policies.

150	SA3364	Tedd Lavia (local resident)	Congestion	Disruption to transport, local facilities and road access in the surrounding areas.	Noted. The development management policies will seek to minimise these effects should development come forward on this site.
155	SA3365	David Corio (local resident)	Congestion	Will cause massive stress in an area that is already congested with traffic	Noted. Development management policies will address traffic concerns in any planning application submitted.
277	SA3366	Anonymous 2 (local resident)	Congestion	Against: more vehicles on the roads in this area	Noted.
243	SA3367	Tower Gardens Residents Group (local residents)	Conservation	Tower gardens estate is a conservation area and designated Article 4. This frontage faces the open space of the Rec with uninterrupted light from the south and is one of the things that gives estate its character and makes it attractive	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend site allocation to exclude Lordship Recreation Ground.**
70	SA3368	Kevin O'Connell	Consultation	Objects to the veil of secrecy that hangs over these proceedings. Attended the meeting as only saw a sticker in a bus shelter. Was told consultation and leaflets had happened in February with residents. This is untrue. Because the information is not in the public domain residents will miss the deadline. This is also unacceptable and undemocratic.	Concern noted. Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012.
120	SA3369	Chris Hutton (site resident)	Consultation	The council has not engaged in meaningful consultation with the community and community reps were barred from some consultative meetings.	Concern noted. Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012.
143	SA3370	Sandra Saad and Youssef Saad (local residents)	Consultation	Haven't been informed of any of these proposals. Heard about it through Friends of Lordship Recreation Grounds.	Concern noted. Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012.
161	SA3371	Fr James Hill	Consultation	Little thought has been given about the nature of communities. Consultation has not been done properly. Why where churches not involved. They would have been ideal to reach large swathes of the wider community for disseminating information, listening and effective communication.	Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012. Disseminating information through churches and other faith organisations is not outlined in the SCI as a possible communication method.
160	SA3372	Eva Atkins	Consultation	Surprised at lack of detail in the plans and the covet way consultation is being carried out. Information is hard to find.	The site allocations document sets out requirements for sites should development come forward in the future. It is not detailed designs for any development. Information was available on the council's website and all Haringey libraries.
162	SA3373	J Skinner (adjacent resident)	Consultation	Only heard about this through Friends of Lordship as no letter from council despite living 100m from estate.	Concern noted. Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012.
194	SA3374	Julie Woodall & family (adjacent residents)	Consultation	Properly consult residents in the locality with clearer maps. The ones used are too small to read or interpret.	Noted. Maps will be amended in subsequent iterations of the document. **Action: Amend maps to make them easier to understand**
196	SA3375	Paul Wheeler (local resident)	Consultation	Support Our Tottenham objection to consultation. 6 weeks is not adequate time for people to consider these significant plans for decision making and development. Little pro-active attempts to engage with residents.	Concern noted. Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012.
197	SA3376	Eloise Kelly	Consultation	Opinions haven't been considered. No letter or leaflet from council allowing fair time to object.	Concern noted. Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012.
200	SA3377	Ebony Riddell Bamber (adjacent resident)	Consultation	Vibrant community in and around the estate which would need to be consulted before any regeneration decision is taken.	Noted. The community will be involved in any future redevelopment plans for the area.
205	SA3378	L. Morgan (adjacent resident)	Consultation	Not been notified or consulted directly by council about this at all.	Concern noted. Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012.
221	SA3379	Mr O'Connell (site resident)	Consultation	He attended the consultation event in Northumberland Park, at which an officer claimed that residents of Broadwater Farm	Concern noted. Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning

				estate had been “consulted” about this proposal. As a long-standing resident of Broadwater Farm, he denied knowledge of any consultation on any such proposal. The consultant said that he had already done something similar in Harrow.	(Local Planning) (England) Regulations 2012.
221	SA3380	Mr O’Connell (site resident)	Consultation	When and how were the residents of Broadwater Farm consulted about this, and what were the results of the consultation? Again, Mr O’Connell wanted to protest at how difficult it was to find out about this proposal, and to respond to the consultation. He just managed to attend the last event, in Northumberland Park, after he found out about it, but he was the only person from Broadwater Farm at this meeting.	Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012.
230	SA3381	Ms H Steel (local resident)	Consultation	On 3rd February 2015 I attended the St Ann's Area Forum, which was where I first learnt of these plans. There were only around 20 residents at the presentation, which is a minuscule proportion of the local population. Most residents are not aware of this threat to their local park. Even at this event the information was not clearly presented and was rushed through. A slide was momentarily displayed showing SA63, including that Lordship Rec was included. I was told that plan didn't mean the sites were identified for housing growth, it merely identified areas to aid community engagement in the improvement of the area. How is anyone supposed to meaningfully engage with these proposals if that is the level of information provided?	The St. Ann’s Area Forum was an event used to advertise the (then) upcoming consultation. Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012.
233	SA3382	Rockstone Foundation	Consultation	Concerned that the local community have been isolated from the process and that many of the changes will not benefit them	Concern noted. Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012.
244	SA3383	N Turkan (adjacent resident)	Consultation	Haven’t received formal information from the council. No details of what is proposed or why nor how to put forward comments. Expect to be fully consulted on proposals as affected.	Concern noted. Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012.
245	SA3384	H Turkan (adjacent resident)	Consultation	Haven’t received formal information from the council. No details of what is proposed or why nor how to put forward comments. Expect to be fully consulted on proposals as affected.	Noted. Any development on site will be subject to full council planning processes which include community consultation.
250	SA3385	Yusuf Mertdjan	Consultation	Has not been informed of this project, nor have many others. It should be a priority for all people who might be affected to be informed.	Noted. Any development on site will be subject to full council planning processes which include community consultation.
254	SA3386	Friends of Lordship Rec	Consultation	Text in SA63 does not match comments made by council officers regarding mass demolition and building on the park.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend site allocation to exclude Lordship Recreation Ground.**
255	SA3387	Turkish Tangmere Steering Group	Consultation	All would like more information on the proposal.	Local residents will be consulted on any detailed plans for work in Tangmere as part of planning processes.
256	SA3388	Reardon family	Consultation	Lack of formal consultation on the proposals. Missed the drop in sessions because of lack of formal consultation and only heard about it through a leaflet campaign. Would argue have not been subject to a formal consultation period.	Concern noted. Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012.
256	SA3389	Reardon family	Consultation	Would like further information on consultation process including timescale, extension of consultation period, additional drop in sessions, other options, if tenants can move back to Moira Close under proposal, if secure tenants can access temporary buildings planned on Lordship Rec.	There are no detailed plans for redevelopment of Broadwater Farm at this stage. Communities will be consulted on any development proposals.
257	SA3390	Broadwater Farm Residents’	Consultation	Letters regarding consultation only went out in English and that council informed responses in Turkish would not be considered.	Haringey Council provides a translating and interpreting service to Haringey residents,

		Association		This contravenes the duty of Council to consult all sections of the community equally about the plan.	
335	SA3391	Dr Michelle Northrop	Consultation	Local residents have not been offered the opportunity to have a say due to language and education barriers e.g. documents not accessible for those who cannot read.	Council's Statement of Community Involvement sets out how council consults the community on plan-making. The council has followed its procedures as set out in this document.
335	SA3392	Dr Michelle Northrop	Consultation	Local residents have not been informed of proposals	Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012.
388	SA3393	Jim Powers and Olive Straker	Consultation	It is hard to believe that any changes in Tottenham could be contemplated without public support.	Noted. Proposals for Tottenham, and the rest of Haringey, will go through public consultation as required. The community will have an opportunity to have its say on both the plan making and planning application.
388	SA3394	Jim Powers and Olive Straker, Local resident – Gospatrick Road	Consultation	Any future changes need to be thought through carefully and local people given every opportunity to comment and be properly consulted before plans are developed.	There is a second opportunity for consultation before the document is submitted to the Secretary of State. Additionally any proposed development on site would be subject to council planning processes which include community consultation.
435	SA3395	Ertogrul Ibrahim (adjacent resident)	Consultation	It came to our attention, not through information provided by Council, or concerning proposals which involve building on the park and sports field. First we heard and extremely disappointed not to have had formal information from Council. The proposed development is so close to us as to have an impact on us and therefore we are entitled to be informed of what is proposed and to have our views heard. This is an extremely concerning and unsatisfactory situation.	Council followed its statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012.
388	SA3396	Jim Powers and Olive Straker	Consultation	We hope this ill conceived scheme will be abandoned or at least put on hold until the people of Tottenham have been given an opportunity to express their views and concerns.	Notes. This consultation is the community's opportunity to have its say on the site allocation. Should any further plans be developed for this site they will be subject to consultation as part of the Council's planning processes.
95	SA3397	John and Murielle Porter-Weiss	Costs	Complete and unnecessary waste of money and valuable resources.	Noted.
243	SA3398	Tower Gardens Residents Group (local residents)	Costs	Social and environmental costs of demolishing BWF and surrounding buildings are not justified	The principal objective of carrying out housing investment is to build more, affordable, homes. It is considered that this would have social and environmental benefits for the area.
253	SA3399	Sofie Pelsmakers (local resident)	Costs	Sell off of public land for short terms gain is short-sighted as it is a one off payment but leads to permanent loss of open space. Appreciate council is short of money but raising money by selling off lungs and open space is short-terms and doesn't have the best interests of residents at heart.	Any development on the park would require a land swap to ensure no net loss of open space.
214	SA3400	Simon Butterworth (adjacent resident)	Costs	The sheer size of Lordship Rec selected for redevelopment betrays a truth which has less to do with the 'temporary location of residents' and far far more to do with maximizing profitable green belt land on which to build, probably in part to offset the lottery grant reclaim. It is staggeringly inefficient to build in the cost of repaying grant moneys by just enlarging the area of Lordship Rec which it is proposed to build on to offset this reclaim cost. It would be cheaper to pay every resident in a phase £10,000 for the temporary inconvenience than to pay the collective additional cost of replacing facilities and repaying grants.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend site allocation to exclude Lordship Recreation Ground.**
225	SA3401	Dr Glenys E Law	Costs	This will be more expensive than envisaged, since law will have to be overturned and challenges will have to be fought in the courts.	Noted.
7	SA3402	Peter Thomlinson	Council	Opposition to council and chief executive's positions including	The principal objective of carrying out housing investment is to build more,

		(local resident)		their ideas about privatisation and relationship with developers.	affordable, homes. A delivery model has not been consulted upon.
7	SA3403	Peter Thomlinson (local resident)	Council	Call for abolition of Haringey council as a rogue council which is anti people and moving towards ambitions of Nazi Germany in 1930s and other such countries. I.e. displacement of people along ethnic, racial and economic grounds.	Noted.
167	SA3404	Reba Johnson	Council	Could understand if Tories doing it but not a Labour council.	Comment Noted.
105	SA3405	Hugh Knopf	Council	Local council should defend people who elected them by defending the land that belongs to them	Comment Noted.
210	SA3406	Noel Treacy	Council	Dismaying to learn of these and other proposals by a Council which seems to be determinedly insensitive to the local character of Tottenham.	The principal objective of carrying out housing investment is to build more, affordable, homes. A delivery model has not been consulted upon.
225	SA3407	Dr Glenys E Law	Council	This is our Borough, we voted in a Labour council, we did not vote for our assets to be sold off to the highest bidder. Wait until after the general election, in the hope that the next government is more supportive of real Londoners and their elected representatives and less in thrall to big business and foreign investment.	The principal objective of carrying out housing investment is to build more, affordable, homes. A delivery model has not been consulted upon.
242	SA3408	Karin Lock	Council	How can Haringey's Labour council face the people of Haringey without shame when it is we who pay your wages and also fund these stupid schemes? Labour is supposed to be the party of the worker but you are now in the arms of the rich and powerful. It's a disgrace.	The principal objective of carrying out housing investment is to build more, affordable, homes. A delivery model has not been consulted upon.
231	SA3409	Diana Shelley (local resident)	Council	The responsibility of a Labour council is to represent and improve the lives of all the residents of the borough. It follows that any such council worth the name of Labour should be doing all it can to increase the amount of truly affordable housing, especially social rented homes, as many other Labour councils attempt to do.	The principal objective of carrying out housing investment is to build more, affordable, homes. A delivery model has not been consulted upon.
186	SA3410	Mark Jameson (local resident)	Current state	Many of the flats and houses are unacceptably small and inadequate	Noted. The proposal is to improve the quality of the houses currently in Broadwater Farm.
335	SA3411	Dr Michelle Northrop	Current state	Existing houses are in better care than many flats in high rises, where there are problems e.g. damp, poor access and sense of safety.	Noted.
231	SA3412	Diana Shelley (local resident)	Demolition	In a recession, council housing should only be demolished if beyond repair. All people should be rehoused on the same site or nearby on the same conditions, or better, and at real affordable rents (not the 80% of market rents nonsense). The actual buildings should provide the same or better standards. Only improved housing for those currently living on these sites can justify the years of demolition, construction and accompanying disruption and health impacts.	Noted, details of any future offer made to any residents affected are outside the scope of the Plan. Development would only be permitted if it can demonstrably improve the quality of housing stock on the site.
257	SA3413	Broadwater Farm Residents' Association	Demolition	Possibility of demolition has been broached with council staff over various meeting in February and March 2015 where it was agreed that demolition and relocation could be necessary. It is obvious the inclusion of BWF in SA DPD does make demolitions of council blocks on BWF a possibility and not only Tangmere in the absence of any statement in the plan to the contrary.	Noted. All options for this site will be explored in order to come up with the best model for housing improvements.
386	SA3414	Colin P. Holyhead	Demolition	Broadwater Farm and the surrounding areas, such as Somerset Close and Lido Square, are less than fifty years old and I cannot understand why they should be demolished or redeveloped. The	Noted. The site allocation provides for improvements to the estate including the housing stock. A delivery model has not been consulted open. The site allocation allows for all options to be considered.

				life of a house should be 100 to 150 years, with maintenance and service ongoing.	
253	SA3415	Sofie Pelsmakers (local resident)	Density	Normally 2 private houses are required for each social unit. So justification to build on open land is that unit will need to increase to accommodate both types. What will the density be? How is it justified when need more not less open space? If this is not the case not all residents can be re-housed. If decanting is the reason who will pay if no new private units are created? If just a decant why not provide open space on old BWF which will be freed up after a few phases of development.	It is noted that providing a financially viable development under standard private market conditions on this site would be challenging.
200	SA3416	Ebony Riddell Bamber (adjacent resident)	Density	Council is supporting high density mixed tenure developments for estates in Tottenham which is a worrying development for the whole community.	Noted.
214	SA3417	Simon Butterworth (adjacent resident)	Density	The density of population adjacent to Lordship Lane Recreation Ground would leave a far higher number of people with access to a much smaller park.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend site allocation to exclude Lordship Recreation Ground**.
188	SA3418	Albertina Benedetti-Hall (local resident)	Developers	Giving more land, power and facilities to developers will continue to make the social crisis we face worse. We don't need to fracture communities to create investment opportunities for the wealthy.	The principal objective of carrying out housing investment is to build more, affordable, homes. A delivery model has not been consulted upon.
127	SA3419	Luci Davin (local resident)	Disruption	Concerned about damage and disruption to residents, schools and the children's centre.	There are no current plans for any redevelopment on the site. If development is proposed for the estate it will be required to meet the development management policies which will seek to minimise disruption on site.
237	SA3420	Broadwater United Sports and Football Association	Diversity	BWF has successfully integrated all peoples who have adopted our estate for their home. It is this diversity that has given strength and creativity in all of its endeavours and we wish to see this model of community development continuing.	Noted. Council shares the community's aspirations for community development.
231	SA3421	Diana Shelley (local resident)	Document	Maps presented in a way which meant the sites were hard to find because few street names.	Noted. Maps will be updated in the next iteration of the document.
248	SA3422	Stuart Philip Gillings and Ruth Pattison (adjacent residents)	Document	Lack of detail in plan document.	Noted. The plan sets requirements for development should the site come forward in the future for development. Its role is not to provide detailed plans on development.
254	SA3423	Friends of Lordship Rec	Document	Information provided is inadequate, biased and deliberately misleading. The information provided is not enough to respond meaningfully.	Noted.
256	SA3424	Reardon family	Document	Document did not indicate proposals to demolish and redevelop Moira Close and that in danger of losing our homes.	The site allocation does not provide for demolition of any buildings. Instead it sets out requirements that must be met if any improvements to the site are to be made.
257	SA3425	Broadwater Farm Residents' Association	Document	The official summary in the DPD is inaccurate, vague, misleading and meaningless. This renders any meaningful consultation impossible or more likely biased in favour of the councils unilateral agenda for the area.	The site allocations document introduces key development sites which may accommodate growth in Haringey. It sets perimeters and further guidance for development on each site. Any proposed development would be assessed against the development management policies which provide more detailed information about what may be allowed on site.
801	SA3426	Sam Davies	Document	Very little information about the proposed development of the Broad Water Farm estate is provided in the above document. I am very concerned that the map shown includes a large piece of Lordship Rec within the area for development. It would be unacceptable to lose any part of Lordship Rec in order to add more housing. Lordship Rec is a key asset and one of the few	The site allocations document introduces key development sites which may accommodate growth in Haringey. It sets perimeters and further guidance for development on each site. Lordship recreation ground was included to provide the option of retaining people within the community if required by any redevelopment. The park is protected metropolitan land and can only be built under in exception circumstances. In this case it would be re-provided with the

				areas within Tottenham that has a large amount of space for the community.	estate resulting in no net loss of open space.
818	SA3427	Our Tottenham - Claire Colomb	Document	These are our views: 1. The information provided is inadequate, biased and appears to be deliberately misleading in hiding the real intentions. It is not possible, on the information provided, to understand or respond meaningfully. For this reason alone this proposal should be withdrawn.	Noted.
230	SA3428	Ms H Steel (local resident)	Document	It is unclear what is being proposed, particularly in relation to the park - the text is extremely vague.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground.**
230	SA3429	Ms H Steel (local resident)	Document	I have since heard that Lordship Rec is included within the proposals because land is needed for temporary housing if Broadwater Farm Estate is demolished. This is not identified in SA63, so if it is true there has been no opportunity for informed feedback.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground.**
119	SA3430	Ceri Williams (local resident)	Document	This is the most inaccessible document. It cannot be called public consultation when incomprehensible to the general public.	Noted. Council will work to ensure the next iteration of the document is easier to understand.
138	SA3431	Federico Calboli	Economics	Economically the plan doesn't make sense. The site was one of the last developed as in a poor location and building on the rec would be proportionally more expensive and generate a lower return for the council than alternative sites.	Noted. Lordship Recreation Ground will be removed from the allocation. Action: Amend site boundary to exclude Lordship Recreation Ground.
171	SA3432	Frances Bradshaw	Economics	Financial gains to council from housing redevelopment should not blind LBH to the best interests of the community.	Noted.
170	SA3433	Philippa Snoaden (local resident)	Economics	Apart from loss of a greatly improved amenity it seems financial madness. Lots of money has gone into improving BWF. Why spend more money knocking it down especially when the council is supposed to be cash strapped and has no money for new building.	The Council believe that it is possible to improve the estates in terms of building stock, access, and permeability.
248	SA3434	Stuart Philip Gillings and Ruth Pattison (adjacent residents)	Effects	Households in immediate area will be affected by demolition and construction. Quality of life and environment will be detrimentally affected. Gains to quality of life which have resulted from voluntary work and obtaining funding will be thrown away.	Any development will be subject to the development management policies which will address the effects of the development on neighbouring properties.
257	SA3435	Broadwater Farm Residents' Association	Equality	Draft Housing Strategy Appendix C indicates Black households are particularly affected by homelessness'. Reducing social housing will mean Black households are disproportionally likely to be forced to leave the borough and London. This is additional nature of discriminatory nature of plans to demolish BWF.	There will be no net loss of social housing by habitable room.
257	SA3436	Broadwater Farm Residents' Association	Equality	The Local Plan policy will discriminate against black households and the consultation was carried out in a way that excluded Turkish speakers. Both these factors breach the commitment in the Equal Opportunities Policy of April 2012 to the fair provision of services.	Council followed statutory requirements for consultation in line with its Statement of Community Involvement and the Town and Country Planning (Local Planning) (England) Regulations 2012. This included a commitment to provide information in any of the most widely spoken languages in the borough, including Turkish. Particular attention was made with the holding of a meeting with Kurdish speakers in the Estate.

257	SA3437	Broadwater Farm Residents' Association	Equality	Incomes in East Haringey have reduced between 2010 and 12/13 (increased in west). Black households are more represented in east, white in west. Initial data on shared ownership schemes show black and ethnic minority buyers are under-represented in schemes and white overrepresented in comparison with representation in population overall in Haringey. This evidence shows that over time black residents in Haringey may not benefit from plans to build more houses in the borough through promoting affordable home ownership in east Haringey.	Noted.
253	SA3438	Sofie Pelsmakers (local resident)	Equality	Has an equality impact assessment been done? Building will severely impact certain people in the community more than others.	An EQIA is being carried out as part of the Sustainability Appraisal of the plan preparation.
220	SA3439	Daniel Cressey (local resident)	Estate development	I have no objection to improving the Broadwater Farm estate. While Haringey clearly needs more homes these must not come at the expense of facilities that make the area liveable for local people.	Noted.
227	SA3440	A Crawford, K Docherty and J Crawford-Docherty	Estate development	Recognise BWF estate given its age and concrete construction may not be future proof and development and improvement of housing stock in this area may be beneficial as long as those with secure accommodation are offered to be housed within any new development.	This is not directly a planning issue, but will be dealt with through the emerging rehousing strategy.
155	SA3441	David Corio (local resident)	Estate investment	The area has markedly improved in recent years due to improvements at BWF. Proposals will set the area back and destroy the reputation of your council.	There are no proposals for the area other than the improvement of the local housing stock.
151	SA3442	Sylvia Oland (local resident)	Estate investment	Estate is most stable it has been, already has high rises and is only 30 years old. Shouldn't need to demolish 30 year old buildings in good condition.	The site allocation allows for the improvement of the estate and housing stock. No delivery model has been consulted upon.
190	SA3443	Hasibe Guler (21 signature petition)	Estate investment	Some of the homes are brand new and others have had features i.e. doors, windows and kitchens renewed by council.	Noted.
247	SA3444	Christopher Currie (local resident)	Estate investment	Proposed redevelopment seems pointless. Community and facilities built up would be destroyed, recent refurbishment wasted and proportion of social housing would fall to be replaced by buy-to-leave units owned by non-resident foreign investors.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
193	SA3445	Maureen Black (local resident)	Estate investment	BWF has benefited from significant investment which has transformed the estate over the last 30 years. It makes no sense to demolish it now, thereby throwing away all the investment in the estate.	The site allocation allows for the improvement of the estate and housing stock. No delivery model has been consulted upon.
206	SA3446	Anne Harvey-Kirkwood (adjacent resident)	Estate investment	Most of the properties are very modern and in good liveable condition having been erected since the 1950s.	There is evidence to suggest that not all of the stock is of a high quality.
231	SA3447	Diana Shelley (local resident)	Estate investment	Incomprehensible to include so called 'redevelopment' of such sites as Broadwater Farm, where the Council, supported by local residents, has invested so much to improve the estate over so many years. It would be an extraordinary misuse of council taxpayers' money to destroy what has been achieved in such places.	The site allocation allows for the improvement of the estate and housing stock. No delivery model has been consulted upon.
237	SA3448	Broadwater United Sports and Football	Estate investment	The estate has undergone much redevelopment to create a peaceful and safe community and in recent years, this dream has been recognised.	Noted. There are no detailed plans for any redevelopment of the area. However, council recognises the good work done by the community and the importance of this continuing in any proposed development.

		Association			
257	SA3449	Broadwater Farm Residents' Association	Estate investment	BWF provides decent quality housing for thousands and is a strong, vibrant community. Huge amounts of money have been spent on providing new features and facilities, All residents want to look to future on the estate not the needless disruption by demolition and decants.	Concern regarding possibility of demolition noted. There are no detailed plans for any redevelopment of the area.
818	SA3450	Our Tottenham	Estate redevelopment	The information portrays what the Council must have known are highly controversial proposals as being 'Potential improvements of the housing estate to improve stock, design of the site and routes through the area.' This may sound innocuous. Yet local community reps' conversations with planning officers [1] revealed the real agenda is to promote mass demolitions of structurally sound homes, accompanied by house-building on the neighbouring park. Further, no information is provided on why the 3 Housing Association estates in the northern part of the 'zone' are included, but it transpires that buried in the 'Development Management Policies' is a poorly printed Map 2.2 showing that the Council bizarrely want to promote future Tall Buildings across these relatively recently-built low-level estates.	The site allocation allows for the improvement of the estate and housing stock. No delivery model has been consulted upon.
257	SA3451	Broadwater Farm Residents' Association	Estate redevelopment	Reason for Alt53 implies that estates on regeneration lost will not receive further decent homes work but will face a different sort of future.	The strategic policies explanation only identifies that there are limitations to the Decent Homes programme. It does not make any commitments regarding the future implementation of it.
257	SA3452	Broadwater Farm Residents' Association	Estate redevelopment	Thousands of council homes are at risk of demolition. Alt53 lists other sites for regeneration. There is a proposal to build 2,000 extra homes on Northumberland Park estate. This will involve the demolition of many homes. Residents are being consulted about regeneration and therefore potential demolition across various sites. Concerned with such a reduction in council housing, decanted residents from BWF may end up with limited choice, if any, of where to move to.	There will be no net loss of affordable housing by habitable room.
257	SA3453	Broadwater Farm Residents' Association	Estate redevelopment	The clear implication of Alt64 is that estates on the list may well be knocked down and replaced with high density mixed tenure developments with a relatively low percentage of social rented housing.	There will be no net loss of affordable housing by habitable room.
214	SA3454	Simon Butterworth (adjacent resident)	Estate redevelopment	It would be possible to build the same or greater housing within BWF and surrounds without building on a protected park.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground.**
272	SA3455	Mr R J Ferguson	Estate redevelopment	Understand council cash strapped but it is now proposing, at great expense to demolish good housing at BWF and eliminate social and sporting facilities. They would then build new accommodation elsewhere to rehouse displaced people.	The site allocation proposes improvements to the estate including its housing stock. No delivery model has been consulted on.
818	SA3456	Our Tottenham	Estate redevelopment	This proposed demolition and redevelopment zone includes not only the estate and all its marvelous community facilities, but also Somerset Close, Lido Square, Moira Close and the private houses along Lordship Lane to the north. We have been told that the proposal would include housing to be built on a large chunk of the north end of Lordship Recreation Ground, including the	Lordship Recreation Ground will be removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground.**

				enclosed sports field, to re-house some of those displaced by any future demolitions. Temporarily or permanently? It also doesn't say	
818	SA3457	Our Tottenham	Estate redevelopment	This totally unnecessary attack on 4 social and Council housing estates and Tottenham's recently-regenerated and largest public park would cause massive stress to all concerned, displacement and disruption for years, and undermine all the successful efforts over decades to build a strong and stable local community and to improve local facilities. Local residents have worked long and hard to make Broadwater Farm one of the most attractive and well-served estates in the UK, and to make Lordship Rec the great park it now is including the sports field, home of Broadwater United youth football teams. The estate and park have won many national awards for successful community-led regeneration and empowerment, and are now admired throughout the UK and beyond. The Council should be celebrating what has been achieved instead of allowing planners to dream up outrageous proposals to destroy existing homes and facilities and break up our communities.	Noted. Lordship Recreation Ground will be removed from the allocation. In terms of the estates council supports the successful efforts which have built a strong community. Any proposed development in this area would be looking to build on these achievements. **Action: Amend site boundary to exclude Lordship Recreation Ground.**
818	SA3458	Our Tottenham	Estate redevelopment	Broadwater Farm The residents, and the Residents Association, have worked with the Council to dramatically improve the estate over the last 30 yrs. It now has great facilities, play areas, landscaping, health centre, community centre, schools and so on. In the last 6 years a range of 'decent homes' refurbishments and repairs to homes and blocks have been made yet bizarrely it has now been put on a list of Council estates facing potential redevelopment. We say it is the Councils duty as the landlord to finish off all the works started and ensure any repairs are done promptly. [See BWFRA statement/objection]	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
818	SA3459	Our Tottenham	Estate redevelopment	We will only accept the inclusion of the Broadwater Farm on the Site Allocations list if it is stated clearly on the Site Allocation for Broadwater Farm that homes will be improved but none will be demolished.	The site allocation provides for the improvement of housing stock. It does not go in to detail about how this will be achieved. All options will be considered for any future improvements.
818	SA3460	Our Tottenham	Estate redevelopment	Gavin Ball from the Councils Planning Department told a rep from the Friends of Lordship Rec that a deliberately large zone was chosen for maximum flexibility. It included additional powers to achieve redevelopment. He said there would be no net loss of open space, but that could include a realignment or a land swap. [He didnt say where]. Most of the land in the zone is owned by the Council, but additional powers could include increased powers of compulsory purchase of private land such as the homes on Lordship Lane. When challenged about the proposed re-designation of the 3 low-rise estates in the northern part of the zone as suitable for tall buildings, he said that this is because they are close to transport routes. We note, however, that this directly contradicts policies which protect the existing character of each neighbourhood, in this case the low-rise nature of all the existing buildings on and around those 3 estates.	Comments noted.
818	SA3461	Our Tottenham	Estate redevelopment	Matthew Patterson, the Councils Interim Head of Policy, Strategic Transport and Infrastructure, also confirmed to a rep from the Friends of Lordship Rec on 20 February that the inclusion of the	Comments noted.

				northern part of Lordship Rec in the development zone is for the power to build housing to decant the residents of Broadwater Farm (or many of them) into that area of the park otherwise the demolitions on the estate could not go ahead due to the impracticalities of re-homing those affected during the demolition and redevelopment works.	
818	SA3462	Our Tottenham	Estate redevelopment	Steve Kelly from the Councils Planning Department spoke at the Tangmere Steering Committee on Broadwater Farm in February and when challenged admitted that the land on Lordship Recreation Ground would be needed for housing for people displaced by any demolitions on Broadwater Farm.	Comments noted.
818	SA3463	Our Tottenham	Estate renewal	See our comment in the overall response about the SA DPD, about the Housing Estate Renewal approach taken by the Council in the SA DPD, Tottenham AAP and Alterations to Strategic Policies. We contest the 'red lining' of housing estates for future redevelopment into 'mixed communities' on the grounds explained in our comment: poor engagement with residents, potential for displacement and net loss with social housing.	Noted. The site allocations role is not to provide detailed information on plans for the area. Rather it sets requirements which should be met if this site were to come forward for development in the future. If any development does occur there would be no net loss of affordable housing by habitable room and it would be subject to engagement with the local community as part of the Council's planning processes.
345	SA3464	S. Dobie	Estate renewal	Question as to where existing residents will be located.	This is not directly a planning issue, but will be dealt with through the emerging rehousing strategy.
579	SA3465	Laura Harrison, resident	Estate Renewal	I am concerned about the proposals for this site, as this estate seems to have a well-established long term community.	Noted. There are no detailed plans for any development of this site. Any proposed development will be undertaken in consultation with the community.
247	SA3466	Christopher Currie (local resident)	Events	Park's north area is only area in Tottenham for large scale outdoor community events including successful park festivals.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground.**
422	SA3467	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan. We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**

				present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.	
224	SA3468	Anonymous (local resident)	Friends group	I know the Friends will be against it. Of course they have done a great deal for the Rec and everyone has to appreciate that. But they have also made some mistakes. The hub lay unused for far too long as a result of their rigidity and even now it is a wonderful resource that is under-used as a result of their narrow approach to its management. It is less used than the café in Downhills Park despite being bigger with a much better kitchen. The Friends are too dominated by one strong personality and do not have a monopoly on community in this area.	Noted.
278	SA3469	Ms S C Allen	Future	Understanding of the draft suggests this proposal will abolish plans I have been developing for over 15 years and which I had hoped to make progress throughout 2015-2016 I am now stripped of any confidence for my future and this has caused me extreme concern and distress.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
90	SA3470	Tessa Forbes	Gentrification	Proposal indicates council's priorities for profit and gentrification over the values of a long term community and stable community conditions produced by local people and their investment of time and energy.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
181	SA3471	Amanda Latimer	Gentrification	It is example of council working for a small section of borough rather than every citizen including poor and marginalised. Attempt to gentrify Tottenham rather than improve existing facilities so everyone has a place and a chance to succeed. Where will the poor go?	The plans for Tottenham aim to improve the quality of life for exiting residents and potential residents.
155	SA3472	David Corio (local resident)	GLA targets	Council does not need to bend to the whims (housing targets) of a mayor who will not be in office in a few years.	Council's local plans are required to be in general conformity with the London Plan and therefore housing targets.
335	SA3473	Dr Michelle Northrop	Health	Residents and families in Moira Close and local area provide support networks for each other; concern that residents might be separated, which could create a higher burden or illness from mental health and depression .	Noted.
146	SA3474	Louise Hannah (local resident)	Height	Suggests remodelling of Broadwater Farm to accommodate more units possibly by increasing heights. Similar to Bellway Lawrence Road development.	Noted.
160	SA3475	Eva Atkins	Height	Concerned about 6-11 stories on existing estate and low rise estate next to Lordship Lane. Limit to 3-4 storeys max.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
214	SA3476	Simon Butterworth (adjacent resident)	Height	Development at 6 to 11 stories around the north and east ends of Lordship Lane Recreation Ground crowd the park substantially.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of

					the borough.
222	SA3477	Fraser Borwick	Height	Current blocks are about 6 floors with one a bit higher. Can you make a mix of tall tower blocks and low rise, to provide a range of choice for the residents? Some people like high rise, some people like low rise. Broadwater Farm could be a bit higher in places. And this would allow for some low rise as well.	Noted. There are not currently plans for redevelopment of Broadwater Farm. However, the height of different blocks would be considered at the detailed design stage of any proposed development.
155	SA3478	David Corio (local resident)	Height	We do not need high rise buildings in the area	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
231	SA3479	Diana Shelley (local resident)	Height	Policies limiting the height of buildings should be strictly adhered to, having particular regard to overlooking, loss of sunlight to neighbouring buildings, not creating wind tunnels etc.	All planning applications must be assessed against the development management policies which set out requirements for good design including overlooking, sunlight and daylight requirements and should be designed to minimise wind tunnelling.
243	SA3480	Tower Gardens Residents Group (local residents)	Height	6 storeys across the south of Lordship lane would have major impact in the attractive and well planned appearance of the estate.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
818	SA3481	Our Tottenham	Height	Somerset Close, Lido Square and Moira Close These are pleasant low-rise estates of secure and affordable housing, most with gardens. Council planners, however, have somehow proposed these particular estates to be suitable for tall buildings of 6-11 storeys in the future. This is unacceptable. Some key Council policies regarding its suburban character and tall buildings include the Local Plan (2013), SP11: - All development shall be of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringeys sense of place and identity. - 6.1.15 Haringey is characterised by predominately low-rise (2-3 storeys) residential suburban development across the borough and 3-4 storey development in its town centres.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
248	SA3482	Stuart Philip Gillings and Ruth Pattison (adjacent residents)	Height	Commitment in SP11 to restrict development to design that respects its local context (predominantly 2-3 storeys in this area)	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
254	SA3483	Friends of Lordship Rec	Height	Commitment in SP11 to restrict development to design that respects its local context (predominantly 2-3 storeys in this area)	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
193	SA3484	Maureen Black (local resident)	Height	Tottenham already has many concentrations of high density housing; Council should not demolish low rise development to build more high rises.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable

					development that brings change while having an acceptable impact on the rest of the borough.
254	SA3485	Friends of Lordship Rec	Height	Somerset Close, Lido Square and Moira Close are pleasant low-rise states of secure and affordable housing with gardens. These areas have been deemed suitable for 6-11 storeys. This is unacceptable.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
813	SA3486	Lynne Zilkha	Height	I object to the idea that the construction of tall buildings above 5 levels provides an answer to overpopulation or can function as a tool for regeneration. The danger is that without first attracting employment into the area, new housing will serve either as a base for people working outside the area or an area of accommodation concentrated on those without employment or access to essential amenities. This will not meet the aims of the Local Plan for the area. It is to be hoped that the council will learn from the lessons of Broadwater Farm in 1980s and the Tottenham riots of 2011 and concentrate not on retail outlets which offer things which local people cannot afford, but on employment and good quality housing.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
191	SA3487	Russell Wyatt (local resident)	Housing	It has been said council is trying to attract higher income residents. Facilities like Lordship Rec are what attract house buyers. House prices have surged in the neighbourhood. The parks are a feature that makes Tottenham an attractive place to live.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground.**
120	SA3488	Chris Hutton (site resident)	Housing	These proposals would take away much needed housing and the case for demolition has not been made. Council surveys show 63% of Tangmere oppose the proposals.	The site allocation provides for the improvement of the estate including housing stock. No delivery model has been consulted on.
138	SA3489	Federico Calboli	Housing	The plan is not thought through. Is the plan to move people from Lordship Rec back to the old site? How much will it cost and who will build it. Considering 2 dwellings are usually built and sold for one social unit. Size would need to be as big as Barbican towers to re-house council tenants.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
199	SA3490	Amanda Wright (local resident)	Housing	Any demolition of BWF should allow like for like housing opportunities for all that live there. This should apply for any estate in Haringey. No loss of social housing.	Any development would be required to ensure no net loss of affordable housing floorspace.
225	SA3491	Dr Glenys E Law	Housing	Local homes should be for local people, communities should be protected by their council and not broken up and forced out in order to allow private companies to make a profit.	Noted. The site allocation provides for estate improvements including to the housing stock. No delivery model has been consulted on.
255	SA3492	Turkish Tangmere Steering Group	Housing	Would like to live in a better place	Noted.
277	SA3493	Anonymous 2 (local resident)	Housing	Against: possible high buildings, replacing existing housing, means less space for people, and more overcrowding.	Noted.
818	SA3494	Our Tottenham	Housing	Demolition of housing on Broadwater Farm would lead to a huge loss of socially rented, genuinely affordable housing. Current options for 'Affordable Rent' housing or Shared Ownership housing on the site would not be genuinely affordable for the majority of households in Tottenham. Demolition and rebuilding would contravene Haringey's commitment to equal opportunities.	The site allocation provides for the improvement of the estate including housing stock. No delivery model has been consulted on. Any development would be required to ensure no net loss of affordable housing floorspace.
139	SA3495	Tracey Tindall	Housing -	Once land has been designated for building development, even if	There are no plans for demolitions, or detailed plans for regeneration at this stage.

			affordable	temporarily used by BWF residents, it will be used for greatest profit by developers in the future. The vast majority of housing would be unaffordable for local residents with a small token amount of affordable housing.	Local community will be consulted on these as, and if, they come forward.
191	SA3496	Russell Wyatt (local resident)	Housing - affordable	Understand there is a need for affordable housing however there is already plenty at BWF. If new developments are sole at market price this will price many of the existing residents out of the area.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
218	SA3497	Jules Holroyd	Housing - affordable	Protect these values that are so important in the lives of so many communities in Haringey. Affordable housing, in attractive and well resourced communities, should be the priority for Haringey Council.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
223	SA3498	Tarin Unwin	Housing - affordable	Genuinely affordable housing is needed more than ever when the cost of privately renting or getting a mortgage is increasingly out of reach for people on ordinary incomes.	Noted.
231	SA3499	Diana Shelley (local resident)	Housing - affordable	At this time of reduced spending on affordable housing and Government choosing not to limit rents which can be charged by private landlords, there is widespread evidence of homelessness, overcrowding, poor housing and financial hardship caused by unaffordable rents. These problems impact directly on thousands of people, particularly children, whose future lives and prospects are being directly harmed.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
236	SA3500	Catherine Collingborn (local resident)	Housing - affordable	Residents displaced as a result of this proposal would not be guaranteed similar and secure local accommodation at a reasonable cost. Properties should be renovated and refurbished, the current programme completed to avoid demolishment.	While not strictly a planning issue this will be addressed through council's rehousing strategy.
242	SA3501	Karin Lock	Housing - affordable	Offering such a low rate of affordable accommodation that it amounts to skulduggery. This is blatant theft of public land for private use. By demolishing council homes and replacing them with private, overpriced apartments, you are depriving hard-working families from the opportunity to live and work in London.	Any development would be required to ensure no net loss of affordable housing floorspace.
257	SA3502	Broadwater Farm Residents' Association	Housing - affordable	Alt 64 indicates council has no intention to re-provide an equal quantity of social housing when it demolishes states. It does indicate no net loss of affordable housing floor space. Affordable housing is a broad term and is not the same as social housing with a permanent tenancy that is let at a social housing rent similar to those currently charged for social housing. Alt 64 indicates would be either shared ownership or 'affordable' rented housing at up to 80% of market rent.	Any development would be required to ensure no net loss of affordable housing floorspace.
257	SA3503	Broadwater Farm Residents' Association	Housing - affordable	Appendix C (Consultation on draft housing strategy 2015-20) neither option above is likely to be affordable for BWF residents. Let us take rents at 65% (blended average of rents for Affordable Houses in London and Haringey) £812.50 per month. This is about the affordable amount for a household on mean Haringey household income of £33,140. The same report says median household income in West Green is barely £20,000 per year. This would indicate affordable housing built on BWF is likely to be unaffordable for residents. The report is clear that shared ownership homes will not be affordable to the majority of BWF residents. Shared ownership homes in Tottenham require a minimum household income of £34,709 per year.	Noted, these issues are not within the scope of the Plan.

257	SA3504	Broadwater Farm Residents' Association	Housing - affordable	Given reductions in government grants for new build social housing it is unlikely Haringey Council could demolish an estate and re-provision anything but a small proportion of the homes at social rent. So called affordable rented housing and shared ownership are outside incomes of most BWF and Tottenham residents.	Any development would be required to ensure no net loss of affordable housing floorspace.
623	SA3505	Cllr Felicia Opoku, and separate identical response as local resident	Housing - affordable	There should not be a loss to the existing social housing on this site. It should be on a like for like basis	Any development would be required to ensure no net loss of affordable housing floorspace.
223	SA3506	Tarin Unwin	Housing - affordable	Transferring tenancies to Housing Associations from the Council usually means increases in rents and a reduction in tenancy rights.	Noted.
345	SA3507	S. Dobie	Housing - affordable	Most rents in London are not affordable for the average person. Question as to who the affordable housing will be for.	Noted.
249	SA3508	Hornsey Action Group	Housing - density	Welcome the formal adoption of the Mayor's Housing SPG (2012) to replace the Housing SPD. Much of this document is a useful explanation/commentary of how to interpret London Plan Policy 3.4 which incorporates the housing density matrix.	Noted.
571	SA3509	Matthew Bradby, Chair, Tottenham Civic Society	Housing - private	It is noted that the overall site includes a large number of private freeholds fronting Lordship Lane.	Yes Lordship Lane properties have been included in the site allocation.
130	SA3510	Issy Harvey (local resident)	Housing - social	Dismantling of BWF would not be an upgrade. Heart would be torn out of the area for private profit. Gains short and losses forever.	The site allocation provides for improvements to the estate but no delivery model has been consulted on.
138	SA3511	Federico Calboli	Housing - social	I strongly object to the sale of public property, as it causes an irreparable loss to the taxpayer.	The site allocation provides for improvements to the estate but no delivery model has been consulted on.
129	SA3512	Catherine Suttle	Housing – social	The loss of council housing cannot be allowed especially in this area where so many people need good quality, affordable and secure housing.	Any development would be required to ensure no net loss of affordable housing floorspace.
146	SA3513	Louise Hannah (local resident)	Housing – social	Appreciates need for more houses however concerns that less social housing is being built and less mixed tenure development and profits for developers are unprecedented.	Noted.
221	SA3514	Mr O'Connell (site resident)	Housing – social	Will Broadwater Farm estate still be social housing? Will the rents go up?	Any development would be required to ensure no net loss of affordable housing floorspace
222	SA3515	Fraser Borwick	Housing – social	Can you ensure that the new housing at Broadwater Farm is social housing, or at least represents the exact same mix of social and private that currently exists?	It is not within the Plan's scope to guarantee social rents. Potential options for any affected residents will be brought forward through the Council's housing estates team.
251	SA3516	Inga Bystram	Housing – social	No mention of secure tenants on BWF being charged social housing rents rather than so called affordable housing rents of re-housed.	It is not within the Plan's scope to guarantee social rents. Potential options for any affected residents will be brought forward through the Council's housing estates team.
231	SA3517	Diana Shelley (local resident)	Housing – social	I have been told that Haringey believes there should be fewer council homes and that there should be a greater social mix. That is happening because of the unregulated property market, with increasing polarisation between those who can buy and those who can't. Further plans for social engineering to create an even greater divide are both unnecessary and offensive.	The Council doesn't have an aspiration to reduce Council homes, but would encourage an improved mix of housing tenures across the borough. This is the opposite of an aim targeting division.
161	SA3518	Fr James Hill	Housing - temporary	In a densely populated area with little open space using half of a much beloved playing field for 'temporary' housing is ridiculous. Local children have little space to run around and live in cramped	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground.**

				conditions.	
226	SA3519	Alyson Brewer (local resident)	Housing - development	Understand the need for housing development in Tottenham however this should not be at the expense of open spaces which are a significant part of what makes the borough a great place to live.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground.**
227	SA3520	A Crawford, K Docherty and J Crawford-Docherty	Housing - development	We are not opposed to a quality housing development that recognises the needs of the community.	Noted.
242	SA3521	Karin Lock	Housing - development	The council is building homes in other protected areas such as along the canal and near the nature reserve	Noted.
200	SA3522	Ebony Riddell Bamber (adjacent resident)	Housing targets	Meeting housing targets should not be at the expense of open spaces.	Council policies resist the loss of designated open spaces. Any open space required for housing development would only occur where another piece of land could be substituted resulting in no net loss of open space. In this case Lordship recreation ground has been removed from the allocation.
253	SA3523	Sofie Pelsmakers (local resident)	Impact assessment	Has impact assessment been done for noise/dust/pollution from demolition of BWF? Has an environmental assessment been done for social, financial and environmental costs of demolition versus upgrade?	There are no detailed plans for redevelopment of Broadwater farm. If redevelopment is proposed for Broadwater Farm then these kinds of studies would be undertaken.
109	SA3524	Will Embliss	Improved estate	Estate has improved dramatically. Has great facilities, play areas, health centre, schools. Repairs should be completed rather than knocking them down.	Noted.
162	SA3525	J Skinner (adjacent resident)	Investment	Doesn't understand why council is deciding to demolish estate and neighbouring houses after all the investment and development in the area over the last years.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
388	SA3526	Jim Powers and Olive Straker	Investment	The Government has invested millions of pounds in Broadwater Farm and huge sums of lottery money used to improve facilities at Lordship Park. I would be a shame to throw all that away to provide more housing that local people are unlikely to be able to afford.	Noted. Lordship Recreation ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
32	SA3527	Michael Spiers	Judicial review	The proposal is not in keeping with voting residents needs and would no doubt fall foul of any judicial review covering the use of devoted green recreational space being converted in this way	Noted. Lordship Recreation ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
105	SA3528	Hugh Knopf	Land sales	Council should protest against central government's requirements to sell off land that supports communities and their health, wealth and well being.	Noted. Lordship Recreation ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
138	SA3529	Federico Calboli	Land swap	The council cannot make the case that an area of the same size will be transformed in a green space elsewhere given the lack of empty spaces in the first place, or that decreasing the size of Lordship Rec will not decrease its value as an open space.	Noted. Lordship Recreation ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
391	SA3530	Craig Kennedy	Leaseholders	Also, how will it affect leaseholders on the Farm should the plans to demolish go ahead?	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
257	SA3531	Broadwater Farm Residents' Association	Leaseholders	Homes in BWF tend to sell for a fairly low value of £100,000 – to £150,000. Property values in rest of Haringey and London are much higher. Many leaseholders will have to face moving out of London even if they receive current market value for their homes.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
150	SA3532	Tedd Lavia (local resident)	Local facilities	More homes will put pressure on NHS resources which are already overstretched.	The provision of health facilities will be addressed in the infrastructure delivery plan.

180	SA3533	L Miller (local resident)	Local facilities	Disruption to transport, local facilities and road access in surrounding areas	Any disruption associated with construction will be managed through the principals set out in the Councils' Sustainable Design and Construction SPD.
123	SA3534	Samantha, Zoe and Pamela Wyles	Local facilities	The area is already densely populated and cannot take any more people without investment in basic amenities such as schools and doctors.	The provision of health facilities and school places will be addressed in the infrastructure delivery plan.
173	SA3535	Jonathan Maris	Local facilities	Doctors, transport and amenities are already at capacity. Now new schools or hospitals are planned in the area to cope with more residents. Is there an explanation for this?	The provision of health facilities and school places will be addressed in the infrastructure delivery plan.
177	SA3536	Stella Smith	Local facilities	What are the proposals for broad water farm centre and Harmony Gardens? What will happen to the underprivileged children and adults who use these facilities?	There are no detailed proposals at this time.
183	SA3537	Michelle Lawson (local resident)	Local facilities	Does not support redevelopment of the estate as it represents a close knit community. The school and children's centre serve the wider area. The estate has fantastic facilities and decent houses it would be unthinkable to take these away.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
227	SA3538	A Crawford, K Docherty and J Crawford-Docherty	Local facilities	Concerned about the over development of the area and what guarantees will be put in place in regards to provision of extra school places, doctors surgeries and the provision of other services.	The provision of health facilities and school places will be addressed in the infrastructure delivery plan.
232	SA3539	Steve Hill (local resident)	Local facilities	More houses increases the demand for school and medical provision which is already stretched.	The provision of health facilities and school places will be addressed in the infrastructure delivery plan.
235	SA3540	Dara O'Reilly (local resident)	Local facilities	The impact on schools and local services has been considered sufficiently.	The provision of health facilities and school places will be addressed in the infrastructure delivery plan.
239	SA3541	Rose McFadzean	Local facilities	Strain on local services plans to build housing especially in park must be abandoned. Crowding will cause a repeat of the riots. People, especially youth need space.	Noted. Lordship Recreation ground has been removed from the site allocation. Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.
160	SA3542	Eva Atkins	Local facilities	Concerned schools and children's centre which are new haven't been ring fenced in the proposal. The community centre and gardens need to be protected and at least re-provided.	The provision of local infrastructure facilities will be addressed in the infrastructure delivery plan.
180	SA3543	L Miller (local resident)	Local facilities	More homes will impact NHS services which are already overstretched.	The provision of health facilities will be addressed in the infrastructure delivery plan.
150	SA3544	Tedd Lavia (local resident)	London Air Ambulance	London Air Ambulance uses northern part of ground for landing due to proximity to A10. Building would force the helicopter to land further away which could be life threatening.	Noted.
257	SA3545	Broadwater Farm Residents' Association	Mayor's homes target	Council officer indicated no evidence of structural problems at BWF and redevelopment would not lead to a net increased in number of houses therefore not contributing to Mayor's housing targets. Therefore what is the point of demolition and rebuilding?	There is evidence that some parts of the estate are poorly designed, and that the buildings cannot reasonably be refurbished to bring them up to a satisfactory standard. There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
241	SA3546	Maria Haidara (site resident)	More information	Isn't against proposed demolition of the estate.	Noted, however there are no detailed plans for demolition of the estate.
251	SA3547	Inga Bystram	Moving	Very happy in local community with facilities close by. Concerns regarding ability to move including many books	Noted.
150	SA3548	Tedd Lavia (local resident)	Neighbour effects	Lack of consideration for residents who back on to the park. Loss of light, privacy and change of character to the surrounding properties.	Noted. Lordship Recreation ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
277	SA3549	Anonymous 2 (local resident)	Other areas	Note. This [representation] only mentions this area, many more housing sites in Edmonton, Enfield plus surrounding parts HELP!!	Noted. However, this is outside the area managed by Haringey Council

177	SA3550	Stella Smith	Overcrowding	Tottenham is already overcrowded and overcrowding can cause problems.	Noted.
145	SA3551	Lynda Jessopp	Phased development	Can development of BWF be phased so people can be decanted for a short period and then return to the estate?	Any redevelopment of the estate would need to be in phases.
214	SA3552	Simon Butterworth (adjacent resident)	Phased development	Phase development and manage vacancies in a way which permits redevelopment without the need to build on a protected park.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
213	SA3553	Elizabeth Adams (local resident)	Phased development	Should structural improvements be necessary (and there have already been many over the past few years) to the Farm buildings, they should be carried out in an incremental way that does not uproot people unnecessarily.	Any redevelopment of the estate would need to be in phases.
672	SA3554	Jonathan Maris	Phased development	Regarding the demolition and rebuilding of Broadwater Farm it is common and sensible practise to achieve such a project in phases with no need to move anyone from the site. As flats become available it is normal to move individuals and families from a certain part/phase, say one of the towers, into the flats that become empty. Once that phase is clear then it can be demolished and rebuilt. Move people from the next phase into the new empty part and repeat this process until all have been rehoused. This process negates the need to 'decant' anyone anywhere	Any redevelopment of the estate would need to be in phases.
149	SA3555	Martin Braund	Pollution	Pollution will create breathing problems in children and young people	Pollution from development will be controlled by the development management policies.
422	SA3556	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
192	SA3557	London Waterkeeper	Precedent	It sets a worrying precedent that puts other green spaces at risk. While there is a need for more homes this should not be at the expense of the wider environment. London needs more high quality green space, not less. Parks are vital for health and must not be sacrificed for short term gain.	Noted. Lordship Recreation ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
253	SA3558	Sofie Pelsmakers (local resident)	Precedent	Sets dangerous precedent whereby in 20 years there is no more Lordship Rec as it has been permanently been paved voer as has been sold off for 'much-needed houses' without regard for the fact with more people we need more not less open space.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
257	SA3559	Broadwater Farm Residents' Association	Priority need	Private tenants of leaseholders may end up homeless if houses are demolished and they do not fit into one of council's 'priority need' categories such as having a disability or dependent children.	This will be addressed through the council's rehousing strategy.
153	SA3560	Michael Hodges (local resident)	Private development	Council should not sell land for private development at the expense of council housing. It should be seeking ways of maintaining and increasing the number of council homes.	Noted.
162	SA3561	J Skinner (adjacent resident)	Private development	Private companies purchasing the land means concerns new houses will be overpriced and out of reach to existing families on the estate both social housing and home owners. This happened	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.

				in Stratford where house prices are £440k	
254	SA3562	Friends of Lordship Rec	Private development	Proposals would increase powers for property developers including the threat of building on Lordship Rec	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
250	SA3563	Yusuf Mertdjan	Private development	Differences in council website which indicates only council properties will be included but map shows private Lordship Lane houses included too.	It is the overall area which has to be considered to ensure the maximum public benefit can be achieved in any scheme.
145	SA3564	Lynda Jessopp	Private development	If the plan is to build for sale then it is even more outrageous to sacrifice a public green space.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
253	SA3565	Sofie Pelsmakers (local resident)	Private development	Decanting seems an excuse to transfer public land to private hands decreasing open space. Mixing tenures and communities is good but building on a park to create private flats with decanting social residents is inexcusable and deceptive. Often people are moved out of their communities – decanted- and meanwhile park is paved over forever.	Noted. Lordship Recreation ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
257	SA3566	Broadwater Farm Residents' Association	Private development	Under these plans developers could draw up plans to demolish housing on the site and provide new housing whether provided by a housing association or fully private sector housing	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
127	SA3567	Luci Davin (local resident)	Private development	Objects that the plan rather than increasing and improving social and affordable housing is to replace it with private sector housing which will be unaffordable to people who currently live in the area.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
256	SA3568	Reardon family	Process	Council website only provides preferred option not alternatives. No meaningful detail about what this will mean in order to make a meaningful response. All have gathered is that proposing to demolish houses for private homes.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
201	SA3569	Simon Way	Process	Aside from appeasing property developers can you explain thought process on this?	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
165	SA3570	F Fantahun	Process	Why is this beautiful area being demolished? What is the benefit to the community? What is wrong with the community and estate now? This is another way to make property developers richer and price out hard working people.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
188	SA3571	Albertina Benedetti-Hall (local resident)	Property regulation	Look into the regulation of property: limiting the number of unoccupied, under-occupied or ill-occupied properties. Take on the developers rather than handing them successful examples of community led regeneration. Stop selling council housing. There are alternative options which might be harder but are better policies in the long run.	The suggestions here are not within the gift of Planning.
146	SA3572	Louise Hannah (local resident)	Property values	The park increases the value of property in its vicinity. The large space is needed to absorb the increasing number of people who use it as they move into the area, many with young families.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation**.
105	SA3573	Hugh Knopf	Public assets	Opposed to privatisation of assets but thinks this is a central government position forced on local government.	Noted.
224	SA3574	Anonymous (local resident)	Redesign	One of the strange and sad things about the Rec is that people from the Estate hardly ever seem to use it. Suggest that the Rec should flow into the Estate without the separation of a road so that you can walk in a continuous green space from the centre of	Noted.

				the Estate right to the best parts of the Rec like the hub without having to negotiate traffic or even a quiet road.	
85	SA3575	Nathan Wilson	Redevelopment	The impact of this project would be in no way salutary, necessitating the disfiguring of a much loved community amenity and antagonising local residents.	Objection is noted.
158	SA3576	Angela and Tony Baker	Redevelopment	Covers areas redeveloped recently with local community and Heritage lottery support. Why fix what isn't broken.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
167	SA3577	Reba Johnson	Redevelopment	This is a thriving place, so much time, effort and money have gone into the development of BWF. It is madness.	Objection is noted.
179	SA3578	Stephen and Susan Ellis	Redevelopment	Do not in principle object to redevelopment of BWF as is a bad 60s high rise which needs to be replaced. Money being spent is wasting resources on a bottomless money pit. Surely it is time to get rid of it.	Support for improvement of housing stock noted.
233	SA3579	Rockstone Foundation	Redevelopment	Redevelopment is necessary and welcomed however it needs consensus as to how it is done and who it affects.	Noted.
239	SA3580	Rose McFadzean	Redevelopment	This park is a much needed space for the growing local community. This area is already becoming overcrowded.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
160	SA3581	Eva Atkins	Redevelopment	Agree BWF needs a facelift. Residents must be guaranteed a new house in proximity to their jobs, schools and livelihoods. Private owners must be paid sufficiently so they can find a house of the same value in the same part of London.	Noted.
254	SA3582	Friends of Lordship Rec	Redevelopment zone	No information for why housing estates included in the north of the zone except in DM Policies where map 2.2 shows council wants to promote tall buildings across these low level estates.	The whole of the area is included to maximise the flexibility for a positive outcome for the area to be established.
272	SA3583	Mr R J Ferguson	Redevelopment zone	Other sites are no better. Somerset Close, Lido Square, Moira Close and Lordship Lane are full of residential properties and people. Where are they to go? Temporary accommodation elsewhere while buildings unnecessarily being rebuilt. More complication and expense.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
254	SA3584	Friends of Lordship Rec	Redevelopment zone	Told redevelopment zone includes wider than just the estate and building on Lordship Rec to re-house those displaced. It doesn't say whether temporarily or permanent.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
335	SA3585	Dr Michelle Northrop	Redevelopment zone	Concern with proposal to knock down Moira Close and other cul-de-sacs in the area.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
257	SA3586	Broadwater Farm Residents' Association	Refurbish	Residents' association wants existing housing improvements. Decent homes programme should be the way of doing this. New front doors, kitchens, bathrooms, good insulation, redecoration of communal areas and new attractive flooring are required.	Noted.
221	SA3587	Mr O'Connell (site resident)	Refurbish	Mr O'Connell is due to have Decent Homes renew his kitchen in June. Is this still going ahead?	Decent homes enquiries should be taken up with Homes for Haringey.
120	SA3588	Chris Hutton (site resident)	Refurbish	The condition of the housing stock can be improved by the expeditious implementation of the Decent Homes scheme.	Decent homes enquiries should be taken up with Homes for Haringey.
257	SA3589	Broadwater Farm Residents' Association	Refurbish	Demolition is not a way to 'improve stock'. No report exists that says the buildings are structurally unsound. Stock should be improved using Decent Homes work detailed above. All facilities	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.

				and features serving and enhancing the estate should be treasured and protected.	
254	SA3590	Friends of Lordship Rec	Refurbish	Lots of work done over the years to improve estate and facilities. Council's duty as landlord to finish all the works started and ensure repairs are done promptly.	Noted, these are issues for Homes for Haringey.
119	SA3591	Ceri Williams (local resident)	Refurbish	Strong objection to plans. The estate should be refurbished not rebuilt.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
240	SA3592	Esther Pierce (local resident)	Refurbish	Reconsider plan and refurbish estate in a way that won't displace people and protect the park.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward. Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
242	SA3593	Karin Lock	Refurbish	All blocks proposed for demolition can be refurbished and re-landscaped to make them more attractive, If you must have mixed tenure then at least offer like-for like so no council units are lost.	Any proposed development will require that there be no net loss of affordable housing floorspace.
246	SA3594	John Mullee (local resident)	Refurbish	Reconsider plan and refurbish estate in a way that won't displace people and protect the park.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
253	SA3595	Sofie Pelsmakers (local resident)	Refurbish	Suggests refurbishment and infill instead of redevelopment. Similar to Aylesbury estate in South London. Or refurbished Grade II listed Park Hill in Sheffield by Urban Splash	Noted.
257	SA3596	Broadwater Farm Residents' Association	Refurbish	Residents and association have worked with council to dramatically improve BWF. It now has great facilities. Council's duty as landlord to finish the works started.	Noted, these are issues for Homes for Haringey.
257	SA3597	Broadwater Farm Residents' Association	Refurbish	The only way to maintain the current supply of truly affordable housing in Tottenham an on BWF is to not carry out any demolitions of council homes.	Noted.
257	SA3598	Broadwater Farm Residents' Association	Refurbish	Claimed improvement of access to BWF. Only accept BWF being included in SA DPD if it is changed to clearly state no demolition or loss of green space. Given housing shortage schemes like this should not be carried out at the expense of home demolition. Only accept SA63 if changed to clearly state homes will be improved but not demolished.	The site allocation sets out requirements for development should the site come forward on the future. Its role is not to provide detailed plans on development. Lordship Recreation Ground has been removed from the allocation.
237	SA3599	Broadwater United Sports and Football Association	Refurbish	We will work in partnership with other community group against property developers after short term profits by displacing residents in order to build small, poor quality houses. Repeal plans in favour of ongoing refurbishment and maintenance of Lordship Rec facilities that are a model for community redevelopment throughout the country.	The site allocation provides for improvement of the estate and housing stock. No delivery model has been consulted on.
818	SA3600	Our Tottenham	Refurbish	In the last 6 years a range of refurbishments and repairs have been made - yet bizarrely it has now been put on a list of Council estates facing 'redevelopment'. We say it is the Council's duty as the landlord to finish off all the repair and refurbishment works started. Any proposal for demolition would cause massive stress to all concerned, displacement and disruption for years, and undermine all the successful efforts over decades to build a strong and stable local community and to improve local facilities.	Noted, these are issues for Homes for Haringey. There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.

166	SA3601	Janet Lallysmith	Refurbish	More cost effective to repair than demolish.	The costs of all options will be assessed when any detailed plans for housing improvements are considered.
345	SA3602	S. Dobie	Refurbish	Money has been spent on Broadwater Farm and it does not make sense to demolish it. Focus should be on improving existing estate.	The improvement of the estate is the aim of this site allocation.
341	SA3603	Jennie Pedley	Refurbish	Broadwater Farm needs repairs rather than demolishing.	Noted.
188	SA3604	Albertina Benedetti-Hall (local resident)	Rental regulation	Need a sound rental regulation like in the rest of Europe and need to treat housing as the vital social necessity that it is not an investment vehicle.	Noted.
695	SA3605	Russell Dove, local resident	Requirements for plans	There is insufficient information to make any assessment of the nature of the plans to redevelop the Broadwater Farm Estate, which is scheduled for 2020+. This is itself is likely to be extremely contentious, not least because of the policies of not replacing social housing in equal numbers referred to above. Any proposed demolition must be based on clear, transparent and unequivocal evidence. Any structural assessment on which a proposed demolition is based must be independent, published in full, and subject to verification and challenge in public. Any less than this will appear dishonest.	The plan sets requirements for development should the site come forward in the future for development. Its role is not to provide detailed plans on development. Any proposed development would be subject to full planning processes.
161	SA3606	Fr James Hill	Riots	This planning could lead to social unrest and result in riots again as young people are disaffected and whose energy is mis-channelled destructively.	Noted.
243	SA3607	Tower Gardens Residents Group (local residents)	Site allocation	Asks council to amends site plan and preserve and enhance area and guarantee the park for future generations.	Noted. Lordship Recreation ground has been removed from the site allocation. Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.
253	SA3608	Sofie Pelsmakers (local resident)	Site allocation	Concerned about the deception of not calling SA63 BWF and Lordship Rec. Suggests council left it off because knew it would be controversial. Failure to be honest and transparent is unethical, deceptive and unacceptable. Expected more from a Labour council.	Noted.
257	SA3609	Broadwater Farm Residents' Association	Site allocation	Worried words 'improve stock' bear no relation to these aspirations instead could facilitate wholesale demolition and rebuilding.	The principal objective of carrying out housing investment is to build more, affordable, homes. A delivery model has not been consulted on.
48	SA3610	Tottenham and Wood Green Friends of the Earth	Site allocation	Site allocation does not indicate –other than by a red line –the park will be built on. Told councils plan would be to use it to decant tenants. No incursion in to park is acceptable. If decanting is necessary should be built into council's plan for other sites.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
247	SA3611	Christopher Currie (local resident)	Site allocation	Site indirectly described as residential when in fact it includes a third of Lordship Rec. The rec has had extensive funding and voluntary help from bodies involved with Lordship Rec Forum.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
579	SA3612	Laura Harrison, resident	Site allocation	I am extremely perturbed that the red outline indicates possible development on Lordship rec itself, although this is not explained in the text. Building on any public open green space, let alone an award-winning Green flag park, would be absolutely unacceptable under any circumstances.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
695	SA3613	Russell Dove, local resident	Site allocation	Furthermore, the "red lines" outlining areas suitable for development also now condemn residents in any housing within them to planning blight. These red lines must be withdrawn.	There are no plans for demolitions, or detailed plans for regeneration at this stage. Local community will be consulted on these as, and if, they come forward.
818	SA3614	Our Tottenham	Site allocation	For the sites SA57 (Park View and Durnsford Road), SA63	It is agreed that site masterplanning involving resident engagement will be

				(Broadwater Farm), SA66 (Leabank and Lemsford Close), this means that we demand the inclusion of the following principles in the SA DPD: • No estate regeneration programme should go ahead without a meaningful and fair process of consultation, involvement and empowerment of the existing residents as the drivers of all the decision-making related to their homes. • Such programmes should prioritize improvements to the existing housing estates and their amenities (e.g. finish the Decent Homes Works, concierges, landscaping, community facilities), for the benefit of the current occupants. • There should be no demolition of structurally sound housing • There should be absolutely NO NET LOSS of social housing unit and no displacement of existing tenants as part of any plan for the area.	included in all housing estate renewal schemes. There is a clear statement in the Strategic Policies that there will be no net loss of affordable housing. It is considered that where opportunities to build significant quantums of additional affordable housing exist, the structural stability of the existing stock should not be the determining factor. The Council will seek to ensure that all stock, old and new, is of a high quality.
234	SA3615	Asher Jacobsberg (adjacent resident)	Social cleansing	So called affordable housing very seldom is, especially for those in Tottenham. Allowing private development even with 'affordable housing' will lead to gentrification/ social cleansing. This is not what I want. We want the area to be genuinely affordable and diverse.	Noted.
248	SA3616	Stuart Philip Gillings and Ruth Pattison (adjacent residents)	Social cleansing	Economic and social consequences will be social cleansing, dislocating low income tenants in favour of developers and purchasers (for investment) of high rise apartments. Similar to Woodberry Down.	The principal objective of carrying out housing investment is to build more, affordable, homes. A delivery model has not been consulted on.
249	SA3617	Hornsey Action Group	Social cleansing	This will lead to displacement of established communities out of Haringey.	This is not the aim of the policy.
571	SA3618	Matthew Bradby, Chair, Tottenham Civic Society	Social costs	In our view the social and environmental costs of demolishing Broadwater Farm Estate and surrounding buildings are not justified.	The allocation allows for improvements to the existing estate and housing stock. No delivery model has been consulted on therefore there are no costs to be quantified.
681	SA3619	Olivia Festy	Support	We are very keen on the regeneration.	Noted.
224	SA3620	Anonymous (local resident)	Support	I am very strongly in favour of this redevelopment idea. We need more housing and Broadwater Farm, though much better than it was, is unsightly and poorly designed. There is a lot of green space there that is hardly used at all and which could be used better. Housing is in desperately short supply and compromises have to be made. This is a sensible one that will benefit the community enormously. A big thumbs up.	Support is noted.
255	SA3621	Turkish Tangmere Steering Group	Support	In agreement with statement "potential improvements of the housing estate to improve stock, design of the site and routes through the area".	Support noted.
277	SA3622	Anonymous 2 (local resident)	Support	More housing and improved facilities for this area	Noted.
222	SA3623	Fraser Borwick	Support cautiously	Broadwater Farm estate badly needs refurbishment or redevelopment as the concrete buildings are coming to the end of their lives. The design of the estate is very dated. I cautiously support the plans with the following caveats.	Support is noted.
254	SA3624	Friends of Lordship Rec	Support from other groups	Friends have the support of the following groups for this objection: - Broadwater Farm Residents Association - Broadwater United Sports and Football Association	Council notes the support of this representation from other organisations.

				- Broadwater Farm Children's Centre Parents Forum - St Benet Fink Church - Lordship Rec Users Forum (representing all the Lordship Rec user groups and other stakeholders) - Tottenham Clouds - Strawbridge Court Residents association - Tower Gardens Residents Group - London Waterkeepers - Back 2 Earth - Haringey Green Party - Haringey Play Association - Lordship Rec Eco-Hub Co-operative - Omega Works Tenants Association - Tottenham Civic Society - Higham Road Allotments Association	
254	SA3625	Friends of Lordship Rec	Support other representation	Support objections made by BWF Residents Association and Broadwater United.	Support of other representations noted.
254	SA3626	Friends of Lordship Rec	Support other representations	Support for views in Tottenham Civic Society objection.	Noted.
562	SA3627	Cllr John Bevan	Supports Limited Redevelopment	I am concerned that this site is listed as a whole and that the first possible development has not been listed separately. From my knowledge, obtained when I was Cabinet Member for Housing, I would request the following that the first part of this estate to be developed should be shown as a separate area namely Tangmere and The Enterprise Centre. My detailed knowledge informs the following. That Tangmere and The Enterprise Centre should be demolished and subject to an overall plan being developed for this estate the area grassed over, subject to a one stop local supermarket being provided, as these two buildings are the most problematic and beyond refurbishment. Accommodation for the present residents of Tangmere can be provided by new build on the adjacent vacant Broad Water Lodge site and the adjacent vacant boarded up unused school building site. It should be an aspiration to replace The Enterprise Centre with a national brand one stop local supermarket, perhaps with accommodation above. As stated both of the above mentioned buildings are beyond any repair or refurbishment. Concerning the rest of this estate there should be no presumption to demolish, every effort should be made to study the possibilities of creative transformation of the remaining estate. It is my understanding that the local Residents Association would be basically supportive of the above submission	Proposal is noted. There are no detailed plans at this time, and the overall Council view is that the whole area should be considered in the round to explore all avenues in maximising public benefit.
255	SA3628	Turkish Tangmere Steering Group	Tangmere	In favour of demolition as damp, water leaking and health problems.	Noted, however there are no current plans for demolition of any buildings within Broadwater Farm.
257	SA3629	Broadwater Farm Residents' Association	Tangmere	Tangmere residents are being consulted in Homes for Haringey steering group where demolition has been discussed. Concern due to leaks and anti-social behaviour. Given no evidence of	Noted.

				structural problems it is suggested problems at Tangmere could be better addressed through better management and maintenance and does not seem demolition is necessary.	
1	SA3630	Mr Cosgun (site resident)	Tangmere	Supports demolition, redesign and relocation of Tangmere block.	Noted, however there are no current plans for demolition of any buildings within Broadwater Farm.
257	SA3631	Broadwater Farm Residents' Association	Tangmere	Any problems in Tangmere should not be used as a 'Trojan horse' for facilitating demolitions of other blocks. The current site allocation would allow proposals for demolition of all blocks not just Tangmere.	The allocation allows for improvements to the existing estate and housing stock. No delivery model has been consulted on
257	SA3632	Broadwater Farm Residents' Association	Tangmere	If Tangmere is considered for demolition why doesn't plan indicate other buildings won't be demolished? This does not support demolition of Tangmere. Consider necessary repairs should be completed.	The allocation allows for improvements to the existing estate and housing stock. No delivery model has been consulted on
255	SA3633	Turkish Tangmere Steering Group	Tangmere	Repairs are a problem and never end.	Noted.
151	SA3634	Sylvia Oland (local resident)	Temporary buildings	Any temporary buildings will not be temporary. Stupid to build temporary buildings at great cost and then demolish after.	There is no reference to temporary buildings in the site allocation.
222	SA3635	Fraser Borwick	Temporary housing	Can a guarantee be given that the areas of Lordship recreation ground outlined in red will be returned to public open space at the end of the development, or will it remain as housing by default?	Noted. Lordship Recreation ground has been removed from the site allocation. Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.
571	SA3636	Matthew Bradby, Chair, Tottenham Civic Society	Tower Gardens Conservation Area	Opposite the Rec, on the northern side of Lordship Lane, is the long parade of 1920s neo-classical model housing forming the southern boundary of Tower Gardens estate, which is a conservation area. These homes have just been restored under Decent Homes funding. They are also designated Article 4. Their position facing the open space of the Recreation Ground, with uninterrupted light from the south, is a key feature of the conservation area.	Noted. Lordship Recreation Ground has been removed from the site allocation. **Action: Amend boundary to exclude Lordship Recreation Ground from the allocation.**
222	SA3637	Fraser Borwick	Underground carparking	Can you put the bulk of the car parking in underground car parks, so that we have ground floor dwellings, which would make a much more welcoming design. It is currently not exactly welcoming.	This is a detailed design issue which would be addressed if the site comes up for development.
122	SA3638	Emily Unell	Undermine work	This disruption would undermine all the work done in the recent years to provide better resources and infrastructure for the community.	Noted.
277	SA3639	Anonymous 2 (local resident)	Utilities	Against: requirement for more electricity, water, sewage, gas services etc	Noted.
105	SA3640	Hugh Knopf	Wealth distribution	Council should blame central government and systems of wealth distribution that benefit some to the detriment of local communities.	Noted.
242	SA3641	Karin Lock	Woodberry Down	We have seen what happened at Woodberry Down where flats are sold off-plan to Asian buyers.	Noted.
166	SA3642	Janet Lallysmith	Young people	Letting young people down by closing youth centres. Don't take homes, future and recreational facilities too.	Noted. It is hoped that the local community can be involved in shaping the area, and that appropriate infrastructure can be provided.

Appendix 2.12(b) - Comments on SA 63 of the Local Plan: Site Allocations Regulation 18 consultation Feb-Mar 2015 (continued)

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
232	SA3643	Steve Hill (local resident)	Biodiversity	Development would have a detrimental effect on the biodiversity of the area.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
146	SA3644	Louise Hannah (local resident)	Biodiversity	Public parks are final frontiers of green space for songbirds and other flora and fauna as increasingly private gardens are used for development.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
243	SA3645	Tower Gardens Residents Group (local residents)	Biodiversity	Haven for wildlife, including variety of birds	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
571	SA3646	Matthew Bradby, Chair, Tottenham Civic Society	Biodiversity	The Rec is a haven for wildlife, and the northern part of the Rec has improved hugely in this respect in the last few years with creation of wildflower meadows and new tree planting. There remains more capacity for tree planting in the area. The site represents a remarkable contiguous green space with Downhills Park to the south.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
131	SA3647	Peter Corley	Biology	Trees including fruit trees are valuable public and biological resources (as is the sports ground).	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
207	SA3648	Erica Ward	Borough differences	Why don't we see proposals like this in Crouch End, Muswell Hill? Imagine a similar proposal for Priory Park it wouldn't happen.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
166	SA3649	Janet Lallysmith	Borough differences	Building on Lordship rec and depriving community of green space and sports space is a terrible idea. Why don't you do this in Priory Park or Highgate Woods instead?	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
571	SA3650	Matthew Bradby, Chair, Tottenham Civic Society	Borough differences	It is noted that there are no proposals to build on areas of green space in the west of the borough.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
243	SA3651	Tower Gardens Residents Group (local residents)	Community work	Rec has become the renewed focus for community activities, volunteering, recreation and engagement for residents	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
211	SA3652	Veronica Bailey Straffon and James Straffon (local residents)	Community work	Re-development would cause huge upheaval to both the Broadwater Farm Community and the wildlife. It is not necessary to go this route of SA63 and plans have to be re thought. The community and green space needs protecting from short -sighted ideas.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

818	SA3653	Our Tottenham - Claire Colomb	Community work	The sudden threat to Lordship Rec would bring the Council into direct conflict with the Lordship Rec park users' organisations, and all the funding bodies (Lottery, GLA and the Environment Agency) who have supported the successful community-led regeneration.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
254	SA3654	Friends of Lordship Rec	Community work	Threat to Lordship Rec will bring council into conflict with user organisations and funding bodies who have supported the regeneration.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
146	SA3655	Louise Hannah (local resident)	Community work	Local community regenerated the rec with lottery funding to create a wonderful resource for all.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
254	SA3656	Friends of Lordship Rec	Community led regeneration	Community has worked with Parks' Service to achieve a successful, nationally-celebrated, community-led regeneration of Tottenham's largest public park.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
571	SA3657	Matthew Bradby, Chair, Tottenham Civic Society	Conservation area	The origins of Lordship Recreation Ground are entwined with those of Tower Gardens Estate, and it has been the place where residents have gone for recreation for almost 100 years. To separate the Estate from the Rec would have extremely negative social and environmental costs to the Estate.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
138	SA3658	Federico Calboli	Covenant	In breach of a legally enforceable covenant that prevents its development in perpetuity.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
109	SA3659	Will Embliss	Covenant	The park is safeguarded and protected by a covenant preventing it being developed or sold.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
173	SA3660	Jonathan Maris	Covenant	The park is safeguarded and protected by a covenant preventing its sale or development.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
7	SA3661	Peter Thomlinson	Covenant	The park is safeguarded from sale and development by a 'Fields in Trust covenant.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
176	SA3662	Beewan Athwal (adjacent resident)	Covenant	The park is under a 'field of trust' covenant and should not be developed.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
177	SA3663	Stella Smith	Covenant	The Rec is protected by a fields in trust' covenant to stop it being sold or developed	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
179	SA3664	Stephen and Susan Ellis	Covenant	Lordship Rec protected in law by a covenant so unacceptable to propose building on it. Cannot allow few green spaces to be salami sliced in this manner.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

225	SA3665	Dr Glenys E Law	Covenant	The park is safeguarded and protected for all time by a covenant its development or sale. Local people have a right to continuity of access.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
226	SA3666	Alyson Brewer (local resident)	Covenant	The sports field has "Fields in Trust" status, which means that it must be preserved as public open space. How do you intend to override that status?	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
230	SA3667	Ms H Steel (local resident)	Covenant	It is also protected by a 'Fields In Trust' covenant giving it protection for all time as a public green space.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
237	SA3668	Broadwater United Sports and Football Association	Covenant	The pitch is an integrated element of Lordship Rec. These plans go against the covenant which protects it for the community and cannot be undermined.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
247	SA3669	Christopher Currie (local resident)	Covenant	Park is protected by a fields in trust covenant. If the covenant can be broken their is no protection for parks anywhere else.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
248	SA3670	Stuart Philip Gillings and Ruth Pattison (adjacent residents)	Covenant	Building on Lordship Rec in breach of: Fields in Trust covenant in 2012 to protect land being sold or developed. Park was runner up in award for most improved park	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
251	SA3671	Inga Bystram	Covenant	Understand Lordship Rec is protected by a trust	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
254	SA3672	Friends of Lordship Rec	Covenant	Park is protected: Fields in Trust covenant in 2012 to protect land being sold or developed. Park was runner up in award for most improved park	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
256	SA3673	Reardon family	Covenant	Is council still planning to build on Lordship Rec given covenant and Lottery funding issue?	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
272	SA3674	Mr R J Ferguson	Covenant	Sites proposed are ridiculous for example building on Lordship Rec which has had millions spent on it recently and is protected in perpetuity by a covenant. Clever lawyers and their procedures to get around this are not cheap.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
818	SA3675	Our Tottenham - Claire Colomb	Covenant	**Lordship Rec** Over the last 10 years Lordship Rec park users and the Friends of Lordship Rec have worked with the Parks Service to achieve a successful, nationally-celebrated, community-led regeneration of Tottenhams largest public park. The Lottery would demand their 4m grant back, as may others who have contributed. The park is safeguarded and protected for all time by a Fields In Trust covenant preventing any part of it being developed or sold off and park users have pledged to defend it. A Council planner has stated that the proposed use of a large part of the Rec for house-building is because *otherwise the demolitions on the estate could not go ahead.*	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

170	SA3676	Philippa Snoaden (local resident)	Covenant	For Lordship Rec where amount of money spent on improving is comparatively small presumable attraction is that already owned by council so is free. However, sports field is a 'field in trust' given to the nation as an amenity in perpetuity. This seems to have been overlooked or maybe overridden.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
99	SA3677	Catherine Riley (local resident)	Covenant	Lordship RG is safeguarded and protected by a 'Fields in Trust' covenant, preventing any part being developed or sold off.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
150	SA3678	Tedd Lavia (local resident)	Covenant	Lordship Rec is protected by 'Fields in Trust'. Council entered into a deed of dedication in 2013 which restricts use of ground to recreational purposes only. The park offers a clean safe environment for all and is used by the community to enjoy the open space which is limited in the area.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
5	SA3679	Katie Kinnear (resident)	Covenant	The park is safeguarded and protected by a covenant preventing development or sale	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
422	SA3680	Environment Agency	De- culverting	The Moselle Brook culvert runs through this site, however it has not been mentioned in the text and is not drawn on the location plan. This must be amended as the proposed works have the potential to damage the culvert and the condition of the culvert must be assessed before commencement of development. The SFRA identifies the culvert condition as having brickwork missing in places, loss of mortar in brick joints, bulging to brickwork and tree works intruding in places. The development of this site may have capacity to undertake improvement works or deculvert sections. This needs to be explored and implemented if feasible. To amend this we suggest you change the text in your development guidelines to: *The Moselle Brook runs in a culvert under the site and has been identified as being in a potentially poor condition. Development proposals must explore opportunities to de-culvert the Moselle Brook, with clear and robust justification provided if considered unachievable. No new buildings will be permitted within 8m of the edge of the culvert and it's condition must be commensurate with the lifetime of the development.* This site has been included in your SFRA. The SFRA wrongly identifies the site as including an EA asset. This should be amended as we do not own the culvert.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
146	SA3681	Louise Hannah (local resident)	Flooding	Green land is required for flood defence. Land around Lordship rec is very marshy due to Moselle river. Building on such land is difficult and expensive and does not make sense from environmental angles.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
138	SA3682	Federico Calboli	Flooding	The Rec is built in a flood plain so building houses there is inappropriate. Hope BWF is not a flood plain either as it was clearly built to house people as cheaply as possible. Don't repeat mistakes made in the past.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
192	SA3683	London Waterkeeper	Flooding	Surface water flooding is a problem in London and Haringey has seen too much open space paved. This means more pollutants are washed into rivers and rivers become more prone to flooding. Open space is to be cherished not developed on.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
253	SA3684	Sofie Pelsmakers	Flooding	Building on the Re is contradictory to Local plan (p11) that Met Office indicates more floods and greater storm intensity. Lordship Rec is a flood	Noted. Lordship Recreation Ground will be removed from the allocation.

		(local resident)		zone protecting neighbouring houses. It won't be possible to reduce permeable land without compromising water storage capacity. Last year one of wettest winters and Mays and the allotments and Lordship Rec flooded preventing damage to properties.	**Action: amend site allocation to exclude Lordship Recreation Ground**
422	SA3685	Environment Agency	Flooding	Where sites are in Flood Zone 2 this should be noted explicitly in the explaining what this means for the design guidelines of the development. Where there is more than one flood zone (e.g. in Flood Zones 1 & 2) this should also be noted and the development should follow the sequential approach to steer the development to the parts of the site at lowest risk of flooding. We suggest the following additional wording is added to the development guidelines for the above sites: *This site is in Flood Zone 2, classified by the National Planning Practice Guidance as having a medium risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. For development on this site to be acceptable the FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test.* For sites where there is more than one Flood Zone (**AAP**: NT2, NT3, NT4; **SA**: SA52, SA63, SA66) we suggest the following additional wording: *This site is in Flood Zones 1 & 2 & 3* [**delete as applicable**]*, classified by the National Planning Practice Guidance as having a low/medium/high* [**delete as applicable**] *risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. The FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development must be steered to the areas within the red line boundary that are at lowest risk of flooding. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test.*	Noted. **Action:** Add "*This site is in Flood Zones 1 & 2 & 3* [**delete as applicable**]*, classified by the National Planning Practice Guidance as having a low/medium/high* [**delete as applicable**] *risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. The FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development must be steered to the areas within the red line boundary that are at lowest risk of flooding. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test.*"
254	SA3686	Friends of Lordship Rec	Football field	Broadwater United have managed and helped maintain the football field an essential facility for youth football including the 11 teams based there. This makes a big difference to young people and part of the area's positive transformation.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
109	SA3687	Will Embliss	Football field	Broadwater United manage and help maintain sports field an essential facility for youth football. There are 11 teams based here and it has made a huge difference to young people in the area and is a key part in positive transformation.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
246	SA3688	John Mullee (local resident)	Football field	Where will BW United operate if pitch built on and community centre demolished? Children come not only for the love of sport but for direction from respected adults and to earn respect through hard work, team work and determination. The loss of the club would be a sad thing for current and future kids.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
278	SA3689	Ms S C Allen	Football field	Garden which has been cultivated for 21 years backs onto the sports field which is in constant use by many youth football teams. Furthermore the turf was removed and re-laid to improve the playing surface with funding from National Lottery during May – November 2011. This caused 7 months of daily noise, a constant and thick film of saw dust throughout my home and a garden of dirty plants which became impossible to enjoy for much of 2011. Although inconvenient this particular regeneration which included other major areas within Lordship Rec was intended to be for a good cause to help	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

				this community and rebuild its facilities.	
180	SA3690	L Miller (local resident)	Football field	Sports field is a safe environment for young people to get together to build skills such as communication and promote health and well being.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
214	SA3691	Simon Butterworth (adjacent resident)	Football field	The Scheme would deprive the community of football pitches currently available to the community. As the remaining part of the Lordship Lane Recreation Ground is 'valley shaped' either side of the river Moselle there is no flat ground in the vicinity for the community on which to site replacements.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
232	SA3692	Steve Hill (local resident)	Football field	Moving football pitches would remove much needed recreational activity outlet for children aged 7 upwards. There are no similar pitches available in the area to use instead.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
224	SA3693	Anonymous (local resident)	Football field	I would also suggest that you keep the football fields that are regularly used and where the football clubs play.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
233	SA3694	Rockstone Foundation	Football field	The local football teams will have nowhere to play if the plans go ahead.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
223	SA3695	Tarin Unwin	Football field	The sports field is used by many local football teams and to take this space away from local young people would have many negative consequences, including for health and opportunity to engage in something positive	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
240	SA3696	Esther Pierce (local resident)	Football field	Where will BW United operate if pitch built on and community centre demolished? Children come not only for the love of sport but for direction from respected adults and to earn respect through hard work, team work and determination. The loss of the club would be a sad thing for current and future kids.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
237	SA3697	Broadwater United Sports and Football Association	Football field	Our organisation is the leading provider of sports and youth activity within the borough and we have a proud record of gaining milestones of achievement for all of our young participants. Ongoing success in local youth football due to home football pitch at the back of the Community Centre, that has meant can host matches including teams from around the world.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
247	SA3698	Christopher Currie (local resident)	Football field	The area includes only sports field home to 11 football teams which promote healthy activities for youth and keep them out of antisocial activities.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
818	SA3699	Our Tottenham - Claire Colomb	Football field	**Sports Field** Broadwater United officials and volunteers have managed and helped maintain this essential facility for youth football for over 20 years there are currently 11 teams based there. This has made a huge difference to young people in the area, being a key part of the areas positive transformation. [See BUSAFA statement/objection]	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
187	SA3700	Eleanor Hooker (local resident)	Football field	This is a well used park which shouldn't be used to meet housing targets particularly as the sports grounds are used by young people in the area who aren't well served by other facilities.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

623	SA3701	Cllr Felicia Opoku, and separate identical response as local resident	Football field	Lordship Rec is a protected site. Reduction of the park by one third is something that should not have been considered. Additionally, the football park should also not be removed/reduced. Many residents both in Broadwater area as well as beyond use this facility and it has helped improve the health of service users. Any open space that developers would like to make should be additional to existing green space.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
225	SA3702	Dr Glenys E Law	Football field	Haringey desperately needs its green open spaces and its sports clubs. How many hundreds more young men will be out on the streets looking for excitement, if they can't go to their local park and be in a local football club? Do you think the answer to the riots of a few years ago is to make young people feel even more resentful and disenfranchised?	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
243	SA3703	Tower Gardens Residents Group (local residents)	Gate	Main gate is Lordship Lane gate	Noted.
571	SA3704	Matthew Bradby, Chair, Tottenham Civic Society	Gate	The main gate of the Lordship Recreation Ground is the Lordship Lane gate. This provides – at this high point – the main ceremonial entrance to the Recreation Ground, from which it can be viewed in its entirety. It is thus of vital importance to the identity and status of the Recreation Ground. We believe this part of the Rec is of inseparable integrity to the whole.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
140	SA3705	Laura Pickering	Green space	Green space in London is precious. Lordship Rec prides itself on having a varied ecosystem so using to temporarily house people is unacceptable. Lottery funding has been used too.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
180	SA3706	L Miller (local resident)	Green space	Developing BWF leaves little green space in an already built up area	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
182	SA3707	Ellie Tindal	Green space	Green space is valuable for health, well being, leisure and cohesion of the community. High quality green space increases house prices and improves local economies. They should be protected from development	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
194	SA3708	Julie Woodall & family (adjacent residents)	Green space	Please do not build on precious green space. Preserve for future residents.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
204	SA3709	Katherine Currie (local resident)	Green space	Haringey does not have enough green space for people to enjoy (it fails to meet required ration) and if population density increases such space will be even more needed if people are to be able to rest and recover their equilibrium.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
217	SA3710	Andie Frost	Green space	Strongly opposed to reduction of size of parks or public amenities. Haringey needs more parks and open spaces, not less. Any reduction would be a dereliction of duty by the officers of the council and a betrayal of trust to the electorate by the members of the council.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
227	SA3711	A Crawford, K Docherty and J Crawford-	Green space	The park has recently been invested in and is well used. The park provides much needed green space for an already very populated & increasingly populated London	Noted. Lordship Recreation Ground will be removed from the allocation.

		Docherty			**Action: amend site allocation to exclude Lordship Recreation Ground**
247	SA3712	Christopher Currie (local resident)	Green space	Tottenham has green space well below nationally recommended minimum. In light of increase population and reduction of green space, including to private owners, is outrageous.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
253	SA3713	Sofie Pelsmakers (local resident)	Green space	Building on a park, well used and loved by local people means we can never get that land back. It will be forever lost. Given the increasing density in the borough and lack of large open spaces nearby - it is outrageous this is even being considered.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
25	SA3714	Sophie Mcilwain (resident)	Green space	Tottenham is overcrowded, polluted and noisy and building in any city on green space is absurd	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
27	SA3715	Will van der Knapp (local resident)	Green space	Objects as the use of parkland for building is completely unacceptable even if it is temporary	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
36	SA3716	Ruth Hastings Iqball and Mohamed Iqball	Green space	Strongly objects to the loss of green space. London's parks should be protected.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
41	SA3717	M Duerden & K Klier (local resident)	Green space	Local parks are incredibly important for all residents and plans to build on Lordship rec are distressing and unacceptable.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
139	SA3718	Tracey Tindall	Green space	Insufficient undeveloped green space in the city	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
146	SA3719	Louise Hannah (local resident)	Green space	Increasing density means access to green areas is vital. More not less is required. Gardens are being built on and green space is being lost at a bewildering speed. Losing public space is not good planning for the future.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
149	SA3720	Martin Braund	Green space	Ripping to pieces award winning parks shows incredible stupidity.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
150	SA3721	Tedd Lavia (local resident)	Green space	Building on Lordship Rec will leave the locals with limited green space in an already built up area	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
345	SA3722	S. Dobie	Green space	Lordship Rec is a much used local green space and should not be built on .	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
386	SA3723	Colin P. Holyhead	Green space	The Lordship Recreation Ground, I would consider sacrosanct, as it is parkland and through the efforts of the Friends of the Park and local people, it now has paradise like conditions.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

386	SA3724	Colin P. Holyhead	Green space	Please don't spoil it now by overdevelopment but preserve the park for future generations.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
391	SA3725	Craig Kennedy, Local resident – Gloucester Road	Green space	Understand that a consultation taking place, with a view to build on Lordship Rec. If the plan to build goes ahead, our park is gone forever. Parks are very important places in our brick and concrete cities.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
173	SA3726	Jonathan Maris	Green space	Green spaces are a huge benefit and draw to the area. Taking bits of them is short sighted and won't benefit the area. Protect what is good don't destroy it.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
208	SA3727	Yvonne Say (local resident)	Green space	London is famous around the world for the number of beautiful parks it has protected to provide essential therapeutic space for its communities.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
121	SA3728	Joe Bryant (adjacent resident)	Green space	Dismayed that SA63 includes Lordship Rec for housing development. We must protect our relatively few green spaces in London	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
235	SA3729	Dara O'Reilly (local resident)	Green space	Building on Lordship Rec, a much loved community facility is unacceptable. Green space is at an absolute premium and to squander limited space that is held in trust by the local authority is short-sighted and foolish.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
146	SA3730	Louise Hannah (local resident)	Green space	Developing this land would be a betrayal to the community. Loss of public open space cannot be justified; the rec needs to be preserved in its entirety and the pressure to build on it resisted for the good of future generations.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
571	SA3731	Matthew Bradby, Chair, Tottenham Civic Society	Green space	We believe the Council has a clear and overriding duty to preserve and enhance this most important of Haringey's open green spaces.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
341	SA3732	Jennie Pedley	Health and well being	The parkland and sports field are vital for the physical and mental health of local residents.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
183	SA3733	Michelle Lawson (local resident)	Health and well being	Unthinkable that building on Lordship Rec is being considered. We must work together to ensure residents have access to plenty of green space for health and mental well-being.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
163	SA3734	Federico Picinali	Health and wellbeing	Lordship Rec is a wonderful park which offers the opportunity to perform outdoor activities in an excessively developed area. Without the park people will rely on pubs and the mall to socialise. A healthy community cannot just rely on these.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
230	SA3735	Ms H Steel (local resident)	Health and wellbeing	Tottenham is a densely populated area and green space is vital for both physical and mental well-being and for community cohesion.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
159	SA3736	Mrs V A Macdonald	Health	Lordship Rec is precious parkland from which the community and BWF residents benefit in their physical and mental health. The park is essential, a	Noted. Lordship Recreation Ground will be removed from the allocation.

		(adjacent resident)		valuable community asset. Council should be protecting it.	**Action: amend site allocation to exclude Lordship Recreation Ground**
208	SA3737	Yvonne Say (local resident)	Health	This lovely open space should not be converted into housing, as it is well known that stress levels and ill health are induced by cramming people too close together.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
204	SA3738	Katherine Currie (local resident)	Health	Space and greenery are vital for public health. Back2Earth and TCV have a wonderful garden on BWF where people can sit and relax and children play. A poor community needs somewhere families can enjoy themselves without spending money.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
216	SA3739	Tamsyn Wills (local resident)	Health	Cannot accept that there should be a huge loss of green space. There will be even more people to appreciate and depend on the park and its facilities. Families living in confined spaces as defined by Agenda 21, are more likely to end up with mental and physical health problems unless they can escape and interact with nature and fresh air. Take away the green space and you take away peoples sanity and quality of life.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
224	SA3740	Anonymous (local resident)	Hedgerow	Replace the wonderful hedgerow that will be lost at the Lordship Lane end of the Rec. Hedgerows are so marvellous and they are under threat. There are other hedgerows in the Rec of course but that would be a lot to just lose.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
382	SA3741	J.M. Jachim	Historic character	Lordship Rec. is linked with one of the first garden suburbs, a conservation area of social housing par excellence. Locally cottages from the Art Deco period and older villas nestle side by side, forming a delightful mix which typifies the area – an ambience which is Tottenham.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
227	SA3742	A Crawford, K Docherty and J Crawford-Docherty	Legality	Legally we are not sure how it is possible to use park land for this purpose.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
254	SA3743	Friends of Lordship Rec	Lordship Rec	The estate and park have won national awards for successful community-led regeneration and empowerment and are admired throughout the UK and beyond.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
382	SA3744	J.M. Jachim	Lordship Rec	Lordship Rec. Provides a vital green breathing space, filtering out dirt from heavily polluted London, helping to keep us healthy.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
119	SA3745	Ceri Williams (local resident)	Lordship Rec	Existing residents should not be decanted away from the area. The park should be sacrosanct.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
127	SA3746	Luci Davin (local resident)	Green space	Loss of space for children and adults to play, take part in sport and relax.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
136	SA3747	Thomas Anderson (local resident)	Lordship Rec	Well used and well loved park and the only one in this part of the borough where there is a large open expanse of land. These parks are important for Londoners living in fairly confined quarters.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
154	SA3748	Susan Turner	Lordship Rec	The park does not belong to Haringey Council it belongs to the people of Tower Garden, surrounding streets and Lordship Lane. Council will be challenged and needs to look at the history of Lordship Lane and the rec	Noted. Lordship Recreation Ground will be removed from the allocation.

					Action: amend site allocation to exclude Lordship Recreation Ground
155	SA3749	David Corio (local resident)	Lordship Rec	Award winning park planning on decimating.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
169	SA3750	Gareth and Bonnie Walker	Lordship Rec	Loss of a cherished amenity.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
172	SA3751	Brian Belle-Fortune (local resident)	Lordship Rec	Tottenham is already densely populated. We rely on the Rec for our breathing space on the same way as people around Hampstead Heath do.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
175	SA3752	Abdul Bham and Judith Ironside (adjacent resident)	Lordship Rec	The disruption will ruin enjoyment of the park which is now a much appreciated local amenity.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
176	SA3753	Beewan Athwal (adjacent resident)	Lordship Rec	Widely used public space which has been greatly improves. To take away this green space would be detrimental to Tottenham's residents.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
177	SA3754	Stella Smith	Lordship Rec	The Rec is the lungs of Tottenham and if built on will deprive the community including those without gardens of an area of beauty and space to breath	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
180	SA3755	L Miller (local resident)	Lordship Rec	Lordship Rec is a safe clean environment and well used by community including Health Centre which holds walks to improve patients' wellbeing	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
191	SA3756	Russell Wyatt (local resident)	Lordship Rec	Lordship Rec is a wonderful park regularly used. Having green space in an urban environment is essential to our mental and physical health. Building on Lordship Rec would be a downgrade to the local amenity.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
209	SA3757	Rosemary Hollis (local resident)	Lordship Rec	Particularly concerned about threat to Lordship Rec and implications for residents in proposed redevelopment area.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
212	SA3758	Pete Simmons (local resident)	Lordship Rec	All for the wide open spaces and use the park each morning, also a friend thinks it is the best park in London. There have been some great things done and sense of community established. All for redevelopment, regeneration and maybe some gentrification of Tottenham but a massive pull factor for the area is the Rec with its terraced houses. It is of critical importance to the desirability of the area to keep it in its current form.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
220	SA3759	Daniel Cressey (local resident)	Lordship Rec	Improvements must not come at the cost of the loss of local parkland. It is vital local green space for many, many people. The park must be preserved in its current state. Failure to do this will be a disaster for local residents and in the long term for Haringey, as the council will find that it becomes a less desirable place to live.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

224	SA3760	Anonymous (local resident)	Lordship Rec	Some people will instinctively hate losing part of the Rec. That part of it is not heavily used even in the summer and it is a big space. Most people congregate around the hub in the south. Even if we lost some of it there would still be plenty of room for the Rec Festival in the autumn.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
226	SA3761	Alyson Brewer (local resident)	Lordship Rec	The proposal will be little short of vandalism. It would reduce the area of this beautiful park and the glorious sense of space in our heavily built up area would be ruined together with its appeal to many users.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
230	SA3762	Ms H Steel (local resident)	Lordship Rec	This park is a highly valued asset for local residents, providing much needed access to green space for relaxation and exercise and for contact with nature.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
243	SA3763	Tower Gardens Residents Group (local residents)	Lordship Rec	Far more important amenity space than other nearby green spaces.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
243	SA3764	Tower Gardens Residents Group (local residents)	Lordship Rec	White Hart Lane ward is deprived but access to Lordship Rec is one of the things ensuring a high quality of life, recreational opportunities, social and amenity space that promotes social harmony, wellbeing and cohesion.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
571	SA3765	Matthew Bradby, Chair, Tottenham Civic Society	Lordship Rec	Tottenham suffers from a range of social deprivations, all of which are ameliorated by the presence of the Recreation Ground, and all of which would be inclined to worsen significantly if such a large part of the Rec were to be lost to housing development.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
141	SA3766	Joan Curtis (local resident)	Lottery fund	Lordship Rec refurbished with national lottery fund money and is a fantastic resource for the local community and visitors to the enhanced facilities.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
135	SA3767	Regina McLennan (local resident)	Lottery fund	Recent multi million pound redevelopment has brought users back to the park where once it felt unsafe and derelict.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
10	SA3768	Clare O'Boy (Tottenham resident)	Lottery fund	Lordship RG has recently had a £4 upgrade. It was out of action during this period and this would happen again	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
11	SA3769	Sarah Bayley (Tottenham resident)	Lottery fund	Lordship RG has recently had a £4 upgrade. It was out of action during this period and this would happen again	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
153	SA3770	Michael Hodges (local resident)	Lottery fund	Lordship Rec has been improved through lottery funding. It is an amenity used by a wide range of residents facilitating community cohesion.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
151	SA3771	Sylvia Oland (local resident)	Lottery fund	Can't believe would contemplate building on Lordship Rec. The park has received lottery funding, matched by council, has greatly improved facilities and is used for so many for leisure.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

182	SA3772	Ellie Tindal	Lottery fund	How can a park be included when invested in so heavily and improved through lottery fund	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
193	SA3773	Maureen Black (local resident)	Lottery fund	The Heritage Lottery funding has transformed the Rec, and it is likely they would ask for their money back.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
208	SA3774	Yvonne Say (local resident)	Lottery fund	Lordship Rec has had millions of pounds of lottery money spent turning it into a beautiful natural resource for all the community to enjoy - it should not be turned into a building site for years	Noted. Lordship Rec will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
204	SA3775	Katherine Currie (local resident)	Lottery fund	Friends of Lordship rec and local community campaigned for regeneration of the park and got a £3.8million grant in October 2010. Leader quoted as saying was an excellent partnership between council and community. Why is council now happy to destroy what was created and betray the trust placed in it by the Heritage Lottery Fund and the local community?	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
213	SA3776	Elizabeth Adams (local resident)	Lottery fund	£4m in Lottery money has only recently been poured into the 'Rec' to ensure that the local community can benefit more from it for sport and numerous activities in the new 'Hub'	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
219	SA3777	Mark Pickworth (local resident)	Lottery fund	Lordship Rec has just been regenerated after a long and successful community campaign, and £4m from the National Lottery Fund. These proposals to build housing on part of the park would destroy much of what has been achieved.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
236	SA3778	Catherine Collingborn (local resident)	Lottery fund	Heritage lottery funding and work of the Council and local community has resulted in massive improvements in Lordship Rec. All these efforts would be negated if the proposal was to go ahead and the Lottery funding might be required to be repaid	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
247	SA3779	Christopher Currie (local resident)	Lottery fund	Breach of trust with Heritage Lottery Fund would make council an unreliable partner for future grants. Serious breach of councillors' duty to residents and electors.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
251	SA3780	Inga Bystram	Lottery fund	Lottery fund would object strongly if the land was built on.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
248	SA3781	Stuart Philip Gillings and Ruth Pattison (adjacent residents)	Lottery fund	Building on Lordship Rec in breach of: contract between council and Heritage Lottery Fund to protect and maintain Rec's facilities until 2037	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
254	SA3782	Friends of Lordship Rec	Lottery fund	Park is protected: contract between council and Heritage Lottery Fund to protect and maintain Rec's facilities until 2037. Lottery would demand money back.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
109	SA3783	Will Embliss	Lottery fund	The Lottery will demand their £4 million grant back	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
173	SA3784	Jonathan Maris	Lottery fund	The lottery would demand their £4m grant back.	Noted. Lordship Recreation Ground will be removed from the allocation.

					Action: amend site allocation to exclude Lordship Recreation Ground
230	SA3785	Ms H Steel (local resident)	MOL	Lordship Recreation Ground should immediately be removed from any development plans. It is protected Metropolitan Open Land which is equivalent to Green Belt (management plan p12)	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
236	SA3786	Catherine Collingborn (local resident)	MOL	Lordship Rec is Metropolitan Open Land and Fields in Trust and as such is protected from development	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
248	SA3787	Stuart Philip Gillings and Ruth Pattison (adjacent residents)	MOL	Building on Lordship Rec in breach of: its status as MOL land	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
254	SA3788	Friends of Lordship Rec	MOL	Park is protected: as MOL land	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
414	SA3789	GLA	MOL	It is noted that, as part of a borough-wide review of Haringey's housing estates, the Council has identified this area as potentially suitable for regeneration. GLA officers acknowledge the opportunity to deliver a step change in residential quality and neighbourhood permeability/legibility at this site, and support the allocation in principle, subject to a collaborative engagement with residents and an appropriate response to the requirements of London Plan policies 3.9 and 3.14. It is noted that the red line boundary also includes part (approximately 6.6 hectares) of the Lordship Lane recreation ground – an area of Metropolitan Open Land (MOL) that is afforded strategic protection through London Plan Policy 7.17. The Council's stated intention to explore opportunities to enhance linkages between this open space and others in the area is supported in principle. However, in accordance with Policy 7.17, GLA officers take the view that as a first principle Lordship Lane recreation ground should be retained as a coherent and contiguous expanse of open space. In broad terms, GLA officers are only in a position to consider a review of MOL boundaries where there are significant qualitative and/or quantitative benefits in terms of MOL quality and the appreciation of openness. Accordingly, GLA officers do not anticipate that the allocated area of Lordship Lane recreation ground would be subject to residential development, and recommend that the red line boundary of the site allocation is revised to remove Lordship Lane recreation ground. Notwithstanding this, GLA officers would welcome further discussion with the Council with respect to how the desired networking of green spaces through the area might be achieved in the context of the broader regenerative proposals for this site.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
419	SA3790	Haringey Liberal Democrat Group	MOL	This site includes 66,000sq.m of MOL (part of Lordship Recreation Ground). We are not satisfied that the council has done enough to ensure there will not be loss of MOL. We believe any development of the MOL should be avoided.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
192	SA3791	London Waterkeeper	Moselle River	Opposition as building on Lordship Rec will reduce further the quality of Moselle River and its watershed	Noted. Lordship Recreation Ground will be removed from the allocation.

					Action: amend site allocation to exclude Lordship Recreation Ground
382	SA3792	J.M. Jachim	Opposes development on Lordship Rec	People from all walks of life enjoy Lordship Rec., love it and look after it. Do not tamper with it. It is part of Tottenham's heritage.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
435	SA3793	Ertogrul Ibrahim (adjacent resident)	Open space	The proposals will violate limited open space and cause much disruption and have a negative impact on us.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
382	SA3794	J.M. Jachim, Local resident – Walpole Road	Opposes development on Lordship Rec	I find it beyond belief that the Council could be cynical enough to contemplate development in Lordship Recreation Ground.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
8	SA3795	Geraldine Turvey	Opposes development on Lordship Rec	Comments that councils 'have your say' document says council will protect Haringey's open spaces and ensure access. Therefore does not understand and objects to Lordship RG redevelopment.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
122	SA3796	Emily Unell	Opposes development on Lordship Rec	This proposal would damage Lordship RG which is a valuable community resource. There is a lack of green spaces in Tottenham. It is a fantastic park and a great resource used by the community.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
126	SA3797	Holly Cassidy	Opposes development on Lordship Rec	Objects to building on the rec as it is precious green space. It needs to stay that way so everyone can enjoy it. It's a place to go running, play football, walk dogs and somewhere to enjoy peace and quiet in the busy city.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
128	SA3798	Lynda Brennan	Opposes development on Lordship Rec	Opposes building on Lordship RG. It is one of the most beautiful parks in the area and caters for everyone.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
131	SA3799	Peter Corley	Opposes development on Lordship Rec	Object to proposals to demolish part of BWF and build on Lordship Rec considering public money spent on park and Tottenham's only large open space on the west side.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
132	SA3800	Wayne Walters (local resident)	Opposes development on Lordship Rec	Unacceptable to build on Lordship Rec when demolishing / redeveloping BWF. Assume is not viable.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
140	SA3801	Laura Pickering	Opposes development on Lordship Rec	Argue against Lordship Rec for people who may be displaced by BWF redevelopment.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
144	SA3802	Stephen Whittle (local resident)	Opposes development on Lordship Rec	Strongly objects to this proposal. Haringey Council has been assiduous on not building on precious open spaces therefore surprised by proposal to build on one of the most valuable open spaces in Tottenham.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

147	SA3803	Amanda Been	Opposes development on Lordship Rec	Objects to building housing on Lordship Rec as it is one of the only open spaces in Haringey and is of great need and happiness to people near it.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
160	SA3804	Eva Atkins	Opposes development on Lordship Rec	Why has part of Lordship Rec been included. This is valuable green space which should be left alone (or add a playground or other decent attraction in the north)	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
193	SA3805	Maureen Black (local resident)	Opposes development on Lordship Rec	Objects to building on Lordship Rec to temporarily house people from BWF. The Rec is a local amenity for the whole community, including sports pitches, and open green spaces which are so important in an urban area like Tottenham.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
203	SA3806	Mary L Ford	Opposes development on Lordship Rec	Tax money has provided a vital outdoor, ecological space for people, plants and animals. Proposals to ruin this are absurd and show incompetency amongst council officers.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
207	SA3807	Erica Ward	Opposes development on Lordship Rec	Shocked at plans to cover a third of Lordship Rec with housing. The park is highly valued by the community and the much needed sense of openness that you get would be severely impaired by a reduction of such scale.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
195	SA3808	David Stoker	Opposes development on Lordship Rec	Shock and concern at plans to build flats on Lordship Rec. This would tear out the jewel out of Haringey's park landscape. Quality of life would suffer. Save Lordship Rec.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
231	SA3809	Diana Shelley (local resident)	Opposes development on Lordship Rec	Appalled to find a proposal to build over any part of such a wonderful open space. That is a sorry contrast to what most borough councils, of whatever political colour, would contemplate. It is a sorry contrast, too, to the Council's own laudable attempt to protect the Plevna Crescent site. I understand Lordship Rec is actually protected by a covenant, and wonder even more at the attempt to change its use.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
242	SA3810	Karin Lock	Opposes development on Lordship Rec	These plans are short-sighted because these developments will destroy the positive benefits of the borough that would encourage people to move here in the first place.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
243	SA3811	Tower Gardens Residents Group (local residents)	Opposes development on Lordship Rec	The inclusion of Lordship Rec will be damaging to Tower Gardens residents. Separating the park and estate would have negative social and environment costs for residents.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
277	SA3812	Anonymous 2 (local resident)	Opposes development on Lordship Rec	Against: encroachment on Lordship Lane park (green space), one third taken the start of absorbing the whole area	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
695	SA3813	Russell Dove, local resident	Opposes development on Lordship Rec	**I object to any plan to build on Lordship Rec.** The proposal to build on Lordship Rec is unacceptable in principle and must be withdrawn. It is hard to imagine how such an appalling idea could ever have been put to paper by council officers. The proposals represent a loss of	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

				almost one third of the area of the park. As a matter of principle, the council must not build on green sites, here or elsewhere in the borough. If building is allowed on public open space here, on land held in trust for the community, the protections of all open space anywhere else in the borough, from Highgate Woods to the Lea Valley, will be shown to be worthless. Or is it only acceptable here, like the excessively high buildings proposed for sensitive historic sites elsewhere in the documents, because this is Tottenham and Tottenham does not matter? This is an award-winning park recently refurbished with substantial public and other funds, and is a vital amenity to local residents. Open space will be even more essential if the increase in housing density goes ahead.	
645	SA3814	Keith Dobie, local resident	Opposes development on Lordship Rec	Objects to Building on award winning parks and playing fields (Lordship Rec').	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
571	SA3815	Matthew Bradby, Chair, Tottenham Civic Society	Opposes development on Lordship Rec	Strongly opposed to any suggestion of building on Lordship Recreation Ground, whether this is permanent or temporary. Has high local and strategic value.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
672	SA3816	Jonathan Maris	Opposes development on Lordship Rec	Park should be protected and improved, not built upon	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
678	SA3817	Lynda Brennan, Tottenham Theatre	Opposes development on Lordship Rec	I want to add my voice to opposing the building of temporary houses in Lordship Rec So much effort has gone in the transformation of this park. It is a nationally acclaimed park and is fully used by many Haringey residents including of course people from Broadwater Farm Estate As the director of Tottenham Theatre I have worked in The Hub in the Rec and often locally with young people from Tottenham. I am appalled at cuts in sports provision of all kinds but cutting from Broadwater would be a stupidly short sighted act flying in the face of labours work for young people and regeneration	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
4	SA3818	Beatrice Peries-Brown (site resident)	Opposes development on Lordship Rec	Objects to building on Lordship RG	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
2	SA3819	Stephen Brown (site resident)	Opposes development on LRG	Objects to building on Lordship RG	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

5	SA3820	Katie Kinnear (resident)	Opposes development on LRG	Objects to building on Lordship RG	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
6	SA3821	John Hodgkinson (resident)	Opposes development on LRG	Objects to development on Lordship Recreation Ground	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
7	SA3822	Peter Thomlinson (local resident)	Opposes development on LRG	Opposes destruction of Lordship RG	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
22	SA3823	Nick Putz (local resident)	Opposes development on LRG	Opposes building on Lordship RG	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
49	SA3824	P Cole (local resident)	Opposes development on LRG	Opposes plans to build on Lordship RG. This is a criminal act of unforgiveable arrogance.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
80	SA3825	Murray Wyatt	Opposes development on LRG	These plans must not happen. Building on the park ruins the local green space and football team for the sake of developers. These developers are thirsty for money and take away the homes of the poorer people in Haringey.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
341	SA3826	Jennie Pedley	Opposition	The parkland and sports field should not be built on.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
24	SA3827	Anthony Jelley	Opposition	Does not support development on Lordship RG	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
143	SA3828	Sandra Saad and Youssef Saad (local residents)	Opposition	Opposed to building on Lordship Rec.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
26	SA3829	Iona McCaie	Opposition	Does not support development on Lordship RG	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
200	SA3830	Ebony Riddell Bamber (adjacent resident)	Park protected	Understand Lordship Rec is protected open space. The park is an invaluable asset to the local community in one of the most deprived areas of the borough.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
143	SA3831	Sandra Saad and Youssef Saad (local residents)	Park protected	The recreation grounds are protected so why has this proposal been put forward? Chose to live here for parks and is unacceptable to build on it for any reason.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

382	SA3832	J.M. Jachim	Park protected	Lordship Rec. is protected from those who would destroy this ambience by legislation in perpetuity. Any attempt to dodge this is invidious.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
9	SA3833	Anne Stewart (councillor)	Park protected	The land is protected as open space therefore requests this proposal is removed from the plan.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
207	SA3834	Erica Ward	Park protected	Proposal goes against a number of council's own policies in particular SP13 Open space and biodiversity.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
207	SA3835	Erica Ward	Park protected	Also against Strategic Policies which states development will not be permitted on open spaces unless limited scale and ancillary to uses and for which there is a demonstrable need. This is not small scale given that it is taking up so much of the park to the detriment of its openness, appearance and setting.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
818	SA3836	Our Tottenham - Claire Colomb	Park protection	Some key Council policies protecting open space include Page 45 of the Local Plans Development Management DPD [DM26 quoted in full].	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
818	SA3837	Our Tottenham - Claire Colomb	Park protection	The whole park is protected in the following important ways: as Metropolitan Open Land, Fields In Trust,2015-2025 Lordship Rec Management Plan	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
248	SA3838	Stuart Philip Gillings and Ruth Pattison (adjacent residents)	Park protection	Building on Lordship Rec in breach of: DMDPD which restricts grant of planning permission that would result in loss of open space	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
254	SA3839	Friends of Lordship Rec	Park protection	Building on Lordship Rec in breach of DMDPD which restricts grant of planning permission that would result in loss of open space unless assessment shows open space is surplus.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
234	SA3840	Asher Jacobsberg (adjacent resident)	Park regeneration	Park redevelopment was funded on the basis would be an outdoor space for the community. It is essential to the community enterprise, the hub. Tearing it up would do immense damage to an area that is on the up without the need for private redevelopment.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
205	SA3841	L. Morgan (adjacent resident)	Park size	The proposal will cause a substantial reduction in size of one of the best parks in Haringey and London	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
135	SA3842	Regina McLennan (local resident)	Park size	The park's size improves air quality and its configuration gives a sense of being in the country. The park should remain for people who spent years redeveloping it.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
109	SA3843	Will Embliss (local resident)	Park use	Uses the park daily. It has improved so much since the 1990s and is a real community asset in a deprived area.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

114	SA3844	Jackie Ekim	Park use	Long term resident. Been part of the efforts to improve the neighbourhood and frequent park user for many reasons i.e. walking, cycling, football, dog walking. Very important that the plan is stopped.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
418	SA3845	Sport England	Policy Justification	*Further clarity is required around allocation SA 63: Broad Water Farm area. The allocation includes existing playing field land yet the policy allocation is unclear on exactly what is intended for these areas, and whether they are to be protected in line with Paragraph 74 of the NPPF or if it indented that there be some loss of playing field land as part of this allocation.* *Sport England aims to ensure positive planning for sport, enabling the right facilities to be provided in the right places, based on robust and up-to-date assessments of need for all levels of sport and all sectors of the community. To achieve this our objectives are to seek to PROTECT sports facilities from loss as a result of redevelopment; to ENHANCE existing facilities through improving their quality, accessibility and management and to PROVIDE new facilities that are fit for purpose to meet demands for participation now and in the future. We work with the planning system to achieve these aims and objectives, seeking to ensure that they are reflected in local plan policies, and applied in development management.* *The Government's National Planning Policy Framework (NPPF) is clear about the role that sport plays in delivering sustainable communities through promoting health and well-being. Sport England, working with the provisions of the NPPF, wishes to see direct reference to sport in local planning policy to protect, enhance and provide sports facilities, as well as helping to realise the wider benefits that participation in sport can bring.* *Sound policy can only be developed in the context of objectively assessed needs, in turn used to inform the development of a strategy for sport and recreation. Policies which protect, enhance and provide for sports facilities should reflect this work, and be the basis for consistent application through development management. Sport England is not prescriptive on the precise form and wording of policies, but advises that a stronger plan will result from attention to taking a clearly justified and positive approach to planning for sport.* *Policies could be included in a separate chapter on sport and recreation or, following the NPPF, be part of a chapter on health and well-being. In all cases, however, policies for sport and active recreation must be properly justified, include criteria against which development proposals will be judged and be based on a robust and up-to-date assessment of need as required by paragraph 73 of the NPPF.* *In this way, planning authorities will be able to demonstrate that their plan has been positively prepared (based on objectively assessed needs), is consistent with national policy (reflecting the NPPF), is justified (having considered alternatives) and effective (being deliverable). Without such attention there is a risk that a local plan or other policy document could be considered unsound.* *The NPPF clearly recognises the role of sport and recreation as a fundamental part of sustainable development, and expects local authorities*	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

				to plan positively for these needs and demands accordingly. The protection and provision of opportunities to participate in sport is seen as fundamental to the health and well-being of communities (NPPF, section 8), meaning that local authorities must plan and provide accordingly through policy and development management. Without a robust and up-to-date assessment of need (as required by paragraph 73 of the NPPF), there is a risk that a local plan document could be considered unsound. *Sport England will resist the allocation of any playing field site for development unless there is a robust assessment (Playing Pitch Strategy to Sport England methodology: https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/) in place at the point of allocation which has clearly shown the open space, buildings or land to be surplus to requirements.* *Sport England would expect any policy to be very explicit on the need to retain (in playing field use) mand not prejudice the use of the existing playing field.*	
230	SA3846	Ms H Steel (local resident)	Covenant	A press release from the Council in 2013; quotes the Cabinet Member for the Environment "The council and the community's joint efforts have resulted in an open space that is a truly awesome community asset. **Now that the Rec has QE11 status it will be protected as an open space for ever.**"	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
9	SA3847	Anne Stewart	Recent improvements	Concerned about the negative impact development would have on the open space. Development could ruin all the work that has gone into preserving the rec as a community asset.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
803	SA3848	Liz Young	Recent improvements	Lordship Recreation Ground is a fantastic resource and contributes to a greater quality of life for local people. This park has been refurbished with lottery money and it is very well used. I appreciate that housing is needed but building on parkland is a terrible option. Why in Tottenham too? The biggest green space in Haringey is Alexandra Park - has the council considered building on any of it? People in Tottenham are an easy target.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
382	SA3849	J.M. Jachim	Recent improvements	Lordship Rec has recently received Green Flag status for its excellence. Millions of pounds have been poured into this open space.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
243	SA3850	Tower Gardens Residents Group (local residents)	Recent improvements	Rec has received huge investment in new landscaping with wild flower meadows and tree planting	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
129	SA3851	Catherine Suttle	Recent improvements	Oppose takeover of part of Lordship Rec. The community has spent a lot of time and money on the park and facilities. Offensive to hear that council proposes to take community land to house displaced people while developers take their housing for private profit.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
171	SA3852	Frances Bradshaw	Recent improvements	Careful consideration and participation by local people was key to success of regeneration of Lordship Rec. It's fantastic to see all the activities now going on it the park and can only assume those who made this proposal are completely unfamiliar with what happens in the park.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
184	SA3853	Caroline Jepson	Recent improvements	Lots of work has gone into improving the park and usage has increased which will continue with opening of Eco Hub. Losing the north of the park	Noted. Lordship Recreation Ground will be removed from the allocation.

		(adjacent resident)		would be devastating for the sense of space. Surely with a higher density population open space needs to be protected for the physical and mental health of residents	**Action: amend site allocation to exclude Lordship Recreation Ground**
196	SA3854	Paul Wheeler (local resident)	Recent improvements	Horrified that council would consider building on Lordship Rec. Open green space protected by covenant must remain just that. These plans do not take into account the destructive impact that building on green space would have on the community and the endeavours build the community as part of the park regeneration. Disturbed by precedent this would set.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
223	SA3855	Tarin Unwin	Recent improvements	Building on the sports field will diminish the feeling of green space in Lordship Rec, so essential for urban dwellers. It has only recently been much improved by daylighting the Moselle and many other improvements. This would be a step backwards.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
233	SA3856	Rockstone Foundation	Recent improvements	Redevelopment on Lordship Rec will potentially take up an area currently used by football teams and sports networks, a bike repair space and cycling hub – (organisation has 5 year lease for youth engagement, cycling and educational programmes) and user groups from the Lordship Rec User Forum - who campaign to preserve green spaces in Haringey and the wider area.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
240	SA3857	Esther Pierce (local resident)	Recent improvements	Park is vital part of the community especially as people don't have their own gardens. It is well used by a variety of people. The Friends worked hard to win lottery funding. Improvements were done in recognition of the value of the park to the community.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
246	SA3858	John Mullee (local resident)	Recent improvements	Park is vital part of the community especially as people don't have their own gardens. It is well used by a variety of people. The Friends worked hard to win lottery funding. Improvements were done in recognition of the value of the park to the community.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
257	SA3859	Broadwater Farm Residents' Association	Recent improvements	Horrified to learn about plans to build on ordship Rec. It is where the young people play sports. It is a beautiful area and has had a lot of money spent on it. Building on it would be an act of vandalism and cannot believe council is seriously considering such a plan.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
639	SA3860	Francesca Hall, local resident	Recent improvements	Lordship Rec - this is a valuable community resource fundraised by local people, and it is vital to maintain this as it is.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
124	SA3861	Mrs D Conaghan	Recent improvements	Do not agree with development on Lordship RG. The park has just been regenerated with funds from the lottery fund and is used by the local community. This is a green area and should not be taken to build more social housing as there is already new housing being developed in the area. Parkland should be kept for use by the community.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
130	SA3862	Issy Harvey (local resident)	Recent improvements	Lordship Rec is a unique open space enjoyed by the local community. Community involvement in regeneration of the area is a rare example of community cohesion in action. Football diverted boys from anti social activities.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
145	SA3863	Lynda Jessopp	Recent improvements	Concerns regarding building on Lordship Rec. Seems extraordinary given external funding for Lordship Rec and build the hub. It is much improved and better used.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
152	SA3864	Helen Oliver (adjacent resident)	Recent improvements	The rec has improved after a lot of hard work from residents and is busy all year round and much valued by the community. It gives the diverse community a natural space to mix and meet and building on it would be detrimental to the community.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

159	SA3865	Mrs V A Macdonald (adjacent resident)	Recent improvements	Time, money and effort have been expended very recently to improve Lordship Rec. Money was raised from a number of sources and the park lauded.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
164	SA3866	Holly and Michael Browne (local residents)	Recent improvements	Sad that redevelopment of Lordship Rec will be ruined and council will have to pay back lottery grant in times of austerity.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
167	SA3867	Reba Johnson	Recent improvements	Plans to destroy Lordship Rec are terrible. People have worked so hard to make this a lovely place for local people. It is a community venture. It belongs to the community.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
178	SA3868	Dan Rosenberg & Sagarika Chatterjee	Recent improvements	Proposal to use Lordship Rec is absurd and goes against planning policies. This proposal will destroy the enjoyment of the area. It has taken years of hard work to get where it is and now is packed with families enjoying it.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
205	SA3869	L. Morgan (adjacent resident)	Recent improvements	Lives in the area because of parks including Lordship Rec. It is one of the nicest in the local community and London. It is green flag, lottery funded and should be seen as a jewel of Haringey – not something to sell off. What is being proposed will change the area. Disgusted as a local resident who will be affected.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
215	SA3870	George Britovsek & Johanna Wadsley (adjacent residents)	Recent improvements	Particularly concerned about plans to build on Lordship Rec as is well used by hundreds every day. The parks recent development has made it an accessible community asset and it should be left alone for enjoyment for generations to come	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
211	SA3871	Veronica Bailey Straffon and James Straffon (local residents)	Recent improvements	This area has just been re-developed with great support from community and Heritage Lottery Fund. Lordship Rec has reached a high green flag standard. The new cafe is in use and natural habitats for birds and wildlife restored.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
221	SA3872	Mr O'Connell (site resident)	Recent improvements	What about building on Lordship Rec which has recently had millions of pounds of work done on it?	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
226	SA3873	Alyson Brewer (local resident)	Recent improvements	Shocked SA63 includes Lordship Rec. The park has undergone restoration with lottery funding and community involvement. Public usage by a variety of groups has increased. Friends group has done a lot of voluntary work and their work is greatly appreciated by all users of the park and sports ground.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
229	SA3874	Woodlands Park Residents Association	Recent improvements	it will ruin the improvements to Lordship Recreation Ground that have been the focus of a substantial regeneration programme in recent years and may contravene conditions attached to some of the funding streams used to carry out the works	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
232	SA3875	Steve Hill (local resident)	Recent improvements	Building on the north end would affect the whole park both aesthetically and practically regarding access from the north. There has been extensive time and money spent on regenerating the Rec fot the benefit for all residents. Buildings in the north would curtail the likelihood of Tower Gardens residents using the park as well as diminishing green spaces available in the area. The park would also be less visible from Lordship Lane, the major road adjacent to the park.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

238	SA3876	Margaret Burr	Recent improvements	Implications for Lordship Rec, one of most attractive and welcoming places in Tottenham, are unacceptable. So much has been done to improve the Rec, some external funding which will affect other applications for grants if outcomes and benefits ignored.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
239	SA3877	Rose McFadzean	Recent improvements	1985 riots did a lot of damage to the area and the park became neglected. Over the last few years money has been spent improving it and making it safer including new well used cafe and community centre.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
429	SA3878	Simona Sideri	Recent improvements	Parks are a vital part of the city and Lordship Rec is used by thousands of people. The recent redevelopment of the Rec has made it even more inviting and it is greatly used and loved. There are surely better places to build new houses than on park land which is necessary for all the people in the area and gives many the only access they have to outside space in nature.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
622	SA3879	Rebecca Opoku, local resident	Recent improvements	I strongly object to any proposals to build on Lordship Rec. Lordship Rec is a protected site which recently received Heritage Lottery Funding. Friends of Lordship Rec worked extremely hard to clear up the area and transform it to what it is today. I regularly use the area as well as many residents who do not live in the Broadwater Area as this is one of the few parks we have. The red line boundary across Lordship Rec and also the football fields near the community centre should be removed. There should not be a loss to existing social housing on this site. It should be re-provided on a like for like basis. Any open space developers would like to make should be additional to the existing green space.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
633	SA3880	Anne Gray, Local Resident	Recent improvements	The proposal to build on the park is absolutely abhorrent, given the vast public investment in it and the labour of many volunteers to make this a prized park	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
104	SA3881	Francis Blake and Alexandra Harley	Recent improvements	Lordship RG has only recently been improved in terms of appearance and is now a delightful park which Tottenham deserves and needs. To allow any erosion of the land would be a tragedy.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
571	SA3882	Matthew Bradby, Chair, Tottenham Civic Society	Recent improvements	Lordship Recreation Ground is Tottenham's equivalent of Hyde Park. After years of relative neglect, in recent years it has received a massive investment in new landscaping and community activities, volunteering, recreation and engagement.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
243	SA3883	Tower Gardens Residents Group (local residents)	Recreation	Origins of Rec and Tower gardens estate are intertwined. It is where residents have gone for recreation for almost 100 years	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
214	SA3884	Simon Butterworth (adjacent resident)	Recreational space	Even were pitches to be placed in the remaining areas, the space then left available for the community for other recreational purposes would be substantially reduced as a result.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
108	SA3885	Jacky Wedgwood	Riots	Please keep Lordship RG. It is of great benefit to the community. Don't try and cram too many houses into an already overpopulated area. It will lead to more riots if young people haven't got parks in which to let off steam and play sport.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**

192	SA3886	London Waterkeeper	Storms	Building on Lordship Rec would reduce resilience to storms as well as damaging a vital green space, highly valued by local people.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
222	SA3887	Fraser Borwick	Support	Council is unable to provide full maintenance of the park, so it makes sense to use some of it for badly needed housing. The current park is enormous, barren grassland which has to be cut regularly. The football pitches to the north-east could be moved into the rec ground itself while the land they currently occupy is used for redevelopment. The wildlife habitat currently provided in the park is very limited. Opportunities to enhance it were unfortunately missed by the recent lottery redevelopment (despite our efforts!)	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
681	SA3888	Olivia Festy	Temporary housing	We understand that people need to be rehoused but think this can be planned better so that We do not have to build into the park space. Also we would want reassurance that if you are building into the park space, that this will only be a temporary build.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
571	SA3889	Matthew Bradby, Chair, Tottenham Civic Society	Value	The designation of this major park as a 'recreation ground' might lead some to accord it less value than a formal park, but this would be entirely at odds with its value to the local community, to wildlife, and to the visual amenity and landscape of Tottenham.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
571	SA3890	Matthew Bradby, Chair, Tottenham Civic Society	Views	In terms of its importance in the landscape, the views from Lordship Lane to the south, and from the southern end of the Rec up to Lordship Lane are sightlines of key importance and beauty. This is the landscape on which Luke Howard observed and formulated his new names for clouds.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
247	SA3891	Christopher Currie (local resident)	Recent improvements	With austerity cuts parks have been understaffed exploiting the goodwill of volunteers to preserve facilities in them. Their sacrifice will be in vain.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
180	SA3892	L Miller (local resident)	Drainage	Investments and improvements would need to be made to remainder of park to fix water drainage problems if expect children of the football team to move to this part of the park	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
146	SA3893	Louise Hannah (local resident)	Health and wellbeing	Green space isn't potential development land it is vital to people's mental health and wellbeing. Places without traffic and hold events.	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
87	SA3894	Michael Whyte	Moselle river	Moselle river will become more polluted leading to an increased chance of waterborne diseases. Doesn't want to see plan go through	Noted. Lordship Recreation Ground will be removed from the allocation. **Action: amend site allocation to exclude Lordship Recreation Ground**
2	SA3895	Stephen Brown (site resident)	Objection	Objects to SA63 proposals	Objection noted.
3	SA3896	Edel Brosnan	Objection	Objects to SA63 proposals	Objection noted.

		(unknown)			
4	SA3897	Beatrice Peries-Brown (site resident)	Objection	Objects to SA63 proposals	Objection noted.
10	SA3898	Clare O'Boy (Tottenham resident)	Objection	Strongly objects to SA63 proposals including that the redevelopment zone includes Lordship RG	Objection noted.
11	SA3899	Sarah Bayley (Tottenham resident)	Objection	Strongly objects to SA63 proposals including that the redevelopment zone includes Lordship RG	Objection noted.
12	SA3900	Fiona Sutherland (adjacent resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
13	SA3901	Billie Regnier (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
14	SA3902	Robert Darnell Bradley (adjacent resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
15	SA3903	Nora Kilgannon and Yutaka Hamano (adjacent residents)	Objection	Strongly objects to SA63 proposals	Objection noted.
16	SA3904	Lynne Darnell (adjacent resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
17	SA3905	Lorna Carsley (Tottenham resident)	Objection	Strongly objects to SA63 proposals particularly construction on the sports ground which really engages young people and is needed in the area.	Objection noted.
18	SA3906	Deborah Berger (N17 resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
19	SA3907	Sacha Armitage (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
20	SA3908	Caroline Carter	Objection	Strongly objects to SA63 proposals	Objection noted.
21	SA3909	Trevor Banthorpe	Objection	Strongly objects to SA63 proposals	Objection noted.
22	SA3910	Nick Putz (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
23	SA3911	Robert Samuel Hall (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
16	SA3912	Lynne Darnell (adjacent resident)	Outrageous plan	This plan is not in the interests of local people and is an insult to those locals who have worked tirelessly for the good of the community.	Objection noted.

27	SA3913	Will van der Knapp (local resident)	Objection	Objects to proposed development	Objection noted.
28	SA3914	Sylvie Dupuy (local resident)	Objection	Objects to SA63 proposals	Objection noted.
29	SA3915	S T Khatoon (site resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
30	SA3916	Theo Kindynis	Objection	Objects to SA63 proposals	Objection noted.
31	SA3917	Friedrich Ernst (local resident)	Objection	Objects to SA63 proposals	Objection noted.
32	SA3918	Michael Spiers	Objection	Strongly objects to SA63 proposals	Objection noted.
33	SA3919	Richard Abbott (local resident)	Objection	Objects to SA63 proposals	Objection noted.
34	SA3920	Candy Jannetta-Porter	Objection	Objects to SA63 proposals	Objection noted.
35	SA3921	Nicola Hammond	Objection	Objects to SA63 proposals	Objection noted.
36	SA3922	Ruth Hastings Iqball and Mohamed Iqball	Objection	Objects to SA63 proposals	Objection noted.
37	SA3923	Thomas Gray (site resident)	Objection	Objects to SA63 proposals	Objection noted.
38	SA3924	Sally Stewart, Pete Franklin and Francesco DiManicor (local residents)	Objection	Objects to SA63 proposals	Objection noted.
39	SA3925	Ruth Green	Objection	Objects to SA63 proposals	Objection noted.
40	SA3926	Stephen Reynolds and Jose Cano Ruiz	Objection	Strong objection to SA63 proposals	Objection noted.
41	SA3927	M Duerden & K Klier (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
42	SA3928	Alison Johnston	Objection	Strongly objects to SA63 proposals	Objection noted.
43	SA3929	Stephanie Grant (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
44	SA3930	Paul Chapman, Carol Chapman, Nicola Chapman, Mark Chapman,	Objection	Strongly objects to SA63 proposals	Objection noted.

		Claire Hinchliff, Jo Hart, James Askham, Gary Clarke, Tara Houlihan and Thomas Dunn			
45	SA3931	Duncan Johnson (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
46	SA3932	Veronica Mole (borough resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
47	SA3933	Philip Foxe	Objection	Plan to sell off Broadwater Farm to be exploited by private developers is so disgusting as to beggar belief	The principal objective of carrying out housing investment is to build more, affordable, homes. A delivery model has not been consulted upon.
50	SA3934	Dr Sarah Pucill	Objection	Strongly objects to SA63 proposals	Objection noted.
51	SA3935	Alex Berry	Objection	Strongly objects to SA63 proposals as the facilities are precious resources	Objection noted.
52	SA3936	Mona	Objection	Strongly objects to SA63 proposals	Objection noted.
53	SA3937	Bertha Bruce-Larbi	Objection	Strongly objects to SA63 proposals	Objection noted.
54	SA3938	Cassie & Michael Birtwistle (local residents)	Objection	Strongly objects to SA63 proposals	Objection noted.
55	SA3939	Sarah Masters (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
56	SA3940	Joan George	Objection	Strongly objects to SA63 proposals	Objection noted.
57	SA3941	Kate Priest (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
58	SA3942	Wei Pan	Objection	Strongly objects to SA63 proposals	Objection noted.
59	SA3943	Kiran Gungadin	Objection	Firmly objects to SA63 proposals	Objection noted.
60	SA3944	Fabio Monteforte (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
61	SA3945	Natasha William (Tottenham resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
62	SA3946	David Wheatley (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
63	SA3947	Genet Menalu (site resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
64	SA3948	Gulem Ezer	Objection	Strongly objects to SA63 proposals and strongly against demolition plan	Objection noted.

65	SA3949	Ezer family	Objection	Strongly objects to SA63 proposals and strongly against demolition plan	Objection noted.
66	SA3950	James Blond	Objection	Strongly objects to SA63 proposals	Objection noted.
67	SA3951	Amani Hussein (site resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
68	SA3952	Pat Devereaux	Objection	Strongly objects to SA63 proposals	Objection noted.
69	SA3953	Mr Artur Stefanowicz and Mrs Agnieszka Stefanowicz (adjacent residents)	Objection	Strongly objects to SA63 proposals	Objection noted.
70	SA3954	Kevin O'Connell	Objection	Strongly objects to SA63 proposals	Objection noted.
71	SA3955	Dhavan Abiyani	Objection	Strongly objects to SA63 proposals	Objection noted.
72	SA3956	Mr and Mrs Osborne	Objection	Strongly objects to SA63 proposals	Objection noted.
73	SA3957	Grace Dyer (site resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
74	SA3958	Dee Seale	Objection	Strongly objects to SA63 proposals	Objection noted.
75	SA3959	Keith Lemon (site resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
76	SA3960	Caesar Lalobo (site resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
77	SA3961	Lorna Waite (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
78	SA3962	Tim Rawe	Objection	Strongly objects to SA63 proposals	Objection noted.
79	SA3963	Seda Mertdjan	Objection	Strongly objects to SA63 proposals and demolition plan	Objection noted.
80	SA3964	Murray Wyatt	Objection	Strongly objects to SA63 proposals	Objection noted.
81	SA3965	Vadivelu Yogaratnam	Objection	Strongly objects to SA63 proposals	Objection noted.
82	SA3966	Ozlem Arslan	Objection	Strongly objects to SA63 proposals	Objection noted.
83	SA3967	Elif Arslan	Objection	Strongly objects to SA63 proposals	Objection noted.
84	SA3968	Tiborfialka	Objection	Strongly objects to SA63 proposals	Objection noted.
85	SA3969	Nathan Wilson	Objection	Deeply distressed and disturbed by SA63 demolition and redevelopment zone	Noted, however there are no detailed plans for demolition or development. The site allocation proposes housing investment to improve the quality of homes.
86	SA3970	Dugan Warn (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
88	SA3971	Eve Ellis	Objection	Strongly objects to SA63 proposals	Objection noted.
89	SA3972	Storm	Objection	Strongly objects to SA63 proposals	Objection noted.

		Moncur			
90	SA3973	Tessa Forbes	Objection	Strongly objects to SA63 proposals	Objection noted.
91	SA3974	Martina Koepcke	Objection	Strongly objects to SA63 proposals	Objection noted.
92	SA3975	Elize Truter	Objection	Strongly objects to SA63 proposals	Objection noted.
93	SA3976	Louisa Livermore (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
94	SA3977	Khahir (adjacent resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
95	SA3978	John and Murielle Porter-Weiss	Objection	Strongly objects to SA63 proposals	Objection noted.
96	SA3979	Joanne Milmoe and Daniel Rudd	Objection	Strongly objects to SA63 proposals	Objection noted.
97	SA3980	Miss J Turnbull	Objection	Strongly objects to SA63 proposals	Objection noted.
98	SA3981	Joe Syers	Objection	Strongly objects to SA63 proposals	Objection noted.
99	SA3982	Catherine Riley (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
100	SA3983	Jonathan Sampaney	Objection	Strongly objects to SA63 proposals	Objection noted.
101	SA3984	Alec Peschlow	Objection	Strongly objects to SA63 proposals	Objection noted.
102	SA3985	Joanna Monaghan	Objection	Strongly objects to SA63 proposals	Objection noted.
103	SA3986	Valentin Kovalenko and Chiara Contrino	Objection	Strongly objects to SA63 proposals	Objection noted.
104	SA3987	Francis Blake and Alexandra Harley	Objection	Strongly objects to SA63 proposals	Objection noted.
106	SA3988	Karen and Jodi Ahmed	Objection	Strongly objects to SA63 proposals	Objection noted.
107	SA3989	Matt Burns	Objection	Strongly objects to SA63 proposals	Objection noted.
105	SA3990	Hugh Knopf	Opposition	All benefit from land threatened by housing development. Lots of effort and energy from local people working alongside council has gone into improving it. Do not let the good work be destroyed.	Noted.
120	SA3991	Chris Hutton (site resident)	Objection	Objects to SA63 proposals.	Objection noted.
109	SA3992	Will Embliss (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
110	SA3993	Candy Amsden	Objection	Strongly objects to SA63 proposals	Objection noted.
111	SA3994	Ann	Objection	Strongly objects to SA63 proposals	Objection noted.

		McTaggart			
112	SA3995	Zoe Fox (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
7	SA3996	Peter Thomlinson (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
113	SA3997	Sophie Wolchover	Objection	Strongly objects to SA63 proposals	Objection noted.
114	SA3998	Jackie Ekim	Objection	Strongly objects to SA63 proposals	Objection noted.
115	SA3999	Lucy Edkins	Objection	Strongly objects to SA63 proposals	Objection noted.
116	SA4000	Candice Sly	Objection	Strongly objects to SA63 proposals	Objection noted.
117	SA4001	Heather Beverley (adjacent resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
118	SA4002	Dorota Gnyp	Objection	Strongly objects to SA63 proposals	Objection noted.
122	SA4003	Emily Unell	Objection	Objects to SA63	Objection noted.
123	SA4004	Samantha, Zoe and Pamela Wyles	Objection	Anger upon hearing of SA63 which could lead to demolition and redevelopment of the local area. Strongly object to the proposal.	Objection noted.
125	SA4005	Sally Gray (local resident)	Objection	Object to proposals for redevelopment at Broadwater Farm	Objection noted.
127	SA4006	Luci Davin (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
130	SA4007	Issy Harvey (local resident)	Opposition	Opposition to development plans for BWF.	Opposition noted.
134	SA4008	Hilary Plews	Object	Object to proposals to build on Lordship Rec	Objection noted.
133	SA4009	K Gunness	Objection	Strongly objects to SA63 proposals as will disrupt lives of people especially vulnerable ones. BWF is great and people are happy with their homes. It doesn't need to be fixed.	Objection noted.
135	SA4010	Regina McLennan (local resident)	Objection	Objects to proposals to redevelop BWF and building on Lordship Rec.	Objection noted.
136	SA4011	Thomas Anderson (local resident)	Objection	Object to plans to redevelop BWF and use of land in Lordship Rec. Can't imagine would lop off the edge of the park in the west of the borough. This plan is ill conceived and must not go ahead.	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
137	SA4012	Melania Sandron	Objection	Strongly oppose proposals to redevelop BWF and Lordship Rec. They are key features in Tottenham promoting regeneration and community. No regard for the local people. Plans are short sighted and will be detrimental after hard work that has gone into regenerating the rec.	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
139	SA4013	Tracey Tindall	Objection	Objects to proposed housing development on Lordship Rec. The common outdoor space should remain untouched by building development.	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
141	SA4014	Joan Curtis	Objection	Register objection to building on Lordship Rec	Noted. Lordship Recreation Ground has been removed from the

		(local resident)			allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
142	SA4015	Glen D'souza (local resident)	Objection	Object to this threat to the estate and park. How can you take away limited green space in the borough which all residents are able to enjoy?	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
146	SA4016	Louise Hannah (local resident)	Objection	Opposes plans to re-home BWF residents on Lordship Rec	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
148	SA4017	Ghazale Jamsheed (adjacent resident)	Objection	Particularly object to redevelopment plans for BWF	Objection noted.
149	SA4018	Martin Braund	Objection	Opposes SA63 proposals	Objection noted.
150	SA4019	Tedd Lavia (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
151	SA4020	Sylvia Oland (local resident)	Objection	Strongly object to proposed demolition redevelopment at Broadwater Farm.	The allocation does not propose an intention to demolish the estate or to build on the Lordship Recreation Ground. Rather the allocation reflects comments received to consultation that suggests residents would like to see further improvements to the Broadwater Farm estate in the future.
152	SA4021	Helen Oliver (adjacent resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
153	SA4022	Michael Hodges (local resident)	Objection	Object to SA63 proposals	Objection noted.
154	SA4023	Susan Turner	Objection	Opposes plans to demolish flats and build on Lordship Rec	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
121	SA4024	Joe Bryant (adjacent resident)	Objection	Objects to this proposal	Objection noted.
138	SA4025	Federico Calboli	Opposition	Opposes plans to turn parts of Lordship Rec into housing.	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
155	SA4026	David Corio (local resident)	Objection	Strongly object to SA63 proposals	Objection noted.
156	SA4027	Martyna M	Objection	Strongly objects to SA63 proposals	Objection noted.
157	SA4028	Saphia Crowther (local resident)	Objection	Objects to SA63 proposals	Objection noted.
159	SA4029	Mrs V A Macdonald (adjacent resident)	Objection	Strongly object to building on Lordship Rec as part of SA63	Noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**

161	SA4030	Fr James Hill (parish priest)	Objection	Strongly objects to SA63 proposals	Objection noted.
162	SA4031	J Skinner (adjacent resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
164	SA4032	Holly and Michael Browne (local residents)	Objection	Strongly objects to SA63 proposals	Objection noted.
165	SA4033	F Fantahun	Objection	Objects to SA63 proposal	Objection noted.
166	SA4034	Janet Lallysmith	Objection	Object to SA63 proposals	Objection noted.
167	SA4035	Reba Johnson	Objection	Objects to SA63 proposals	Objection noted.
168	SA4036	Michelle Laugie (adjacent resident)	Objection	Object to redevelopment plans. Love the way the area is now and always has been	Objection noted.
169	SA4037	Gareth and Bonnie Walker (local residents)	Objection	Object to SA63 proposals as do not make economic or environmental sense.	Objection noted.
170	SA4038	Philippa Snoaden (local resident)	Objection	Strongly objects to plans for Lordship Rec	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
173	SA4039	Jonathan Maris	Objection	Strongly objects to SA63 proposals	Objection noted.
158	SA4040	Angela and Tony Baker	Opposition	Oppose demolition and rebuilding plans of SA63. Withdraw immediately	Opposition noted.
163	SA4041	Federico Picinali	Opposition	Strongly oppose SA63 proposals	Opposition noted.
172	SA4042	Brian Belle-Fortune (local resident)	Opposition	Opposes SA63 proposals	Objection noted.
182	SA4043	Ellie Tindal	Object	Object to inclusion of Lordship Rec in SA63	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
174	SA4044	Tony Wood	Objection	Strongly objects to SA63 proposals. Concerned about proposals to knock down BWF, build on Lordship Rec and then sell assets to a private developer.	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
175	SA4045	Abdul Bham and Judith Ironside (adjacent resident)	Objection	Strongly objects to SA63 proposals.	Objection noted.
176	SA4046	Beewan Athwal	Objection	To building on Lordship Rec	Objection noted. Lordship Recreation Ground has been removed from the allocation.

		(adjacent resident)			**Action: Amend site boundary to exclude Lordship Recreation Ground**
178	SA4047	Dan Rosenberg & Sagarika Chatterjee	Objection	Opposes SA63 proposals	Objection noted.
179	SA4048	Stephen and Susan Ellis	Objection	To building on Lordship Rec	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
180	SA4049	L Miller (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
181	SA4050	Amanda Latimer	Objection	Objects to SA63 proposals	Objection noted.
183	SA4051	Michelle Lawson (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
184	SA4052	Caroline Jepson (adjacent resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
186	SA4053	Mark Jameson (local resident)	Objection	Objects to SA63 proposal for inclusion of Lordship Rec and sports field	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
187	SA4054	Eleanor Hooker (local resident)	Objection	Objects to SA63 proposals and particularly inclusion of Lordship Rec and sports field	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
189	SA4055	Yusuf Mertdjan (181 signature petition)	Objection	Strongly objects to SA63 proposals	Objection noted.
190	SA4056	Hasibe Guler (21 signature petition)	Objection	Strongly objects to SA63 proposals	Objection noted.
192	SA4057	London Waterkeeper	Opposition	Oppose SA63 proposals	Objection noted.
177	SA4058	Stella Smith	Opposition	Oppose SA63 proposals	Objection noted.
188	SA4059	Albertina Benedetti-Hall (local resident)	Opposition	Opposes these plans which will be detrimental to everyone living in the area including loss of communities, facilities and the incentive for people to invest themselves in an area.	Opposition noted.
191	SA4060	Russell Wyatt (local resident)	Opposition	Oppose plans to redevelop BWF including building temporary housing on Lordship Rec	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
185	SA4061	Turkan (and 181 signature petition)	Strongly object	Strongly object to SA63 proposals.	Objection noted.
207	SA4062	Erica Ward	Objection	Strongly object to SA63 proposals	Objection noted.

208	SA4063	Yvonne Say (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
197	SA4064	Eloise Kelly	Objection	Objects to building on and around Lordship Rec	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
198	SA4065	Mark Applegate	Objection	Objects to SA63 demolition of housing and building on Lordship Rec	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
199	SA4066	Amanda Wright (local resident)	Objection	Objects to building on Lordship Rec.	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
200	SA4067	Ebony Riddell Bamber (adjacent resident)	Objection	Objects to SA63	Objection noted.
202	SA4068	Mary Cooney (site resident)	Objection	Object strongly to SA63 demolition and redevelopment zone	Objection noted.
204	SA4069	Katherine Currie (local resident)	Objection	Object to SA63 proposals	Objection noted.
205	SA4070	L. Morgan (adjacent resident)	Objection	Strongly object to SA63 proposals	Objection noted.
209	SA4071	Rosemary Hollis (local resident)	Objection	Express concern about SA63 proposals: demolition and redevelopment zone.	Concern noted.
210	SA4072	Noel Treacy	Objection	Object to build on Lordship Rec thus diminishing the park and depriving people of access to recreational facilities and natural environments.	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
211	SA4073	Veronica Bailey Straffon and James Straffon (local residents)	Objection	Object strongly to SA63 proposals	Objection noted.
213	SA4074	Elizabeth Adams (local resident)	Objection	Strongly object to demolition and redevelopment of BWF and Lordship Rec	Objection noted.
214	SA4075	Simon Butterworth (adjacent resident)	Objection	Object o SA63 proposals	Objection noted.
215	SA4076	George Britovsek & Johanna Wadsley (adjacent residents)	Objection	Strongly object to SA63 proposals	Objection noted.

216	SA4077	Tamsyn Wills (local resident)	Objection	Object to the Local Plan proposal to build on the north end of Lordship Rec SA63.	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
217	SA4078	Andie Frost	Objection	Strongly object to SA63 proposals	Objection noted.
218	SA4079	Jules Holroyd	Objection	Strongly object to possibility of building on Lordship Rec	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
203	SA4080	Mary L Ford	Opposition	Opposed to SA63 proposals	Opposition noted.
202	SA4081	Mary Cooney (site resident)	Opposition	Owned home in BWF for 43 years and do not want to move. Has seen a lot of change but does not want to see this one.	Opposition noted.
219	SA4082	Mark Pickworth (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
220	SA4083	Daniel Cressey (local resident)	Objection	Strong opposition to SA63 especially that it involves taking over part of Lordship Rec	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
223	SA4084	Tarin Unwin	Objection	Object to the proposed demolition and redevelopment scheme for the Broadwater Farm area	Objection noted.
227	SA4085	A Crawford, K Docherty and J Crawford-Docherty	Objection	Object to use of Lordship Rec for housing development	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
228	SA4086	Jess Kitley (local resident)	Objection	Object to proposals for redevelopment at Broadwater Farm	Objection noted.
229	SA4087	Woodlands Park Residents Association	Objection	Strongly objects to SA63 proposals	Objection noted.
230	SA4088	Ms H Steel (local resident)	Objection	Object to inclusion of Lordship Rec	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
234	SA4089	Asher Jacobsberg (adjacent resident)	Objection	Strongly object to inclusion of Lordship Rec in SA63	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
225	SA4090	Dr Glenys E Law	Opposition	Opposition to the proposal to demolish BWF and use Lordship Rec for temporary housing, while development takes place.	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
232	SA4091	Steve Hill (local resident)	Opposition	Opposition to SA63 proposals	Opposition noted.
235	SA4092	Dara O'Reilly (local resident)	Objection	Object strongly to SA63 proposals	Objection noted.
236	SA4093	Catherine Collingborn (local resident)	Objection	Strongly object to SA63 proposals	Objection noted.
238	SA4094	Margaret Burr	Objection	Object to redevelopment of BWF	Objection noted.

240	SA4095	Esther Pierce (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
244	SA4096	N Turkan (adjacent resident)	Objection	Object to proposals that see park being turned into housing developments	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
245	SA4097	H Turkan (adjacent resident)	Objection	Object to proposals that see park being turned into housing developments	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
246	SA4098	John Mullee (local resident)	Objection	Strongly objects to SA63 proposals	Objection noted.
247	SA4099	Christopher Currie (local resident)	Objection	Strongly object to SA63 proposals	Objection noted.
248	SA4100	Stuart Philip Gillings and Ruth Pattison (adjacent residents)	Objection	Object to SA63 proposals	Objection noted.
243	SA4101	Tower Gardens Residents Group (local residents)	Opposition	Strongly opposed to SA63	Opposition noted.
237	SA4102	Broadwater United Sports and Football Association	Strongly object	To SA63 proposals in particular including football pitch and home ground.	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
249	SA4103	Hornsey Action Group	Objection	Strongly objects to SA63 proposals	Opposition noted.
252	SA4104	Grayham Edmunds	Objection	Strongly object to demolition of Somerset Close. It will be homes and lives destroyed. There is a strong community here and the plans should not go forward.	Opposition noted.
253	SA4105	Sofie Pelsmakers (local resident)	Objection	Object to plans for Broadwater Farm's redevelopment	Opposition noted.
254	SA4106	Friends of Lordship Rec	Objection	Strongly object toSA63 proposals	Opposition noted.
256	SA4107	Reardon family	Objection	Strongly object and proposal should be withdrawn immediately.	Opposition noted.
254	SA4108	Friends of Lordship Rec	Opposition	Council should be celebrating what has been achieved not proposing destroying homes and breaking up communities	Opposition noted.
272	SA4109	Mr R J Ferguson	Objection	This idiotic proposal should be thrown in the dustbin.	Opposition noted.
276	SA4110	Anonymous	Objection	Strongly objects to SA63 proposals	Opposition noted.
278	SA4111	Ms S C Allen	Objection	Draft proposal for BWF is absurd, inappropriate and clearly ill conceived bearing scant reference or understanding of the area concerned and the community within it. Therefore object to SA63.	Opposition noted.
385	SA4112	D. Chambers,	Objection to	Object to proposal for a demolition and redevelopment zone covering Broad	Opposition noted.

		Local resident – Gloucester Road	Site Allocation	water Farm, Somerset Close, Lido Square, Moira Close, some houses along Lordship Lane and northern part of Lordship Recreation ground.	
385	SA4113	D. Chambers	Site allocation, site selection	Allocation is unacceptable and should be withdrawn immediately.	Opposition noted.
386	SA4114	Colin P. Holyhead, Local resident – Bedford Road	Objection to proposals of SA63.	Object to proposals for site SA63.	Opposition noted.
390	SA4115	Mr and Mrs Young, Local resident – Higham Road	Objection to Site Allocation	Object to proposal for a demolition and redevelopment zone covering Broad water Farm, Somerset Close, Lido Square, Moira Close, some houses along Lordship Lane and northern part of Lordship Recreation ground.	Opposition noted.
429	SA4116	Simona Sideri	Objection	Strongly objects to SA63 proposals	Opposition noted.
808	SA4117	Harun Tanriverdi	Objection;	The proposal would cause massive stress to all concerned, displacement and disruption for years, and undermine all the successful efforts over decades to build a strong and stable local community and to improve local facilities. It breaches a whole range of planning policies which should protect our community. It is unacceptable & should be withdrawn immediately. Instead the Council must work with the community to protect, support & improve all the existing homes, estates, facilities & communities in the area.	Opposition noted.
659	SA4118	Haringey Federation of Residents Associations (HFRA)	Object	We support the objection of the Haringey Defend Council Housing organisation, and as an example the points raised by the Broadwater Farm Residents Association	Objections noted.
818	SA4119	Our Tottenham - Claire Colomb	objection	We support the 3 specific objections made by the Broadwater Farm Residents Association, the Friends of Lordship Rec, and Broadwater United Sports and Football Association [See Appendix]	Objections noted.
672	SA4120	Jonathan Maris	Objects to redevelopment	We as a family object strongly to the draft Local Plan proposal SA63 for a demolition and redevelopment zone covering Broadwater Farm, Somerset Close, Lido Square, Moira Close, some houses along Lordship Lane, and the northern part of Lordship Recreation Ground, including the enclosed sports field. The proposal would cause massive stress to all concerned, displacement and disruption for years, and undermine all the successful efforts over decades to build a strong and stable local community and to improve local facilities. It breaches a whole range of planning policies which should protect our community. It is unacceptable & should be withdrawn immediately. Instead the Council must work with the community to protect, support & improve all the existing homes, estates, facilities & communities in the area.	Noted.
673	SA4121	Diane Beddoes, local resident	Objects to redevelopment	I object to the draft Local Plan proposal SA63 to demolish and redevelop Moira Close, Somerset Close, Lido Square, some houses on Lordship Lane, Broadwater Farm, and the proposal to build on Lordship Rec. You should be helping and supporting the communities you serve and looking after the buildings they live in. If things get tough the answer is not: raze it to the ground and start again	Noted.

679	SA4122	Rod Anderson	Objection	We object strongly to the draft Local Plan proposal SA63 for a demolition and redevelopment zone covering Broadwater Farm, Somerset Close, Lido Square, Moira Close, some houses along Lordship Lane, and the northern part of Lordship Recreation Ground, including the enclosed sports field. The proposal would cause massive stress to all concerned, displacement and disruption for years, and undermine all the successful efforts over decades to build a strong and stable local community and to improve local facilities. It breaches a whole range of planning policies which should protect our community. It is unacceptable & should be withdrawn immediately. Instead the Council must work with the community to protect, support & improve all the existing homes, estates, facilities & communities in the area.	Noted.
435	SA4123	Ertogrul Ibrahim (adjacent resident)	Objection	Object to proposals that see beautiful and much needed recreation park and sports field being turned into housing developments.	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
10	SA4124	Clare O'Boy (Tottenham resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
11	SA4125	Sarah Bayley (Tottenham resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
13	SA4126	Billie Regnier (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
14	SA4127	Robert Darnell Bradley (adjacent resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
15	SA4128	Nora Kilgannon and Yutaka Hamano (adjacent residents)	Proposal unacceptable	The proposal should be withdrawn	Noted.
16	SA4129	Lynne Darnell (adjacent resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
17	SA4130	Lorna Carsley (Tottenham resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
18	SA4131	Deborah Berger (N17 resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
19	SA4132	Sacha Armitage (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
20	SA4133	Caroline Carter	Proposal unacceptable	The proposal should be withdrawn	Noted.

21	SA4134	Trevor Banthorpe	Proposal unacceptable	The proposal should be withdrawn	Noted.
22	SA4135	Nick Putz (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
23	SA4136	Robert Samuel Hall (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
3	SA4137	Edel Brosnan (unknown)	Proposal unacceptable	Proposal is unacceptable and should be withdrawn immediately.	Noted.
28	SA4138	Sylvie Dupuy (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
29	SA4139	S T Khatoon (site resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
30	SA4140	Theo Kindynis	Proposal unacceptable	The proposal should be withdrawn	Noted.
31	SA4141	Friedrich Ernst (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
32	SA4142	Michael Spiers	Proposal unacceptable	The proposal should be withdrawn	Noted.
33	SA4143	Richard Abbott (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
34	SA4144	Candy Jannetta-Porter	Proposal unacceptable	The proposal should be withdrawn	Noted.
35	SA4145	Nicola Hammond	Proposal unacceptable	The proposal should be withdrawn	Noted.
36	SA4146	Ruth Hastings Iqball and Mohamed Iqball	Proposal unacceptable	The proposal should be withdrawn	Noted.
37	SA4147	Thomas Gray (site resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
38	SA4148	Sally Stewart, Pete Franklin and Francesco DiManicor (local residents)	Proposal unacceptable	The proposal should be withdrawn	Noted.
39	SA4149	Ruth Green	Proposal unacceptable	The proposal should be withdrawn	Noted.
40	SA4150	Stephen Reynolds and Jose Cano Ruiz	Proposal unacceptable	The proposal should be withdrawn	Noted.
42	SA4151	Alison Johnston	Proposal unacceptable	The proposal should be withdrawn	Noted.
43	SA4152	Stephanie Grant (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
44	SA4153	Paul Chapman, Carol	Proposal unacceptable	The proposal should be withdrawn	Noted.

		Chapman, Nicola Chapman, Mark Chapman, Claire Hinchliff, Jo Hart, James Askham, Gary Clarke, Tara Houlihan and Thomas Dunn			
45	SA4154	Duncan Johnson (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
46	SA4155	Veronica Mole (borough resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
50	SA4156	Dr Sarah Pucill	Proposal unacceptable	The proposal should be withdrawn	Noted.
51	SA4157	Alex Berry	Proposal unacceptable	The proposal should be withdrawn	Noted.
52	SA4158	Mona	Proposal unacceptable	The proposal should be withdrawn	Noted.
53	SA4159	Bertha Bruce-Larbi	Proposal unacceptable	The proposal should be withdrawn	Noted.
54	SA4160	Cassie & Michael Birtwistle (local residents)	Proposal unacceptable	The proposal should be withdrawn	Noted.
55	SA4161	Sarah Masters (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
56	SA4162	Joan George	Proposal unacceptable	The proposal should be withdrawn	Noted.
57	SA4163	Kate Priest (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
58	SA4164	Wei Pan	Proposal unacceptable	The proposal should be withdrawn	Noted.
59	SA4165	Kiran Gungadin	Proposal unacceptable	The proposal should be withdrawn	Noted.
60	SA4166	Fabio Monteforte (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
61	SA4167	Natasha William (Tottenham resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
62	SA4168	David Wheatley (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.

63	SA4169	Genet Menalu (site resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
64	SA4170	Gulem Ezer	Proposal unacceptable	The proposal should be withdrawn	Noted.
65	SA4171	Ezer family	Proposal unacceptable	The proposal should be withdrawn	Noted.
66	SA4172	James Blond	Proposal unacceptable	The proposal should be withdrawn	Noted.
67	SA4173	Amani Hussein (site resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
68	SA4174	Pat Devereaux	Proposal unacceptable	The proposal should be withdrawn	Noted.
69	SA4175	Mr Artur Stefanowicz and Mrs Agnieszka Stefanowicz (adjacent residents)	Proposal unacceptable	The proposal should be withdrawn	Noted.
70	SA4176	Kevin O'Connell	Proposal unacceptable	The proposal should be withdrawn	Noted.
71	SA4177	Dhavan Abiyani	Proposal unacceptable	The proposal should be withdrawn	Noted.
72	SA4178	Mr and Mrs Osborne	Proposal unacceptable	The proposal should be withdrawn	Noted.
73	SA4179	Grace Dyer (site resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
74	SA4180	Dee Seale	Proposal unacceptable	The proposal should be withdrawn	Noted.
75	SA4181	Keith Lemon (site resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
76	SA4182	Caesar Lalobo (site resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
77	SA4183	Lorna Waite (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
78	SA4184	Tim Rawe	Proposal unacceptable	The proposal should be withdrawn	Noted.
79	SA4185	Seda Mertdjan	Proposal unacceptable	The proposal should be withdrawn	Noted.
80	SA4186	Murray Wyatt	Proposal unacceptable	The proposal should be withdrawn	Noted.
81	SA4187	Vadivelu Yogaratnam	Proposal unacceptable	The proposal should be withdrawn	Noted.
82	SA4188	Ozlem Arslan	Proposal unacceptable	The proposal should be withdrawn	Noted.
83	SA4189	Elif Arslan	Proposal unacceptable	The proposal should be withdrawn	Noted.
84	SA4190	Tiborfialka	Proposal unacceptable	The proposal should be withdrawn	Noted.
85	SA4191	Nathan Wilson	Proposal	The proposal should be withdrawn	Noted.

			unacceptable		
86	SA4192	Dugan Warn (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
88	SA4193	Eve Ellis	Proposal unacceptable	The proposal should be withdrawn	Noted.
89	SA4194	Storm Moncur	Proposal unacceptable	The proposal should be withdrawn	Noted.
90	SA4195	Tessa Forbes	Proposal unacceptable	The proposal should be withdrawn	Noted.
91	SA4196	Martina Koepcke	Proposal unacceptable	The proposal should be withdrawn	Noted.
92	SA4197	Elize Truter	Proposal unacceptable	The proposal should be withdrawn	Noted.
93	SA4198	Louisa Livermore (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
94	SA4199	Khahir (adjacent resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
95	SA4200	John and Murielle Porter-Weiss	Proposal unacceptable	The proposal should be withdrawn	Noted.
96	SA4201	Joanne Milmoe and Daniel Rudd	Proposal unacceptable	The proposal should be withdrawn	Noted.
98	SA4202	Joe Syers	Proposal unacceptable	The proposal should be withdrawn	Noted.
99	SA4203	Catherine Riley (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
100	SA4204	Jonathan Sampaney	Proposal unacceptable	The proposal should be withdrawn	Noted.
101	SA4205	Alec Peschlow	Proposal unacceptable	The proposal should be withdrawn	Noted.
102	SA4206	Joanna Monaghan	Proposal unacceptable	The proposal should be withdrawn	Noted.
103	SA4207	Valentin Kovalenko and Chiara Contrino	Proposal unacceptable	The proposal should be withdrawn	Noted.
104	SA4208	Francis Blake and Alexandra Harley	Proposal unacceptable	The proposal should be withdrawn	Noted.
106	SA4209	Karen and Jodi Ahmed	Proposal unacceptable	The proposal should be withdrawn	Noted.
107	SA4210	Matt Burns	Proposal unacceptable	The proposal should be withdrawn	Noted.
109	SA4211	Will Embliss (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
110	SA4212	Candy Amsden	Proposal	The proposal should be withdrawn	Noted.

			unacceptable		
111	SA4213	Ann McTaggart	Proposal unacceptable	The proposal should be withdrawn	Noted.
112	SA4214	Zoe Fox (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
7	SA4215	Peter Thomlinson (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
113	SA4216	Sophie Wolchover	Proposal unacceptable	The proposal should be withdrawn	Noted.
114	SA4217	Jackie Ekim	Proposal unacceptable	The proposal should be withdrawn	Noted.
115	SA4218	Lucy Edkins	Proposal unacceptable	The proposal should be withdrawn	Noted.
116	SA4219	Candice Sly	Proposal unacceptable	The proposal should be withdrawn	Noted.
117	SA4220	Heather Beverley (adjacent resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
118	SA4221	Dorota Gnyp	Proposal unacceptable	The proposal should be withdrawn	Noted.
123	SA4222	Samantha, Zoe and Pamela Wyles	Proposal unacceptable	The proposal should be withdrawn	Noted.
127	SA4223	Luci Davin (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
129	SA4224	Catherine Suttle	Proposal unacceptable	Opposes SA63 plans for demolition and use of Lordship Rec for housing displaced people.	Noted.
120	SA4225	Chris Hutton (site resident)	Withdraw	SA63 should be withdrawn in its entirety immediately.	Noted.
122	SA4226	Emily Unell	Withdraw	Disappointed council has put forward this proposal which undermines community resource and the people around it. Should be withdrawn immediately.	Noted.
149	SA4227	Martin Braund	Proposal unacceptable	The proposal should be withdrawn	Noted.
152	SA4228	Helen Oliver (adjacent resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
151	SA4229	Sylvia Oland (local resident)	Withdraw plans	No need for redevelopment. The plans should be scrapped and withdrawn.	Noted.
155	SA4230	David Corio (local resident)	Proposal unacceptable	Should be withdrawn immediately	Noted.
156	SA4231	Martyna M	Proposal unacceptable	The proposal should be withdrawn	Noted.
161	SA4232	Fr James Hill	Proposal unacceptable	The proposal should be withdrawn immediately.	Noted.
164	SA4233	Holly and Michael Browne (local	Proposal unacceptable	The proposal should be withdrawn	Noted.

		residents)			
167	SA4234	Reba Johnson	Proposal unacceptable	The proposal should be withdrawn	Noted.
173	SA4235	Jonathan Maris	Proposal unacceptable	The proposal should be withdrawn	Noted.
109	SA4236	Will Embliss	Withdraw	Throw out these plans and fulfil obligations to volunteers, residents, tenants and council staff who have made Lordship Rec the fantastic place it is.	Noted.
174	SA4237	Tony Wood	Proposal unacceptable	The proposal should be withdrawn	Noted.
178	SA4238	Dan Rosenberg & Sagarika Chatterjee	Proposal unacceptable	It should be withdrawn immediately.	Noted.
183	SA4239	Michelle Lawson (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
184	SA4240	Caroline Jepson (adjacent resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
185	SA4241	Turkan (and 181 signature petition)	Proposal unacceptable	Should be withdrawn immediately	Noted.
189	SA4242	Yusuf Mertdjan (181 signature petition)	Proposal unacceptable	The proposal should be withdrawn	Noted.
190	SA4243	Hasibe Guler (21 signature petition)	Proposal unacceptable	The proposal should be withdrawn	Noted.
193	SA4244	Maureen Black (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
175	SA4245	Abdul Bham and Judith Ironside (adjacent resident)	Withdraw	Withdraw this proposal.	Noted.
181	SA4246	Amanda Latimer	Withdraw	Unacceptable plan should be scrapped immediately	Noted.
202	SA4247	Mary Cooney (site resident)	Proposal unacceptable	Should be withdrawn	Noted.
205	SA4248	L. Morgan (adjacent resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
208	SA4249	Yvonne Say (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
215	SA4250	George Britovsek & Johanna Wadsley (adjacent	Proposal unacceptable	The proposal should be withdrawn	Noted.

		residents)			
217	SA4251	Andie Frost	Proposal unacceptable	The proposal should be withdrawn	Noted.
204	SA4252	Katherine Currie (local resident)	Withdraw	The plans are destructive to the existing community and should be rejected.	Noted.
214	SA4253	Simon Butterworth (adjacent resident)	Withdraw proposals	Proposals ought to be withdrawn immediately	Noted.
219	SA4254	Mark Pickworth (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
229	SA4255	Woodlands Park Residents Association	Proposal unacceptable	The proposal should be withdrawn	Noted.
231	SA4256	Diana Shelley (local resident)	Proposals withdrawn	These proposals are not acceptable and should be withdrawn	Noted.
227	SA4257	A Crawford, K Docherty and J Crawford-Docherty	Withdraw	We would request that this proposal is rejected and that a more considered proposal is made	Noted.
230	SA4258	Ms H Steel (local resident)	Withdraw	There is no way that any part of Lordship Rec should ever have been included in development plans and SA63 should be withdrawn from the Site Allocations DPD.	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
226	SA4259	Alyson Brewer (local resident)	Withdraw proposal	Reconsider draft plan and withdraw this proposal.	Noted.
219	SA4260	Mark Pickworth (local resident)	Work with community	Council should work with the community to protect, support and improve the area.	Noted.
229	SA4261	Woodlands Park Residents Association	Work with community	Council should work with the community to protect, support and improve the area.	Noted.
236	SA4262	Catherine Collingborn (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
240	SA4263	Esther Pierce (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
244	SA4264	N Turkan (adjacent resident)	Proposal unacceptable	If there is a proposal to build on park consider it unacceptable and should be withdrawn immediately.	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
245	SA4265	H Turkan (adjacent resident)	Proposal unacceptable	If there is a proposal to build on park consider it unacceptable and should be withdrawn immediately.	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
246	SA4266	John Mullee (local resident)	Proposal unacceptable	The proposal should be withdrawn	Noted.
247	SA4267	Christopher Currie (local	Proposal unacceptable	The proposal should be withdrawn	Noted.

		resident)			
248	SA4268	Stuart Philip Gillings and Ruth Pattison (adjacent residents)	Withdraw	The proposal should be withdrawn	Noted.
249	SA4269	Hornsey Action Group	Proposal unacceptable	The proposal should be withdrawn	Noted.
254	SA4270	Friends of Lordship Rec	Proposal unacceptable	The proposal should be withdrawn	Noted.
254	SA4271	Friends of Lordship Rec	Withdraw	Red zoning of this area is institutionalised bullying. It will cause mistrust and conflict, undermine plans and funding for future improvements and cause stress for communities and park users unless is withdrawn immediately.	Noted.
276	SA4272	Anonymous 1	Proposal unacceptable	The proposal should be withdrawn	Noted.
390	SA4273	Mr and Mrs Young	Site allocation, site selection	Allocation is unacceptable and should be withdrawn immediately.	Noted.
429	SA4274	Simona Sideri	Proposal unacceptable	The proposal should be withdrawn	Noted.
435	SA4275	Ertogrul Ibrahim (adjacent resident)	Proposal unacceptable	If there is a proposal to build on park consider it unacceptable and should be withdrawn immediately.	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
345	SA4276	S. Dobie	Objection	Object to proposals of SA63.	Noted.
138	SA4277	Federico Calboli	Alternative solution	Come up with a proper thought out plan that doesn't damage rec and create more problems than will be solved.	Objection noted. Lordship Recreation Ground has been removed from the allocation. **Action: Amend site boundary to exclude Lordship Recreation Ground**
218	SA4278	Jules Holroyd	Alternative solution	These plans should be withdrawn forthwith, and acceptable alternatives explored.	Noted.
225	SA4279	Dr Glenys E Law	Alternative solution	Reconsider these rash plans to which there will be massive objections and unpredictable consequences	Noted.
223	SA4280	Tarin Unwin	Alternative solution	This proposal is highly flawed and should be reconsidered.	Noted.

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London Borough of Haringey

Haringey Local Plan Preferred Option consultation of 4 Local Plan Documents held Feb-Mar 2015:

Tottenham AAP

Regulation 22(1)(c) Consultation Statement

October 2015

Appendix H (1) Tottenham AAP Consultation Statement

Contents

1. Introduction
2. Summary of consultation undertaken on the Tottenham Area Action Plan Preferred Option consultation document
3. Who responded and number of representations received
4. Summary of main comments/issues raised and Council's response to these

Appendices

1. Information sent out seeking consultation/ List of respondents
    a. Public Notice of the draft Development Management Policies Issues and Options consultation and statement of the Representations Procedure
    b. Letter of Notification sent to Consultees on the Consultation Database and Specific Consultation Bodies and statement of the Representations Procedure
    c. Newspaper advert
    d. List of Contacts on the Council's Consultation Database
    e. Letter of Notification sent to addresses within Site Allocation boundaries and statement of the Representations Procedure
    f. List of addresses within Site Allocation boundaries (except sites NT1 & NT2)
    g. List of addresses within Site Allocation boundaries (sites NT1 & NT2)

2. Individual Comments Received to the Tottenham AAP, and the Council's Response to Each
    a. General comments on the Tottenham AAP
    b. AAP1-AAP5
    c. SS1-SS6, TH1-TG3, BG1-BG4, and general comments on the Tottenham High Rd Area
    d. NT1-NT5 and North Tottenham general comments
    e. TH1-TH10 and Tottenham Hale general comments

1. Introduction

The Consultation

1.1 Consultation on the Preferred Option of four Haringey Local Plan Documents took place between 5th February and 27th March 2015. These were:

- Amendments to the Local Plan: Strategic Policies (Adopted 2013);
- Development Management Policies,
- Site Allocations, and
- Tottenham Area Action Plan.

1.2 The consultation was undertaken in accordance with the Council's Statement of Community Involvement and in line with the Town and Country Planning (Local Planning)(England) Regulations 2012. These regulations required the Council to produce a statement (the 'Consultation Statement') setting out the consultation undertaken in the course of preparing the local plan document, a summary of the main issues raised to consultation, and to detail how the Council's took account of the comments received in preparing the subsequent version of the plan - the Preferred Option version.

This Document

1.3 The details of the consultation undertaken are included in the next section, which includes reference to the consultation documentation, who was contacted seeking consultation responses, and a summary of respondents.

Process & next steps

1.4 This consultation report was submitted to Cabinet in October 2015. It builds upon the recommendations of Regulatory Committee on a summary version of this document in September 2015.

1.5 Following decisions on amendments to the documents, the next stage will be to conduct a Proposed Submission consultation, seeking comments on soundness and legality, prior to submission to the Secretary of State for Examination in Public of the planning documents by an independent Planning Inspector. The exact dates for the submission, and length of time taken to examine the documents will depend on the number of issues arising from the proposed submission consultation. It is planned that the Proposed Submission consultation will take place in December 2015-January 2016, with Submission and Examination taking place in 2016. Following the Examination, the Inspector will issue an Examination Report on the soundness of the plan. It is expected that should he decide the Plan is sound, the Council will adopt the plan in mid-late 2016.

2. Summary of consultation undertaken on the Tottenham Area Action Plan Preferred Option consultation document

Summary of consultation undertaken on the Site Allocations Reg 18 consultation document

2.1 Following Cabinet approval in January 2015, the alterations to the Strategic Policies and the 'preferred option' drafts of three local plan documents, were published for public consultation from 9th February to 27th March 2015.

2.2 Public consultation on the four Local Plan documents was carried out in accordance with the Council's adopted Statement of Community Involvement (2011) and statutory requirements, this included:

- Notification by letter/e-mail on 9 February to over 1,200 individuals and organisations already registered on the planning consultation database;
- A reminder e-mail sent to those on the database on 14 March;
- Notification letters to all landowners and occupiers within the boundary of sites proposed for allocation;
- Public notice placed in the local newspaper on 12 February;
- Reference and loan copies of each document and the accompanying sustainability appraisals were made available in each of the Borough libraries, at the Civic Centre & Planning Reception at Riverpark House, and on the Council's website.

2.3 In addition to the above, and in an effort to engage the wider public in the consideration of the draft local plan documents, articles were placed in the February editions of the Haringey People Magazine (which is delivered to all households in the Borough) and the Tottenham News. The following series of drop in sessions and public meetings were also held:

- Turner Avenue Steering Group (22 Jan)
- Park Grove and Dunsford Road Steering Group (29 Jan)
- St Ann's & Haringey Area Forum Meeting (3 Feb)
- Northumberland Park Area Forum (5 Feb)
- Tunnel Gardens / Blake Estate Residents Meeting (5 Feb)
- Highgate & Muswell Hill Area Forum (5 Feb)
- Tamar Residents Meeting (12 Feb)
- Reynardson Residents Meeting (12 Feb)
- River Park House drop in session (16 Feb)
- Tangmere Steering Group (18 Feb)
- Broad Water Farm RA (18 Feb)
- Turner Avenue Drop in Session (Sat 21 Feb)
- High Road West / Love Lane RA (25 Feb)
- Wood Green Library drop in session (25 Feb)
- River Park House Member drop in session (4 Mar)
- Hillcrest RA (9 Mar)

- West Green & Bruce Grove Area Forum (9 Mar)
- Muswell Hill Library Drop in Session (10 Mar)
- Stellar House, Altair Close, The Lindales and Bennetts Close Residents and Community Association (10 Mar)
- 163 Park Lane Drop in Session (11 Mar)
- Northumberland Park and Park Lane Residents and Community Association (12 Mar)
- All Ward Member drop in session (18 Mar)
- Headcorn & Tenterden Residents Association (24 Mar)
- Summersby Road RA (26 Mar)

2.4 The aim of the consultation was to invite public and stakeholder views and comments on the proposed policies or sites being put forward for consideration, and to enable consultees to offer up further information, to enable the preparation of the next iterations of the documents – the pre-submission versions.

2.5 Notwithstanding the above, criticism was received on the extent and adequacy of the consultation process. Whilst meeting the obligations within the Council's adopted Statement of Community Involvement (2011), officers have subsequently meet with some of the concerned parties representing some of the residents groups to see how consultation on the documents could be improved, and where feasible, these new techniques and standards have been incorporated in the update to the Council's Statement of Community Involvement (which is currently out for consultation). Officers will also be seeking to ensure that the lessons learnt and feedback received on the earlier consultation process can be incorporated into the next round of consultation on these documents planned for later in the year.

3. Who responded and number of representations received

3.1 In total 118 individuals, businesses, community groups and government departments responded to the consultation. Between them they raised 1,070 individual representations on various issues and policies.

3.2 There were a large number of general representations received that did not refer specific policies but raised concerns more broadly with the future of Tottenham and how development and change will or should be managed. Many comments were set in the context of the proposed Area Action Plan objectives. These responses have been collated in the first subsection below, arranged by key topic or issue.

3.3 Many of the general comments raised were reiterated having regard to specific development management policies or site allocations. Whilst comments were received on all policies, there was a significant variance in the number of respondents and representations received. Details in this respect are accompanied by each policy summarised in this report.

4. Summary of Issues Raised During the Consultation

4.1 The following comments addressed topics included in the introductory chapters and sections of the Area Action Plan, including: Chapter 1 – Introduction; Chapter 2 - Key issues, challenges and opportunities; Chapter 3 - Vision and strategic objectives; and Chapter 6 - Implementation, delivery and monitoring. Whilst these general comments

did not refer specific policies they often reiterated the concerns and issues raised on the individual policies and site allocations, which are also summarised later in this report.

GENERAL COMMENTS

Chapters 1-3 & 6 and all chapter introductions
Respondents: 14
Responses: 131

AAP (General)
Respondents: 29
Responses: 116

Regeneration

4.2 There were comments on the distribution of growth across the borough. Some respondents did not agree that Tottenham could accommodate an additional 10,000 new homes and noted there is proportionately less growth planned for the west of the borough. The Borough's spatial strategy establishes areas to accommodate growth based on a wide range of assessments including character, heritage, public transport, investment in infrastructure, land availability and economic regeneration needs, along with other opportunities and constraints. Having regard to these factors the Council considers that Tottenham has the capacity to meet the planned housing growth.

4.3 Some comments suggested that the AAP does not give equal consideration to the different areas within Tottenham. The AAP is helpfully organised by areas and reflects that there are a range of development and regeneration opportunities across Tottenham, many of which are supported by specific site allocations. The plan has been updated to set out more clearly the vision for each area and how these areas will contribute to the delivery of the spatial strategy.

4.4 There were concerns that regeneration will cause gentrification and displace residents from existing homes and neighbourhoods. There were also concerns that the AAP might work to reinforce inequalities present in the area rather than address them. These comments are noted. The Council's vision for Tottenham is to manage development and regeneration to deliver a positive transformation of the area that benefits both existing and future residents.

4.5 One consultee suggested that the Spurs development should not be presented in the plan as a driver of economic development, pointing to research that suggests stadium-led developments do not make a significant contribution to the economy. The Council notes a London Assembly Report (March, 2015) which indicates that stadium-led regeneration schemes can act as a catalyst for physical and social regeneration. It is therefore considered appropriate to present the new Spurs stadium as a driver for change in the area. The AAP includes a site allocation for the stadium and through this policy will seek to ensure that future development proposals both deliver objectives of the plan and achieve maximum public benefit.

Housing

4.6 There were concerns raised with the inclusion of sites within the AAP for estate renewal. Consultees also objected to the demolition of buildings as part of estate renewal, particularly where these are structurally sound. The Council considers the inclusion of these sites is necessary to support delivery of the spatial strategy and

meet objectively identified housing needs. Recognising that some housing estates are poorly designed, make inefficient use of land and are in need of repair, the AAP identifies sites where there are opportunities to improve housing stock and living conditions. This includes interventions to enhance site layout and design for better connectivity and legibility, upgrade buildings and amenity areas and optimise the use of land. The Local Plan has been amended to better clarify the rationale for including sites for estate renewal, as set out above.

4.7 There were various representations on future plans for individual estates allocated for estate renewal opportunities. The Local Plan provides a policy basis for estate renewal but does not set specific details for individual schemes. When considering future options for a site, the priority to meet housing need may mean that redevelopment is preferred over refurbishment. In some circumstances, cross subsidy of new affordable housing stock from market housing may be necessary to make schemes viable. The Council is committed to engaging with local residents to identify an approach for estate renewal which meets the needs of both current and future residents, in line with the Council's Housing Investment Strategy and s105 of the Housing Act 1985.

4.8 Some consultees questioned why housing estates were included in allocations when the Decent Homes programme is being completed and argued this should be the preferred vehicle for improving housing stock. The Council recognises the importance of the programme in ensuring housing is maintained at the appropriate standard in the short term. Beyond housing repair, the plan identifies opportunities to improve the quality and quantity of housing over the long-term having regard to the strategic plan objectives.

4.9 There were concerns that leaseholders might be priced out of and displaced from the local area, including through Compulsory Purchase Orders (CPOs). Comments were received from both residents and businesses in this respect. In the case of compulsory purchase, leaseholders are offered compensation on the principle of equivalence, meaning they will be no better or worse off after acquisition. The Council will support relocation within the area where possible, whilst recognising that CPO legislation allows for financial compensation so that businesses and residents can make their own decisions in this regard.

Affordable Housing

4.10 Consultees stated that affordable housing is not genuinely affordable. It was also suggested that that the plan's target for affordable housing should be 100%. The borough wide target for affordable housing is set in the Strategic Policies Local Plan and is informed by a viability assessment. Across the plan, the objectives are to significantly increase housing supply, including affordable housing, to meet local needs. The Council will seek to maximise the amount of affordable housing provided in new development schemes in the Tottenham area, however recognising that delivery on a site basis is influenced by viability and grants available to provide for different types of affordable provision.

4.11 There were comments suggesting that the AAP does not sufficiently reflect the large number of residents in rented accommodation and the need for affordable rents. It was also suggested that the Council should consider rent controls as a solution to creating more affordable housing. The introductory text in the AAP has been amended to more clearly reflect the situation with respect to rented accommodation in the Tottenham Area. Rent control for private rented development is outside the scope of the planning system. The Council will seek provision of affordable rented accommodation in line with Policies SP2 and AAP3.

4.12 There was a request for clarification on the Council's aspirations for a better mix of housing. There was concern that this implied the loss of social housing units, which consultees also objected to. The plan has been revised to set out more clearly the plan objectives for housing mix in Tottenham. The policies set out that the Council will seek to ensure no net loss of social housing on a habitable room basis.

Employment

4.13 It was suggested that the AAP could better set in context the nature of the local economy, the range of viable employment uses currently in the area, and set clearer objectives for the new affordable and flexible workspace provision to support businesses. Amendments to the introductory and supporting text have been made to this effect. The DM Policies set requirements for affordable workspace.

4.14 Consultees expressed concern for the loss of employment land and floorspace, particularly to residential and other uses, with some suggesting that there should be no net loss of floorspace. The Council considers that the Local Plan will ensure a sufficient supply of employment land and premises within the borough (including in Tottenham) to meet identified need however recognising that some reconfiguration, supported by site allocations, may be necessary to deliver the spatial strategy. The DM Policies set out the Council's approach to maximise replacement employment floorspace in appropriate mixed use schemes. It also seeks to protect floorspace in non-designated employment locations.

4.15 Respondents stated that new jobs should be catered for local residents, be of good quality and pay the living wage. The Local Plan broadly seeks to increase the number and quality of jobs in Tottenham and residents' access to them, including through requiring planning contributions for skills and training. The living wage is outside the scope of the Local Plan.

Infrastructure

4.16 Respondents suggested that the plan does not sufficiently address the infrastructure requirements necessary to support the growth planned in Tottenham, including for health, education and community facilities. The Council considers that this will be dealt with through the Infrastructure Delivery Plan. However, the AAP has been revised to provide some narrative on this matter, including by signposting some of the key strategic infrastructure that will be delivered to facilitate growth. Information on the Housing Zone has also been included to set in context the dedicated investment committed to unlock the area's growth potential. Finally, the site allocations set out specific requirements for infrastructure provision where appropriate.

4.17 There were specific concerns around the capture and spend of S106 contributions and the Community Infrastructure Levy (CIL). It is recognised S106 and CIL will play a role in funding infrastructure however further details in this regard are set out in the Council's Planning Obligations Guidance SPD and CIL Charging Schedule respectively. The CIL will be subject to periodic review over the life of the plan.

Transport

4.18 It was suggested that the plan should appropriately reflect the timescales for Crossrail 2 and the need to ensure that site allocations enable its delivery. Updates have now been made to this effect. The plan has also been revised to include a new overarching policy on transport which includes requirements for proposals to consult with the appropriate agencies where Crossrail 2 is planned.

4.19 In response to consultation comments, the plan has also been amended to signpost current and emerging transport projects including the Cycle Superhighway and four-tracking of the West Anglia rail line.

4.20 There were concerns with impact on parking provision, which is considered by many respondents to be a key issue in locations where parking is already limited. A key aim of the Local Plan is to shift the mode by which residents and visitors travel, from car-based to more sustainable modes such as public transport, walking and cycling. Parking will be required in line with the DM Policies and car free development supported where appropriate.

Green infrastructure and nature conservation

4.21 Respondents objected to development on open and green space and suggested that the plan should prioritise development on brownfield land. This is consistent with the plan objectives. In particular, the DM Policies provide for no net loss of designated open space and protection of biodiversity sites.

4.22 It was suggested that the AAP should set out more clearly how it will contribute to provision of green infrastructure. The Council considers these are borough wide matters that are more suitably addressed in the Strategic Policies and DM Local Plans, particularly to ensure coordination in managing the network of green infrastructure. However individual site allocations have identified opportunities where future development should seek enhancements in this regard.

4.23 There were some objections to the proposed green link, as set out in the responses to the relevant AAP policy and site allocations. The Council considers that the green link is strategic infrastructure which is important to delivering the plan objectives for enhancing access to open space. The site allocation development guidelines, along with DM Policies, will ensure it is sensitively integrated within the borough.

4.24 There was support for the plan's recognition of the Lee Valley Regional Park and objectives to improve access to it. However, it was noted that the park is a recognised Special Protection Area for biodiversity which may be threatened by higher visitor numbers. The Council will work with the Lee Valley Regional Authority to ensure that development does not adversely impact on the environment. A Habitats Regulations Assessment will be completed to inform plan production.

4.25 Water management is dealt with principally through the Strategic Policies and DM Policies Local Plans. However following consultation feedback, the AAP has been amended to better highlight local opportunities for sustainable water management. Site allocations have been updated to identify Source Protection Zones for groundwater, Flood Zones and locations where de-culverting should be investigated and implemented if possible. The DM Policies have also been updated to ensure development is adequately supported by water supply infrastructure.

Historic environment

4.26 Some respondents considered that the draft AAP did not suitably demonstrate the Council's commitment to preserving and enhancing Tottenham's historic character, particularly in the context of regeneration. Management of the historic environment is dealt mainly by the Haringey's Strategic Policies Local Plan along with new policies in the DM Policies. However the consultation comments are noted and the Council has revised the plan to set a more positive framework for managing heritage assets. This includes a new policy on conservation and heritage which links to the relevant DM Policies.

4.27 The site allocations site requirements have also been updated to signpost where there are heritage assets that require appropriate consideration in future proposals, including listed buildings, conservation areas and archaeological priority areas.

Design

4.28 There were a number of responses stating that the AAP should set a more positive framework for good quality design, so as to ensure that new developments reflect local character and identity and further contribute to place making. Design guidelines will be dealt with principally through the DM Policies Local Plan, which includes a new Haringey Development Charter which all development proposals must engage with. The site allocations set out specific requirements and considerations for development design where appropriate.

4.29 Following concerns raised with proposed building heights, the policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character.

4.30 Some consultees stated that the plan does not sufficiently protect the character of parks and open spaces, particularly where development is proposed adjacent to them. Some comments pointed to relevant London Plan policies. The Council considers that the AAP is in general conformity with regional policy. Proposals will be assessed against the DM Policies which set out that development should protect and enhance the value and visual amenity of open space.

Consultation

4.31 Respondents raised several concerns about the consultation process. Overall it was felt that feedback from previous consultations had not been properly taken into account, that there was insufficient time to comment given the volume of consultation materials and technical evidence published, as well as lack of clarity on consultation dates and opportunities. The Council considers that it fulfilled the statutory requirements for the consultation. However, it has since commenced a review of its Statement of Community Involvement to inform future practices in this regard.

4.32 Some consultees noted that the AAP had suitably summarised feedback from previous consultations but suggested that the plan would exacerbate rather than positively address issues and challenges raised. All responses received will be considered in the next iteration of the plan.

Other comments

4.33 There were a number of general comments regarding text omissions, invalid web links, maps, grammar, document references and factual updates for extant planning permissions. Minor edits to the plan have been made in respect of these comments.

POLICY COMMENTS

4.34 The following comments were made with specific reference to individual policies AAP1-AAP5 and the draft site allocations.

AAP1 (Regeneration)

Respondents: 10

Responses: 20

4.35 In response to concerns relating to the involvement of local communities in the delivery of the Plan, the supporting text was amended to include ‘local communities’ as those consulted by developers along with landowners and other stakeholders.

4.36 There were comments regarding the plan’s support for comprehensive development of sites. There were concerns that this approach is not always in the public interest,

and in particular, will prohibit incremental and more sensitively designed development from coming forward. The policy does not preclude such incremental development from occurring, but on key strategic sites the Council will require site masterplanning and comprehensive development in order to ensure delivery of the spatial strategy. This is clarified in the supporting text.

4.37 The policy has been amended to provide clarity on the meaning on the term 'positive regeneration'.

4.38 A new policy has been drafted, 'Heritage and Conservation' in response to comments relating to protecting Tottenham's heritage assets.

AAP2 (Housing)

Respondents: 8

Responses: 26

4.39 In response to comments relating to the affordability of new housing the Council's response states that the aim of the policy is to maximise affordable housing in new developments, but this is constrained by viability and the grants available to provide different types of affordable housing.

4.40 The affordable housing target for the Tottenham AAP area has been nuanced to ensure the new homes in Tottenham better reflect housing needs in the area and provide choice and diversity to support communities in Tottenham.

4.41 There was concern about the policy's aim to rebalance housing tenure. The Council's response states that the London Plan Policy 3.9 makes clear that a more balanced mix of tenures should be sought in all parts of London, particularly in neighbourhoods where social renting predominates. Accordingly, having regard to the existing balance of residential tenures in Tottenham, the tenure split within draft AAP Housing Policy is in general conformity with the London Plan. It is also acknowledged that, in practice, discussions around the balance of tenure at any given site will be negotiated and considered on a case by case basis.

AAP3 (Tottenham Hale District Centre)

Respondents: 11

Responses: 17

4.42 For clarity, the policy was amended to set the parameters for development in the area, and further detail will be set out in the District Centre Framework.

4.43 For clarity, the principles for a Primary Shopping Area will be defined in the policy.

4.44 Consultees noted the draft plan's lack of detail on the evening economy and implications for the new District Centre and other town centres. Further evidence is being prepared in this regard and will help to inform future planning and implementation frameworks for the District Centre.

AAP4 (Green Link)

Respondents: 11

Responses: 26

4.45 Many comments required clarification of the role and impacts of the Green Link.

4.46 The policy has been amended in response to comments to include reference to nature conservation. Where relevant, the Blue Ribbon Network is highlighted as a planning designation in specific site allocations.

AAP5 (Changes to Designated Employment Areas)

Respondents: 5

Responses: 7

4.47 The policy has been amended to demonstrate a clear direction for employment and business growth.

4.48 To address technical comments and for clarity, the policy and supporting text will be amended to include: a full list of designated employment sites; jobs/floorspace assumptions; and updated maps.

Seven Sisters /Tottenham Green/Bruce Grove

Tottenham High Road (General comments)

Respondents: 12

Responses: 41

4.49 These comments addressed topics relevant to Tottenham High Road. In some instances specific policies were referred but comments generally concerned the introductory sections to site allocations, such as neighbourhood area objectives.

4.50 Consultees suggested that the plan should provide more detail on how new development can preserve and enhance heritage assets and their setting, particularly along the High Road. The plan has been revised to include a new policy on conservation and clearer requirements for site masterplanning, which will help to ensure that heritage assets are positively considered in development and regeneration.

4.51 There were concerns that the plan's encouragement of mixed use development would compromise employment sites adjacent to the High Road. In particular, it was considered that the introduction of residential uses would erode the functional integrity of employment sites. The Council's technical evidence provides that mixed use is necessary to make employment development viable. The AAP seeks to protect employment land in suitable areas but in highly accessible locations, such as Tottenham High Road, the provision of a mixed use typology is necessary to meet objectively identified housing and employment needs. The DM Policies will set further requirements for mixed use proposals.

4.52 A number of respondents suggested that the Seven Sisters Market should be given more prominence in the plan. This has been reflected in a new Policy SS1, as well as in the relevant site allocation.

4.53 The plan has also been amended to include more background information and policy to focus on public realm improvements along the High Road, with the aim of enhancing local character and supporting town centre viability.

SS1 (Lawrence Road)

Respondents: 5

Responses: 8

4.54 In response to concerns with the loss of employment floorspace, the policy has been revised to provide further clarity on the re-provision of employment floorspace including support for affordable workspace.

4.55 Concerns were raised with proposed building heights. The policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character.

4.56 A new designation for Locally Significant Open Land will be made following a comment that the green space at the northern end of Lawrence Road should be optimised for public use.

SS2 (Gourley Triangle)

Respondents: 5

Responses: 8

4.57 In response to concerns with the loss of employment floorspace, the policy has been revised to provide further clarity on the re-provision of employment floorspace including support for affordable workspace.

4.58 It was highlighted that the Stone Bridge Brook runs in a culvert under the site. The policy has been revised to signpost this and require proposals to investigate opportunities for deculverting.

SS3 (Apex House and Seacole Court)

Respondents: 19

Responses: 39

4.59 There were questions as to why Seacole Court was included in the site allocation for Apex House. It is considered that both sites have future development potential and can contribute to delivery of plan objectives. The policy has been revised to make clear that any development should be considered comprehensively, including through phasing if necessary. The policy has also been updated in response to comments suggesting that proposals must take account of the site's relationship with Wards Corner, along with seeking wider public realm and access improvements.

4.60 There were concerns raised with proposed building heights including a tall building at Apex House. The policy is supported by local evidence but has been amended slightly to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character. A tall building at Apex House is considered a suitable location marking the Seven Sisters transport interchange.

4.61 Following suggestions that the site should make a contribution to town centre uses given its location, the policy has been revised to require active uses on the ground floor of Seven Sisters Road and High Road frontages.

SS4 (Helston Court)

Respondents: 9

Responses: 20

4.62 There were objections to the inclusion of this site in the Local Plan, including a petition from local residents. In light of these representations and following further

consideration of scheme deliverability, the site will not be taken forward in the Local Plan.

SS5 (Wards Corner and Suffield Road)

Respondents: 13

Responses: 51

4.63 The policy has been amended to clarify the potential for the site to be developed according to either the extant planning permission or the proposed site allocation.

4.64 There were particular concerns with the loss of the Seven Sisters Market. Whilst the previous consultation plan required re-provision of the market on-site as part of any future development, the site allocation has been revised to set this out more clearly.

4.65 Following concerns raised with proposed building heights, the policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character.

SS6 (Brunel Walk and Turner Avenue)

Respondents: 5

Responses: 8

4.66 There were objections to the inclusion of this site in the plan owing to concerns over loss of existing structurally sound buildings and affordable housing. It is considered that the site should continue to be considered for inclusion as part of the Council's estate renewal programme and to help deliver the borough's spatial strategy. The Local Plan policies will require that development does not result in a net loss of affordable housing on a habitable room basis.

4.67 Taking account of consultee comments a new requirement to provide open space as part of any future redevelopment has been included, in particular, seeking opportunities to link with amenity spaces adjacent to the site.

TG1 (Tottenham Leisure Centre Car Park)

Respondents: 21

Responses: 50

4.68 There were concerns with the loss of the car park and potential impact this would have on accessibility for leisure centre users. It was also considered by many consultees that the proposal would adversely impact on local amenity and open space, both on and adjacent to the site. The allocation has been withdrawn from the plan to allow further consideration for the reconciliation of parking issues, along with other design matters, so that the site can be optimised for public benefit.

TG2 (Tottenham Chances)

Respondents: 11

Responses: 16

4.69 Consultees expressed concern over the loss of the Tottenham Chances community facility. The policy will continue to provide for a community use as part of mixed use redevelopment. However the site allocation has been revised slightly to set out more

clearly the expectation for an enhanced community facility and appropriate venue for the existing community use.

4.70 In response to concerns raised with impact on the historic environment, the policy has been revised to reinforce the need for proposals to demonstrate how heritage assets and their setting will be considered in any site redevelopment. An additional policy on conservation has now been included in this Local Plan to set a more positive framework for managing heritage assets. This policy draws links to the relevant DM Policies.

4.71 Following concerns raised with proposed building heights, the policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character.

4.72 The policy has been amended to allow for appropriate car-free development recognising the site is in an area of high public transport accessibility.

TG3 (Tottenham Police Station and Reynardson Court)

Respondents: 7

Responses: 10

4.73 Addressing concerns with the loss of police facilities, the site allocation has been changed to clearly set out that conversion of the existing station will be subject to re-provision of the police station locally.

4.74 The policy has been amended to allow for appropriate car-free development recognising the site is in an area of high public transport accessibility.

BG1 (Bruce Grove Snooker Hall and Banqueting Suite)

Respondents: 5

Responses: 5

4.75 There were concerns raised with respect to the impact of future development on the historic environment, including the former cinema and conservation area. These assets will continue to be protected and enhanced as appropriate. The allocation has been revised to set a new requirement for site masterplanning which will help to ensure that heritage assets and their setting are suitably considered in future proposals. An additional policy on conservation has now been included in this Local Plan to set a more positive framework for managing heritage assets. This policy draws links to the relevant DM Policies.

4.76 There were concerns raised regarding parking and access, in particular, the proposal for car-free development and loss of parking at this site. The Council considers that the high public transport accessibility levels at this location justify the approach. Future requirements for specific proposals will be set in line with the relevant DM Policies.

4.77 Some consultees objected to the inclusion of this site in the allocations on the basis that there are viable uses in the existing buildings. Having regard to delivery of the spatial strategy, the site is allocated for its optimum future use rather than the existing use. The allocation sets guidelines for use of the site should future proposals come forward.

BG2 (Tottenham Delivery Office)

Respondents: 12

Responses: 21

4.78 Respondents noted the presence of Bruce Grove Wood, to the rear of the site, as a valuable open space with ecological value that should not be adversely affected by future development. The Local Plan will designate this as Significant Local Open Land to ensure it is appropriately recognised, protected and enhanced.

4.79 There were concerns raised with the loss of the existing business and service provided by the delivery office. Having regard to delivery of the spatial strategy and the need to locate higher density uses in accessible locations, the site is allocated for its optimum future use rather than the existing use. The future of the delivery office is subject to the land owner's aspirations for the site. The allocation has been amended to set out the Council's expectation for replacement employment floorspace as part of any site redevelopment.

4.80 Consultees generally supported the proposal for a new access route from Moorefield Road however there were concerns raised with security. There were also concerns with the impact of development on residential amenity. The policy has been amended to set out requirements for passive surveillance and other design features to address security and protection of amenity. The Development Management policies will also set further requirements in this regard.

4.81 There were objections to the demolition of 5 Bruce Grove. There is an extant planning permission for works to this property along with a planning permission at 7 Bruce Grove. Site redevelopment will be subject to the implementation of these permissions or other requirements as set by the site allocation.

BG3 (Bruce Grove Station)

Respondents: 8

Responses: 8

4.82 The proposals were broadly supported by respondents although it was suggested the policy could be strengthened by setting more detailed design requirements. The policy has therefore been amended, in particular, focusing on the need to enhance the locally listed station building, improve accessibility for station users and require high quality public realm that appropriately interfaces with the station and town centre.

BG4 (Moorefield Road)

Respondents: 9

Responses: 12

4.83 This site has been incorporated into the allocation for Bruce Grove Station to ensure a more comprehensive approach to redevelopment across the sites. This change has been made, in part, following consultation comments which suggested that the Moorefield Road site requirements should be considered in relation to adjacent sites. There was a further comment suggesting that future development should not impact on nearby uses, such as the cafe and community centre, and this will be managed through the DM Policies.

4.84 There were concerns regarding the loss of existing employment and business uses including the builders' merchants. Having regard to delivery of the spatial strategy and the need to locate higher density uses in accessible locations, the site is

allocated for its optimum future use rather than the existing use. The policy does not preclude the continued use of the site for the employment use, but sets guidelines to manage development should the site become available in the future. The policy has been amended to set out the Council's expectation for replacement employment floorspace as part of any mixed-use redevelopment.

North Tottenham

North Tottenham (General comments)

Respondents: 5

Responses: 7

4.85 These comments did not refer specific policies but addressed topics which are relevant to North Tottenham. The key matter was that of the proposed football stadium and how it is set in the context of the AAP.

4.86 It was suggested that the vision for the AAP is prejudiced by the proposed stadium redevelopment already in the pipeline. The Council considers that the AAP is necessary to help deliver the spatial vision and strategic objectives for the borough, with the adopted Strategic Policies Local Plan providing the context for the AAP. An allocation has been proposed for the Tottenham Hotspur Stadium to ensure any future development both considers and positively contributes to wider local area objectives.

4.87 There were further comments suggesting that the plan should ensure appropriate consideration for the historic environment, particularly with redevelopment of the football stadium. The plan has been revised to include a new policy on conservation and clearer requirements for site masterplanning, which will help to ensure that heritage assets are positively considered in development and regeneration.

NT1 (Northumberland Park North)

Respondents: 3

Responses: 3

NT2 (Northumberland Park)

Respondents: 10

Responses: 18

4.88 A number of respondents expressed concern with, or objected to, the site allocations for a major estate regeneration programme and potential redevelopment of estates in this area, particularly where the housing stock is considered to be in good condition. There was also in-principle support for the site allocations in contributing to the regional spatial development strategy however recognising the need for collaborative engagement with local residents. The Council considers that the allocations are required to help meet the strategic objectives of the Local Plan including delivery of the borough's housing target. In light of responses received, policy AAP1 has been amended to emphasise that future development opportunities and proposals should be considered in consultation with the local community. In addition, the Local Plan has been revised to set out more clearly the requirements for masterplanning to ensure a coordinated approach to future development, including in the Northumberland Park area.

4.89 Some consultation comments suggested provision for types of community facilities and specific design requirements to be set within the allocations. It is considered that these detailed matters can be addressed through future masterplanning exercises, which the Local Plan has now drawn clearer linkages to.

NT3 (High Road West)

Respondents: 13

Responses: 39

4.90 Consultees raised concerns about the impact of future development on local character including the historic environment. The policy will continue to require that new development proposals have regard to heritage assets and their setting; however future proposals must also be weighed against the wider public benefits of regeneration. An additional policy on conservation has now been included in this Local Plan to set a more positive framework for managing heritage assets. This policy draws links to the relevant DM Policies.

4.91 It was suggested that the allocation should be changed to allow for a significantly greater amount of retail and leisure floorspace in the High Road West area. This suggestion has not been taken forward as the Council considers that an increase of this scale would adversely impact on the existing town centre hierarchy. The policy will continue to seek to mange new retail and leisure uses in a way that complements the new stadium and square without compromising the viability and vitality of other centres.

4.92 Consultees raised concerns about the potential loss of existing local businesses and employment floorspace. The Council considers that the Local Plan will ensure a sufficient supply of employment land and premises within the borough (including in Tottenham) to meet identified need however recognising that some reconfiguration, supported by site allocations, may be necessary to deliver the spatial strategy. There is a need to locate higher density uses in accessible locations and the site is therefore allocated for its optimum future use rather than existing use. The policy will continue state the Council's expectation for the re-provision of employment floorspace as part of any future development.

4.93 There were concerns from local residents at Love Lane that the plan proposals do not appropriately reflect the Resident Charter and Tenant Guide agreed with the Council. Comments have been noted and future matters in this respect will be addressed through relevant work the Council's housing team is preparing on resident's options.

4.94 There were objections to the inclusion of 21-35 Headcorn Road in the site allocation. These properties were added erroneously and the site boundary has been amended, so that these properties are removed the allocation.

NT4 (North of White Hart Lane)

Respondents: 3

Responses: 3

4.95 There were concerns with the loss or displacement of the existing community facility within the site allocation. The policy will continue to require that the community use is re-provided. Additional supporting text has now been included to set out that future site development will be subject to the needs of the existing occupants of the Irish Centre being suitably met.

4.96 Consultees raised concerns about the potential loss of existing local businesses and employment floorspace. The Council considers that the Local Plan will ensure a sufficient supply of employment land and premises within the borough (including Tottenham) to meet identified need however recognising that some reconfiguration, supported by site allocations, may be necessary to deliver the spatial strategy. There is a need to locate higher density uses in accessible locations and the site is therefore allocated for its optimum future use rather than existing use.

NT5 (Tottenham Hotspur Stadium)

Respondents: 8

Responses: 15

4.97 Consultation responses highlighted the desire for maximum public benefit to be derived from the development of the stadium. The Council agrees and through this site allocation will seek to ensure that future development proposals deliver the objectives of the Local Plan.

4.98 There were concerns raised with respect to the impact of future development on the historic environment. The policy will continue to require that proposals respond positively to the conservation area. An additional policy on conservation has now been included in this Local Plan to set a more positive framework for managing heritage assets. This policy draws links to the relevant DM Policies.

Tottenham Hale

TH (General)

Respondents: 11

Responses: 28

4.99 These comments did not refer specific policies but addressed topics which are relevant to Tottenham Hale. The majority of responses referred to infrastructure. Consultees noted the level of growth that is being planned for Tottenham, including Tottenham Hale, and suggested further information should be included in the plan to set out how this growth will be supported by infrastructure. The introductory section to this set of site allocations has been revised to signpost some of the key strategic infrastructure that will be delivered to facilitate growth. Additional information on the Housing Zone has also been included to set in context the dedicated investment committed to unlock the area's growth potential.

TH1 (Station Square West)

Respondents: 9

Responses: 40

4.100 A range of feedback was received in respect of proposed building heights. Some responses suggested the policies were too restrictive and would limit the development potential of specific sites, particularly given the context of the Housing Zone, whilst others objected more broadly to tall buildings and their potential clustering within the area. The policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character. The policy will continue to provide that a tall building may be appropriate at this location, marking

the key transport node at Tottenham Hale and the emerging District Centre. The District Centre Framework (DCF) will provide a tool to assist with policy implementation in this respect.

4.101 There were some concerns raised with identified discrepancies between the DCF and Haringey's Urban Characterisation Study (UCS). The Council notes that the proposed policy is informed by a range of technical evidence, of which the UCS is one. The DCF builds on the UCS and, as set out above, will provide a tool to assist with policy implementation. The policy has been amended to set out more clearly the expectation that proposals should have regard to the DCF or masterplans as appropriate.

4.102 Consultees expressed concern with the proposal for a new District Centre at Tottenham Hale and the potential impact on character of the local area, traffic and amenity. The Council considers that the District Centre is consistent with regional policy and supports delivery of the spatial strategy.

4.103 There were objections to the Green Link made on this draft policy. These were made with specific reference to the Green Link's proposed interface with Down Lane Park. Further information on this matter is set out in below in TH2, where the proposal for this Green Link was introduced in the plan, and where similar representations were made.

TH2 (Ashley Road South)

Respondents: 7

Responses: 22

4.104 There were objections to the Green Link, particularly where it is proposed to interface with Down Lane Park, on the basis that this would adversely impact on amenity and local character. Down Lane Park forms part of Haringey's Green Grid and the Council is committed to ensuring the park, including its children's play facilities, are enhanced where opportunities arise through new development. The Green Link is strategic infrastructure which is important to delivering the plan objectives for enhancing access to open space. The development guidelines, along with DM Policies, will ensure it is sensitively integrated within the borough.

4.105 There were further concerns with the proposed building heights and adverse impacts this could potentially have on residential amenity, the character and setting of Down Lane Park and Upper Lea Valley Regional Park. The AAP has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character.

4.106 The boundaries of the site allocations have been amended to appropriately reflect that the Green Link is situated at the northernmost point of the District Centre.

4.107 Consultees suggested that the site allocation should be changed to allow a wider range of uses to be permitted at this location, including through de-designation of the employment land. The Council considers that the this site has an important role in supporting economic growth and the Local Employment Area – Regeneration Area designation will provide sufficient flexibility for a range of employment generating uses to be introduced.

TH3 (Ashley Road North)

Respondents: 9

Responses: 16

4.108 As with comments received on TH2 (Ashley Road South) there were concerns with the proposed building heights and potential adverse impacts on residential amenity, the character and setting of Down Lane Park and Upper Lea Valley Regional Park. The policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character.

4.109 It was suggested that the site offers potential for an improved link from the northern end of Ashley Road through to the Lee Valley Regional Park. This was already addressed in the draft policy, in particular through the creation of a link through to Park View Road, and will continue to be reflected in the site allocation.

4.110 There were comments made on the future use of open space at Down Lane Park, in particular the games area. The specific use of this protected space is not considered to be within the remit of the Local Plan.

TH4 (Station Interchange)

Respondents: 5

Responses: 14

4.111 Some consultees expressed concern with the proposal for a new District Centre at Tottenham Hale and potential impacts on character of the local area, traffic and amenity. It was also considered this District Centre would adversely affect the retail park and vitality of town centre uses along Tottenham High Road. The Council considers that the District Centre is consistent with regional policy and supports delivery of the spatial strategy.

4.112 Following consultation feedback, the policy has been refined slightly to clarify opportunities for the station to function as a focal point for the new District Centre. This includes details to support active ground floor frontages around the station, a public square and a pedestrian network which links to and interfaces with other sites within the new centre.

4.113 It was noted by respondents that much work has already been undertaken on re-modelling the bus station and square, and therefore challenged the need for the site allocation. The Council considers that the allocation is necessary to deliver the spatial strategy, including further sustainable transport improvements and the new District Centre over the medium to long-term. The District Centre Framework will provide a tool to assist with policy implementation in this respect.

TH5 (Tottenham Hale Retail Park)

Respondents: 11

Responses: 25

4.114 Some consultees expressed concern with the proposal for a new District Centre at Tottenham Hale and potential impacts on character of the local area, traffic and amenity. It was also considered the District Centre would adversely affect the retail park and vitality of town centre uses along Tottenham High Road. The Council considers that the District Centre is consistent with regional policy and supports delivery of the spatial strategy.

4.115 Respondents suggested that the District Centre would significantly increase traffic within the area. A key aim of the Local Plan is to shift the mode by which residents and visitors reach Tottenham Hale, from car-based to more sustainable

modes such as public transport, walking and cycling. Parking will be required in line with the DM Policies and car free development supported where appropriate.

4.116 Consultees noted the draft plan's lack of detail on the evening economy and implications for the new District Centre and other town centres. Further evidence is being prepared in this regard and will help to inform future planning and implementation frameworks for the District Centre.

4.117 There was a suggestion that new development on the retail park should include creation of new green corridors along the railway and other edges and along any central corridor. This is supported and the policy has been revised to ensure appropriate consideration for this in future proposals.

4.118 Following concerns raised with proposed building heights, the policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character.

TH6 (Hale Village Tower)

Respondents: 10

Responses: 20

4.119 Feedback received was mainly with respect to proposed building heights. Some responses suggested the policy was too restrictive and would limit the development potential of the site whilst others objected to a tall building. The policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character. However the policy will continue to provide that a tall building may be appropriate at this location, in particular, acting as a marker for the entrance to the station from Ferry Lane and also reflecting the extant planning permission.

TH7 (Hale Wharf)

Respondents: 15

Responses: 25

4.120 There were concerns raised with the appropriateness of tall buildings at Hale Wharf. Respondents also pointed to potential impacts of development on the character and setting of the Upper Lea Valley Regional Park. The policy has been amended to reflect that specific heights will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character. Furthermore, the policy will continue to include specific requirements to ensure that development is in compliance with green belt objectives and will not have an adverse impact on local ecology and biodiversity.

4.121 Respondents broadly supported the policy to improve access to and enhance usability of the Paddocks, and the approach will be carried forward.

4.122 There were comments suggesting that a comprehensive approach to development of the site would be necessary given the site is in multiple landownership. This approach was already advocated, but the policy has been slightly amended slightly to set out more clearly that development will be required to be accompanied by a site-wide masterplan.

4.123 Some comments noted existing employment uses and the potential for the site to continue to support employment. The policy makes provision for replacement

employment floorspace as part of future mixed-use redevelopment and further requirements in this regard are set in the DM Policies Local Plan.

TH8 (Welbourne Centre)

Respondents: 15

Responses: 27

4.124 Consultees expressed concern that the proposals will compromise existing green spaces and landscaping at Monument Way and adjacent Chesnuts estate, which are valued as informal play space and natural buffers protecting residential amenity. The open space at Monument Way has no formal open space or biodiversity designation and the Council considers that this site can contribute more positively to plan objectives, including housing delivery. The policy has been revised to ensure development optimises use of the existing undesignated open space, with new homes opening onto it for the benefit of amenity and passive surveillance. In addition, a new requirement for provision of public realm has been added which includes consideration for retention and improvements to trees planted along Chesnut Road.

4.125 There were also concerns raised with proposed building heights, protection of residential amenity and potential impacts on local character. Design requirements, including for residential amenity and building heights, will be considered in line with the DM Policies Local Plan along with further requirements set in a new AAP policy on urban design and character.

TH9 (Fountayne and Markfield Road)

Respondents: 35

Responses: 112

4.126 Consultation responses broadly reflected support for the concept of warehouse living and a framework to facilitate this type of development, recognising the existing community and established uses in the area. Some consultees disagreed with the Local Employment Area - Regeneration Area designation and wished to retain the 'live-work' status of the site. The Council considers the approach is necessary to ensure the site supports employment development whilst providing for appropriate complementary uses.

4.127 There were objections to the development guidelines requiring that buildings be retained for their industrial value. The policy has been amended to allow a more flexible approach to redevelopment, so that proposals will need to be accompanied by a review of industrial heritage of buildings. This review will inform planning decisions having regard to a new AAP Policy on conservation along with relevant DM Policies on design.

4.128 There was an objection to requirement for the re-provision of original employment floorspace, partially on grounds that Lawful Development Certificates for residential use have been granted. The Local Plan will be amended to reflect consideration for LDCs, where appropriate, and continue to seek to maximise employment floorspace through the site masterplanning process.

TH10 (Herbert Road and Constable Road)

Respondents: 2

Responses: 2

4.129 There were concerns regarding the loss of existing business uses and employment floorspace. Having regard to delivery of the spatial strategy and the need to locate higher density uses in accessible locations, the site is allocated for its optimum future use rather than the existing use. The policy does not preclude the continued use of the site for the employment use, but sets guidelines to manage development should the site become available in the future. The policy has been amended to set out the Council's expectation for the maximum amount of dedicated employment floorspace to be re-provided in any future development.

4.130 Whilst both sites will be designated Local Employment Area – Regeneration Area, the site allocation has been amended to provide for warehouse living to be introduced at Constable Crescent.

OTHER COMMENTS

4.131 The following comments were made with specific reference to the Annexes and Sustainability Appraisal.

Annex A (Housing Trajectory and Employment Targets)

Respondents: 4

Responses: 4

4.132 Consultees suggested that the development capacities on selected site allocations should be amended. These capacities are indicative and have been established using a standardised methodology. Further consideration of site development capacities will be made at the planning application stage, having regard to the nature of individual proposals and the DM Policies Local Plan.

Annex B (Evidence Base)

Respondents: 2

Responses: 6

4.133 A respondent noted that they did not have sufficient time to review the technical evidence along with the consultation plans. The consultation was carried out in line with statutory requirements and the Council is not required to consult on technical evidence. However the Council has now commenced a review of its Statement of Community Involvement to consider how it will consult with the local community in the future.

Annex E (Glossary)

Respondents: 1

Responses: 2

4.134 Several new terms have been added to the glossary on request of consultees.

Sustainability Appraisal

Respondents: 2

Responses: 2

4.135 A consultee noted that there is little reference within the Sustainability Appraisals to how the plan will improve water quality across the borough. The Council notes that Section 17.15 in the Interim SA Report for the AAP covers water resources including a discussion on water quality. However, the Council will consider how the SA can further raise the profile of water quality issues.

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Appendix 1a: Public Notice sent out seeking consultation

London Borough of Haringey Draft Local Plan Consultation (Regulation 18)

The Council is writing to consult on Haringey's draft development plan documents. This suite of documents will form the new Haringey Local Plan, which will become the basis upon which planning applications are decided in the borough. As part of the statutory plan making process, the Council is required to consult. We would be grateful for your comments on the proposed documents during the coming consultation period.

Subject matter:

The four Development Plan Documents below will form Haringey's Local Plan for the period to 2026.

- Alterations to the Strategic Policies (DPD) (adopted 2013)
- Draft Tottenham Area Action Plan: Preferred Option
- Draft Development Management Policies (DPD): Preferred Option
- Draft Site Allocations (DPD): Preferred Option

The Strategic Policies sets out the Council's spatial strategy for how Haringey will develop and grow over the period to 2026. A partial review is proposed to take account of new growth requirements for the Borough as set out in the London Plan as well as the findings of updated evidence base studies. A schedule of proposed changes is subject to public consultation and comment.

The draft Tottenham Area Action Plan proposes a comprehensive set of policies, proposals and site allocations for future development within the Tottenham area based around the four neighborhoods of Tottenham Hale, Bruce Grove, Seven Sisters/Tottenham Green, & North Tottenham.

The draft Development Management Policies DPD sets out the policies that will be used to assess and determine planning applications for development across the borough. Once adopted, the policies will supersede those contained in the Haringey Unitary Development Plan (2006).

The draft Site Allocations DPD allocates 'proposal sites' for development where opportunities have been identified, and identifies new or revised designations to which planning policies will apply (including shopping frontages and reclassification of industrial designated land), outside of the Tottenham AAP area. Once adopted, the proposal sites and designations will appear on the Haringey policies map, replacing that which accompanies the Haringey Unitary Development Plan (2006).

Area covered:

The draft Tottenham Area Action Plan area comprises the wards of Northumberland Park, Tottenham Hale and Tottenham Green, and parts of the Bruce Grove, St. Ann's and Seven Sisters.

The Strategic Policies (Partial Review) and draft Development Management Policies apply to the entire Borough, while the draft Site Allocations DPD applies to that part of the Borough outside of the draft Tottenham AAP boundary.

Period within which representations must be made:

Representations can be made over the six week publication period, beginning on Monday 9th February and ending at 5pm on Monday 23rd March 2015.

Where have the documents been made available, and the places and times at which they can be inspected:

The four DPDs and supporting documentation are available for inspection at the following locations:

- Council's Local Plan Consultation website: www.haringey.gov.uk/localplan ;
- Council's Planning Office: River Park House, 6th Floor, Wood Green, N22 8HQ;
- Council's Civic Offices, High Road, Wood Green, N22 8LE;
- During normal opening hours at all Haringey Council Libraries.

Making a representation:

The Council welcomes comments on the four DPDs. At this early stage in the plan making process there is no prescribed form for how comments are to be made, however, it does help the Council to analyse comments if the comment references the part or section of the document to which they apply. The Council would also encourage people to suggest the changes they would make to the document to address their concern.

Representations can be made:

- by email at: ldf@haringey.gov.uk; or
- by post to: Local Plan Consultation, Planning Policy, Haringey Council, River Park House, 225 High Road, Wood Green, London N22 8HQ.

Please note that all representations received will be made publicly available. If you wish to be notified about the progress of the plan, please note this in your response to the consultation.

Comments must be received by 5pm on Monday 23rd March 2015.

Further information:

For any further enquiries, please email ldf@haringey.gov.uk or contact the Local Plan Team on Tel. 020 8489 1479.

Appendix 1b: Letter of Notification sent to Consultees on the Consultation Database and Specific Consultation Bodies

Dear Consultee,

London Borough of Haringey Draft Local Plan Consultation (Regulation 18)

The Council is writing to consult on Haringey's draft development plan documents. This suite of documents will form the new Haringey Local Plan, which will become the basis upon which planning applications are decided in the borough. As part of the statutory plan making process, the Council is required to consult. We would be grateful for your comments on the proposed documents during the coming consultation period.

Subject matter:

The four Development Plan Documents below will form Haringey's Local Plan for the period to 2026.

- Alterations to the Strategic Policies (DPD) (adopted 2013)
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The Strategic Policies sets out the Council's spatial strategy for how Haringey will develop and grow over the period to 2026. A partial review is proposed to take account of new growth requirements for the Borough as set out in the London Plan as well as the findings of updated evidence base studies. A schedule of proposed changes is subject to public consultation and comment.

The draft Tottenham Area Action Plan proposes a comprehensive set of policies, proposals and site allocations for future development within the Tottenham area based around the four neighborhoods of Tottenham Hale, Bruce Grove, Seven Sisters/Tottenham Green, & North Tottenham.

The draft Development Management Policies DPD sets out the policies that will be used to assess and determine planning applications for development across the borough. Once adopted, the policies will supersede those contained in the Haringey Unitary Development Plan (2006).

The draft Site Allocations DPD allocates 'proposal sites' for development where opportunities have been identified, and identifies new or revised designations to which planning policies will apply (including shopping frontages and reclassification of industrial designated land), outside of the Tottenham AAP area. Once adopted, the proposal sites and designations will appear on the Haringey policies map, replacing that which accompanies the Haringey Unitary Development Plan (2006).

Area covered:

The draft Tottenham Area Action Plan area comprises the wards of Northumberland Park, Tottenham Hale and Tottenham Green, and parts of the Bruce Grove, St. Ann's and Seven Sisters.

The Strategic Policies (Partial Review) and draft Development Management Policies apply to the entire Borough, while the draft Site Allocations DPD applies to that part of the Borough outside of the draft Tottenham AAP boundary.

Period within which representations must be made:

Representations can be made over the six week publication period, beginning on Monday 9th February and ending at 5pm on Monday 23rd March 2015.

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The four DPDs and supporting documentation are available for inspection at the following locations:

- Council's Local Plan Consultation website: www.haringey.gov.uk/localplan ;
- Council's Planning Office: River Park House, 6th Floor, Wood Green, N22 8HQ;
- Council's Civic Offices, High Road, Wood Green, N22 8LE;
- During normal opening hours at all Haringey Council Libraries.

Making a representation:

The Council welcomes comments on the four DPDs. At this early stage in the plan making process there is no prescribed form for how comments are to be made, however, it does help the Council to analyse comments if the comment references the part or section of the document to which they apply. The Council would also encourage people to suggest the changes they would make to the document to address their concern.

Representations can be made:

- by email at: ldf@haringey.gov.uk; or
- by post to: Local Plan Consultation, Planning Policy, Haringey Council, River Park House, 225 High Road, Wood Green, London N22 8HQ.

Please note that all representations received will be made publicly available. If you wish to be notified about the progress of the plan, please note this in your response to the consultation.

Comments must be received by 5pm on Monday 23rd March 2015.

Further information:

For any further enquiries, please email ldf@haringey.gov.uk or contact the Local Plan Team on Tel. 020 8489 1479.

Yours sincerely,

Stephen Kelly

Stephen Kelly, Assistant Director, Planning

Appendix 1c: Newspaper avert

Haringey Local Plan: Alterations to Strategic Policies, Development Management Policies, Site Allocations Development Plan Document, Tottenham Area Action Plan

The Council is consulting on its emerging Local Plan documents.

This consultation is an initial consultation (Regulation 18 under the Town and Country Planning (Local Planning) (England) Regulations 2012) introducing the content that the documents will cover.

The documents the Council are consulting on are:

- The Alterations to Strategic Policies Document
- Development Management Policies Consultation Document
- Site Allocations Consultation Document
- Tottenham Area Action Plan Consultation Document and

Together these documents will form the Local Development Plan for the area and will be used to make decisions on Planning Applications up until 2026.

The documents are available to view at 6th Floor, River Park House, N22 8HQ, the Civic Centre, High Road, Wood Green, N22 8LE, in local libraries and online at www.haringey.gov.uk/localplan

Responses should be made by email to ldf@haringey.gov.uk or in writing to Planning Policy, 6th Floor, River Park House, Wood Green, N22 8HQ. Responses should be received by **5pm Monday, 23rd March 2015.**

For further details please contact the Planning Policy Team on 020 8489 1479 or email ldf@haringey.gov.uk.

Appendix 1d: List of Contacts on the Council's Consultation Database

A Anva Ltd
A P T Consulting
A S Z Partners Ltd
A. E. Butler & Partners
A.C.H. Turkish Speaking Pensioners Club
Aarogya Medical Centre
Abbeyfield (North London) Society
Abbeyfield Society
Access Committee for England
ACHE (Action for Crouch End & Hornsey Environment)
Adams Holms Associates
Adult Literature Group
Adult Literature Group
Adult Literature Group
African Caribbean Association
African Cultural Voluntary Organisation
African Women's Welfare Group
Africans & Descendants Counselling Services Ltd
Age UK
Agudas Israel
AH Architects
Air Transport Users Council
Aitch Group
AJ Architects
Alan Cox Associates
Albany & Culross Close Residents Association
Alexander Elliot Ltd
Alexandra Mansions Tenants Association
Circle Housing Group
Andrew Mulroy Architects Ltd
Anglo Asian Women's Association
Anthony Byrne Associates
Apcar Smith Planning
Arab Society
Arbours Association
Architectural Heritage Fund
Architectyourhome-Highgate
Archi-Tone Ltd
Archway Road Residents Association
Archway Road Tenants Association
ARHAG Housing Association
Arnold Road Residents Association
Arnos Grove Medical Centre
Arta Architectural
Ashdown Court Residents Association
Asian Carers Support Group
Asian Community Centre
Asian Community Group
Asian Family Group
Aspire Design & Survey Ltd
ASRA (GLHA)
Avenue Mews Tenants Association
Aztech Architecture Ltd
Altaras Architecture
Anatolitis Associates
Ancient Monuments Society
Sahil HA
W and M James
M Satyanarayana
M Lamb
A Ayub
G Holt
C Narrainen
ER Nurten
A O.Olufuriwa
R David
L Zilkha
J Woodcock
H Wood
K Wong
J Wise
T Wing
C Whitehead
KD Plutz
R Perry
A Papadopoulos
P Pachovský
C Owen
S Overell
B Blount
K Elias
Mr Kerr
F Madon
R Warbus
Muswell Hill & Fortis Green Association
E Webb
J Warburton
J Vellapah
N Triviais
M Tomlinson
J Toller
J Thompson
R Tedesco
A Taylor-Smith
E Sutton-Klein
H Stuchtey
C Menich
M Stoves
K Stanfield
M Edwards
M Myers
C Olive
H Osman
M Petrou
A.West
B Bermange
E Soundaranayagam
E Ryan
T Ryan
N Rusz
J Rosser
J Rollings

Alexandra Palace Action Group
Alexandra Palace Residents Association
Alexandra Park/Grove Lodge Meadow Allotments
Alexandra Primary School
Alexandra Residents Association
Alexandra Tenants Association Group
Allenson House Medical Centre
Ally Pally Allotment Society
Al-Rasheed Dauda Architect
AMEC for National Grid
Bahai Community
Bangladesh Muslim Organisation
Bangladeshi Cultural Society
Bangladeshi Women's Association
Baptist Church
Barnet, Enfield and Haringey Health Authority
Barratt East London
Bashkal & Associates
Bounds Green Owner/Occupier Ass. & Neighbourhood Watch
Bowes Park Community Association
Bowes Park Community Association
Bracknell Close/Winkfield Road Residents Association
Brendan Woods Architects
Bridge House Health Care Centre
Briffa Phillips Architects
Britannia Hindu Temple Trust
Brunswick Park Health Centre

Andrew Kellock Architects
Bedford Road Tenants Association
Belcher Hall Associates
Bell Residents Association
Belmont Infant & Junior School
Bethel United Church of Jesus Christ
Bhagwati Sai Culture & Social Centre
Bibles Christian's Assembly
Bicknell Associates Chartered Architects
Blitzgold Ltd
Born Again Evangelistic
Haringey Police
Bostall Architecture Services
Bounds Green & District Residents Assocation
Bounds Green Group Practice
Bounds Green Health Centre
Bounds Green Infant & Junior School
British Telecom Plc
London TravelWatch
Broadwater Farm Community Centre
Broadwater Farm Community Health Centre
Broadwater Farm Residents Association
Broadwater Residents Association
Brown & Co (Surveyors) Ltd
Bruce Castle Village Residents Association
Buckingham Lodge Residents Association
Building Design Consultants

C Roberts
G Ormel
C Ogilvie-Browne
J Oerton
C Norton
J Nicholas
O Natelson
J Naeem
E Murphy
D Morris
S Moridi
Haringey Deaf Group
F Morgan
M Mitchell
S Miller
C McNamara
L McNamara
Yabsley Stevens Architects
P Caddu
F Joubert
N Jenkins
T Hopkins
M Hone
E & B Holgado
S Holden
M Herbert
F Heigham

L Reith
B Rawlings
K Pyper
A Poli
P McNamara
R Max
K Mason
C Marr
J MacKay
S Lubell
J Long
Pollard Thomas & Edwards Architects
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B and L Lewis
R Lellis Ferreira
E Lazell
C Kronick
H Kinnersley
Urban Homes Ltd
A Kikkides
G Kagan
L and M Graham
M Godinho
S Fuller
J Friedman
H French
E Graham

CABE
Calvary Church of God in Christ
Campbell Court Residents Association
Campsbourne Baptist Church
Campsbourne Centre
Campsbourne Infant School
Campsbourne Residents Association
Campsbourne Tenants Association
Capital Architecture Ltd
Caribbean Senior Citizens Association
Carolyn Squire
Carr Gomm Society
Chestnut Northside Residents Association
Chestnuts Community Centre
Chinese Community Centre
Chomley & Causton Residents Association
Chris Thomas Ltd
Christ Apostolic Church Kingswell
Christ Church
Christchurch West Green
Christopher Wickham Associates
Church Commissioners
Church Crescent Residents Association
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Circle 33 Housing Group
Clark Designs Ltd
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Claudio Novello Architects
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CA (UK) Ltd
CAAC Highgate
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Casa de la Salud Hispano Americana
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Causeway Irish
CB Architects
Cemex (UK) Operation Ltd
Central & Cecil
Centre for Accessible Environments
Charisma Baptist Church
Charlton House Medical Centre
Cherry Tree House Residents
Chestnut Area Residents Association (CARA)
Wood Green Area Youth Project
Clyde Area Residents Association
Coldfall Community Centre
Coldfall Primary School
Coleraine Park Primary School
Collage Arts
Commerce Road Tenants Association
Community Action Sport
Community Church of God
Community Gay & Lesbian Association
Community Response Unit
Community Safety Unit

C Hawkins
L Hansen-Bay
S Brice
P Hancock
D Burrowes MP
P Bumstead
P Brown
J Bowden
T Blake
A Blackburn
M Bauss
F Basham
M Attenborough
J Athanassiou
R Antoniades
P Amadi
L Alliston
Wood Green Regeneration
A Adamides
L Sifri
C Chadwick
B James
B Maltz
F Poli
R Payne
H Redler Hawes
J Murray
C King
J Brooks
C Warburton

S Fewlass
C Ferrarello
P Fearon
J Dixon
C Evans
S Ettinger
C Elser
K Edwards
A Davies
F Da Rocha
R Cowan
S Cook
K Connelly
A Christofis
E Kaczynska-Nay
C Jenkins
R Franks
S & D Egerton
TWG FoE/FoE London
T Cornish
L Brusati
T Brierley
A Leigh
B Hyams
V R Berry
B Temple-Pediani
L Forrest-Hay
S Lane
E Gray
N Venning

Cllr Alexander Karen
Cllr Allison Rachel
Cllr Amin Kaushika
Cllr Basu Dhiren
Cllr Beacham David
Cllr Bevan John
Cllr Bloch Jonathan
Cllr Brabazon Zena
Cllr Browne David
Cllr Bull Gideon
Cllr Strang Paul
Cllr Strickland Alan
Cllr Vanier Bernice
Cllr Weber Lyn
Cornerstone Trading
Corporation of London
Council for British Archaeology
Crammond Browne Architects
Crawford Partnership
CRH Tenants Association
Cromwell Avenue Residents Association
Crouch End Dental Practice
Crouch End open Space (CREOS)
D R M Associates
DASH
David Langan Architects
Dental Health Centre

Dental Practice
Dental Surgery
Department for Culture Media and Sport

Department for Education
Department for Transport

Department for Work and Pensions

Confederation of British Industry
Co-op Homes
Haringey Fire Service
Cllr Butcher Edmund
Cllr Canver Nilgun
Cllr Christophides Joanna
Cllr Cooke Matt
Cllr Davies Matt
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Cllr Diakides Isidoros
Cllr Dogus Dilek
Cllr Egan Patrick
Cllr Ejiofor Joseph
Cllr Engert Gail
Cllr Waters Ann
Cllr Watson Richard
Cllr Wilson Richard
Metropolitan Development Service
Coppetts Residents Association
Crouch End Health Centre

Crouch End Traders Association
Crouch End URC Church
Crowland Primary School
Cube Building Consultancy
CUE
Crouch Hall Road Surgery
CUFOS Community Centre

Cypriot Centre
Cypriot Women's League
Cyprus Turkey Democratic Association

Downhills Infant & Junior School
DPA (London) Ltd

DPDS Consulting Group

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Cllr Gibson Pauline
Cllr Gmmh Rahman Khan
Cllr Goldberg Joe
Cllr Gorrie Robert
Cllr Griffith Eddie
Cllr Hare Bob
Cllr Jenks Jim
Cllr Kober Claire
Cllr Mallett Antonia
Cllr McNamara Stuart
Cllr Meehan George
Cllr Whyte Monica
Cllr Williams Neil
Lynne Featherstone
Xeva Design Concepts
N Oparvar
R Ortiz
U Riniker

D Baker
C Mayled
J Munday
N Embling
M Eastmond
A Tiffney
3 Valleys
African Caribbean Leadership Council
Alexandra Palace & Park CAAC

Alexandra Palace Charitable Trust
Al-Hijra Somali Community Association
Alliance Planning
The North London Gay & Lesbian Association

P Nicolaides
P Rose
Cllr Newton Martin
Cllr Peacock Sheila
Cllr Reece Katherine
Cllr Reid Errol
Cllr Reith Lorna
Cllr Rice Reg
Cllr Schmitz David
Cllr Scott Nigel
Cllr Solomon Juliet
Cllr Stanton Alan
Cllr Stennett Anne
Cllr Stewart James;
Cllr Winskill David
David Lammy

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A Rossi Carter

T Baker
G Forbes
B Nottage
F Limbaya
F Calboli
H Nieuwstadt
S Penny

British Waterways
Bruce Grove Primary School
Burghley Road Residents Association

Buying Solutions
CARA Irish Housing Association

CB RE

Devonshire Hill Primary School
Direct Planning Ltd
Discount Plans Ltd
Dron & Wright
English Heritage - London Region
Environment Agency
FA Drawing Service
Faith Baptist Church
Faith Mosque
Faith Restoration Ministry
Family Health Service Authority
Family/Landmark Housing Association
Federation of African Peoples Organisation
Ferry Lane Estate Residents Association
Finsbury Park Track & Gym
FirstPlan
Flower Michelin Ltd
Forestry Commission England
Forthright Design Ltd
Fortismere Residents Association
Fortismere School
Friends of Priory Park
Friends of Stationer's Park
Women & Medical Practice
Duckett Dental Surgery
Earlsmead Primary School
Eastbourne Ward Residents Association
Ebenezer Foundation Advisory Association
Ecodomus
Haringey Group London Wildlife Trust
Whitehall Community Centre
White Young Green Planning
Edgqcott Grove Residents Association
Eldon Road Baptist Church
EMJCC Community Side
ENKI Architectural Design
Eritrean Community in Haringey
Ermine House Residents Association
Ermine Road Residents Association
Evering Pentecostal Church
Extra Windows
Friends of Bruce Castle
FQW
Frederick Knight Sports Ground
Freight Transport Association
Friends of Albert Road Recreation Ground
Angolan Community Association
Arriva London
Asian Action Group
Asian Women's Association
Avenue Gardens Residents Association
Haringey Arts Council
The Georgian Group
The Gainsborough Clinic
Avenue Gardens Residents Association
Barnard Hill Association
Barton Willmore
Bellway Homes
Beresford Road Residents Association
Black & Ethnic Minority Carers Support Service
BME Community Services - Selby Centre
BPTW
Friends of Brunswick Road Open Space
Friends of the Earth Tottenham & Wood Green
Friends of Cherry Tree Wood
Friends of Chestnut Park
Friends of Crouch End Open Space
Friends of Downhills Park
Muswell Hill and Hornsey Friends of the Earth
Twentieth Century Society
CGMS Consulting
Chestnuts Northsid Residents Assn
Chettle Court Ranger Youth (FC)
Cheverim Youth Organisation
Chitts Hill Residents Association
Groundwork London
Turkish Cypriot Women's Project
Turkish Cypriot Peace Movement in Britain
Alderton Associates
Christian Action (Enfield) Housing Association
City Planning Group
Civil Engineers Ltd
Cluttons LLP
College of Haringey, Enfield and North East London
Colney Hatch Management Company Ltd.
Connexions
Council of Asian People (Haringey)
Department of Environment Food and Rural Affairs
Crossover Group
Cypriot Elderly & Disabled Group
Department for Business, Innovation and Skills
Department for Business, Innovation and Skills

Friends of the Earth (London Region)
Friends of Tottenham Cemetery
Friends of Wood Green Common

G T Project Management

G V Building Services Ltd

Gage Limited

Garden Drive Neighbourhood Watch
Garden Residents Association
Haringey Cycling Campaign
Haringey Fire Service

Haringey NHS
Haringey Peace Alliance
Haringey Play Association
Haringey Racial Equality Council
Haringey Somali Community & Cultural Association
Haringey Teaching Primary Care Trust
Haringey Womens Forum

Hornsey Lane & Colwick Close RA
Hornsey Lane Association
Hornsey Lane/Colwick Close Residents Association
Hornsey Moravian Church
Hornsey Mosque
Hornsey Police Station

Hornsey School for Girls

Hornsey YMCA
Housing 21
HPN Ltd

Friends of Bowes Park Garden
Friends of Hornsey Church Tower
Friends of Ivatt Way

Friends of Lordship Rec
Friends of Markfield Recreation Ground

Friends of Muswell Hill Playing Fields
Friends of Muswell Hill Playing Fields & Coldfall Wood
Friends of Noel Park
Friends of Paignton Road
Friends of Queen's Wood

Friends of Railway Fields
HAVCO
Her Majesty's Court Service
Wood Green Black Tenants Group
HFRA (Haringey Federation of Residents Association)

Home Builders Federation - London
Home Office

Home-Start Haringey
Wood Green Dental Practice

Hornsey CAAC
Hornsey Dental Practice
Hornsey Housing Trust
Hornsey Lane & Colwick Close RA

Hornsey Lane Association
Hornsey Lane/Colwick Close Residents Association
Hornsey Moravian Church
Hornsey Mosque

Friends, Families and Travellers and Traveller Law Reform Project
Fusion Online Limited
Genesis Housing Group
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GLC-RAG
Grace Organisations - Elderly Care Centre

Greek Cypriot Women's Organisation
GreenN8 Community Group
Gt. Lakes Initiative & Support Project
Haringey Chinese Centre
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The Archdeacon of Hampstead
Joint CAAC

Jones Lang LaSalle Planning

King Sturge Llp
Knight Frank
Woodlands Park Infant & Junior School
Guyana People's Congress

The Mulberry Primary School
The Planning Inspectorate
The Ramblers
The Theatres Trust

bryn.lockwood@sustrans.org.uk

Tiverton Primary School
Tottenham CAAC
Tottenham Civic Society +

Alexandra Park School
Derek Horne & Associates
Dialogue Communicating Planning

DP9 Planning Consultants

Drivers Jonas Deloitte

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Ethiopian Community Centre
Euroart Studios
Family Mosaic
Fields in Trust

First Plus Planning
Gf Planning Limited
Gladesmore Community School
Tynemouth Medical Practice
Gladesmore Girl's & Young Women's Club

Gladesmore Youth Club
Globe Projects Ltd

Goan Community Centre
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Grace Baptist Chapel
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L & P Consultants
Ladybur Housing Co-operativr
Lancaster Road Residents Association

LB Barking & Dagenham
LB Brent
LB Croydon

HTBG Residents Association
IBI Design Associates
Industrial Dwellings Society
Inland Waterways Association

Innisfree Housing Association
Irish Community Centre
Irish in Britain Representation Group
Islamic Community Centre
Islamic Community Centre Women's Group

JA Architecture
Jack Cruickshank Architects
Jacksons Lane Community Centre
Jackson's Lane Residents Association
James Place/Church Road Residents Association

James Ross Architects
Jason Read Pugh
Jesus for the Word Community Project

Jewish Orthodox Association

John Grooms Housing Association

John L Sims Surveyor
John Perrin & Co

JS Surveying And Design
Julian Cowie Architects
Kings Avenue Dental Practice
Kingsley Place Residents Association
Kurdish Advice Centre

Hornsey Police Station
Hornsey School for Girls
Hornsey YMCA
Housing 21

HPN Ltd
HTBG Residents Association
St. Peter in Chains RC Infant School
IBI Design Associates

Industrial Dwellings Society

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Irish Community Centre
Irish in Britain Representation Group

Islamic Community Centre
Islamic Community Centre Women's Group

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Jack Cruickshank Architects

Jacksons Lane Community Centre
Jackson's Lane Residents Association
James Place/Church Road Residents Association

James Ross Architects
Jason Read Pugh
Jesus for the Word Community Project
Jewish Orthodox Association
John Grooms Housing Association

John L Sims Surveyor
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Tottenham CAAC
Transport For London
Tree Trust for Haringey
Triangle Community Centre
Turley Associates
Campaign to Protect Rural England (CPRE)
Young Lesbian Group
Turnaround Publisher Services
Turnaround Publisher Services

Unite Group PLC
Veolia Environmental Services (UK) Plc
Wards Corner Community Coalition
Warner Estate Residents Association

Haringey Citizen's Advice Bureau

West Green Residents' Association
Woodlands Park Residents Association
Haringey Trades Council
Woodstock Road Residents Association

Workspace Group

YMCA

Cabinda Community Association
Veolia Water Partnership

London Parks and Gardens Trust
Pinkham Way Alliance
Thames Water
Freehold Community Association

Natural England

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LB Hammersmith & Fulham
LB Harrow
LB Havering

LB Kensington & Chelsea
LB Lambeth
Highways Agency
LB Merton

LB Newham

LB Richmond Upon Thames
LB Sutton
LB Tower Hamlets

LB Wandsworth

Lea Valley Primary School

League of Jewish Women
LETEC

Levvel Ltd

Liberty Church

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Tamil Community Housing Association Ltd
London & Quadrant

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British Waterways Board (London Office)
Friends of Parkland Walk

Ladder Community Safety Partnership
Ladder Community Safety Partnership
Lambert Smith Hampton
LB Bexley

LB Redbridge

LB Waltham Forest Spatial Planning
Lee Valley Estates
Lee valley Park Authoritty

Lipton Plant Architects

Living World Temple
Livingstone Youth & Parent Support Centre
Lomond Close & Brunswick Road RA
Lomond Close Residents Association
London Ambulance Service
London Ambulance Service
London Basement Company Ltd
London Bat Group

London Borough of Barnet
London Borough of Camden
London Borough of Hackney

London Borough of Islington
London City Airport
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London First
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London Historic Parks & Gardens Trust
London Housing Federation

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Sunlight Lofts Ltd
Hornsey Historical Society

Wise thoughts - gaywise
Hornsey Vale Community Association
Methodist Church
Ministry of Justice

Greater London Authority

Morrish Residents Association

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Haringey Allotments Forum
Montagu Evans
Newlon Housing Trust
Newlon Housing Trust
CG Architects
Tottenham Police Station
Wood Green Central Area Tenants & Community Assoc.
Methodist Homes
Network Housing

West Green Primary School
West Green Regeneration Group
Westbury Dental Practice
Westbury Medical Centre

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The John Loughborough School
Haines Philip Architects

Hale Estate Residents Association

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Haringey African Organisation
Member of Parliament for Chipping Barnet

Planner
One Housing Group
One Housing Group
Hyde Housing
Viridian Housing
Wood Green Youth Club
Notting Hill Housing Association

Nottinghill Housing Group
The Alexandra Surgery
The Bowes Road Dental Practice
The Chine & Cascade Residents Association
The Christchurch Hall Surgery
Origin Housing
Haringey Area Youth Project

Haringey Asian Women Aid

Origin Housing
Origin Housing Group

Friends of Woodside Park

The Highgate Society
LB Southwark
Greek Community Care
Turnpike Lane Citizens Advice Bureau

Greek Orthodox Church
Greek Parents Association
Green City Landscapes Ltd
Departments for Communities and Local Government

Greig City Academy

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Martineau
Milmead Industrial Management Ltd.
Mobile Operators Association
Muswell Hill CAAC
Planning Potential

Uganda Welfare Association
Shire Consulting
Moselle Close Residents Association

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Trinity at Bowes Methodist Church
Turkish Cypriot Counselling Group
Turkish Cypriot Elderly Group

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Grosvenor Road Residents Association
Gus Alexander Architects

Centre
London Islamic Cultural Society
London Port Health Authority
London Walking Forum
London Waste Ltd
London Wildlife Trust
London Windows Direct Ltd
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Lordship Lane Infant School
Lordship Lane Junior School
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Love Lane Residents Association
Lovell Partnerships Ltd
M C Dentistry
Manor House Dental Practice
Marianne Davys Architects Ltd
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Markfield Project
MD Designs
Metropolitan Development Consultancy
Metropolitan Home Ownership
Metropolitan Housing Trust
Metropolitan Police
Metropolitan Police Authority
Metropolitan Police Service
Middle Lane Methodist Church
Middlesex Area Probation Service
Millennium Neighbourhood Watch &
Lee Valley Estates
Lee Valley Estates
Innisfree HA
Karin Housing Association
Highgate CAAC
Highgate CAAC
Apna Ghar Housing Association
Carr-Gomm
Circle 33 Housing Trust
Community HT (One HG)
Grainger PLC
Guinness Trust
Habinteg Housing Association Ltd
Hornsey Housing Trust
Housing 21
Islington and Shoreditch HA
Lien Viet Housing Association
Logic Homes Ltd
North London Business
North London Sub-Region
Space Design Consultants Ltd
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St. Martin of Porres RC Primary School
Haringey Leaseholders Association
Haringey Mencap
Turkish Cypriot Community Association
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Pocket Living
Sahil Housing
Sanctuary Group
Sanctuary Housing
Shian Housing Association
Southgate Churches & Wood Green
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Teachers Housing Association
The Abbeyfield Society
Pinkham Way Alliance
Muswell Hill Sustainability Group
S. Mary's Vicarage
Networked Neighbourhoods
Cranley Gardens Residents' Association
The Hawthorns RA and Neighbourhood Watch
Haringey Forum for Older People
Woodside High School
LB Lewisham
Barker Parry Town Planning Ltd
Lancasterian Primary School
Haringey Autism
Haringey Breastfeeding Centre
Exposure Organisation
Open Door
Noel Park Over 55's Club
North Grove Residents Association
Mt. Olivet Baptist Church
Murray Graham Architecture Ltd
Murray Mackeson Associates
Muswell Colney Residents Association
Muswell Hill & Highgate Handicapped Pensioners Club
Muswell Hill & Highgate Pensioners Action Group
Muswell Hill & Highgate Pensioners Action Group
Muswell Hill FoE
Muswell Hill Police Station
Muswell Hill Synagogue
Muswell Hill Youth Project
N London Cultural Diversity Group
N.A.G.
National Romany Rights Association
Neelkamal Asian Cultural Centre
Neil Wilson Architects
Nelson Mandela Residents Association
Neo Architects
New Deal for Communities
New Image Design
New River Action Group
New River Sports Centre
New Space
Peacock & Smith for WM Morrison Supermarkets plc
Peacock and Smith
New Stroud Green Health Centre
Newton Architecture

Residents Association
Millicent Fawcett Tenants Association
Millyard 7th day Baptist Church
Ministry of Praise
Missionaries of Africa
MJW
Moravian Church
More Space
Morris House Dental Surgery
Morris House Surgery
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National Federation of Gypsy Liaison Groups
National Market Traders' Federation
Natural England
New Testament Church of God
NHS London
NHS London Healthy Urban Development Unit
Noel Park CAAC
Noel Park North Area Residents Assoication/Noel Park Conservation Area Advisory Committee/Friends of Noel Park
North London Business
North London Chamber of Commerce
North London Partnership Consortium
North London Waste Authority
Mind In Haringey
Pellings Llp
Oliver Burston Architects
Highgate URC Church
Earlham Primary School
John Rowe-Parr Architects
The Garden History Society
Westminster City Council
Wood Lane Residents Association
Gardens Residents Association (GRA)
Royal Borough of Kingston upon Thames
St. John the Baptist Greek Church
Haringey Pakistan Cultural Society
Haringey Phoenix Group
Haringey Refugee Consortium
Weston Park Primary School
Haringey Solidarity Group
Wood Green Community Link
Haringey Sports Council
Haringey United Church
Haringey Young Carers Project
North Middlesex Hospital
North Harringay Infant & Junior School
North London West Indian Association
Northumberland Park Community School
Northumberland Park Tenants & Community Association
Northumberland Park Women's & Childrens Centre
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Oakdale Resident Association / South Tottenham RA
Okpanam Women's Association
Oromo Community in Haringey
Osel Architecture
Haringey Carers Centre
Haringey Community Volunteer
Haringey Faith Forum
The Clock Tower Practice
Haringey Ghanaian Community
Woodberry Down Baptist Church
Harmony Close Residents Association
HART Architecture
Health and Safety Executive
High Cross Church
High Cross United Reformed Church
Highgate Group Practice
NHS London
Nightingale Primary School
Noel Park Infant & Junior School
Noel Park North Area Residents Association
Millennium Dental Practice
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Rokesly Junior School
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Enfield, Haringey and Barnet Samaritans
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Planning Perspectives
PTEA
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Redrow Homes (Eastern) Ltd
Restoration Community Project
RPS Planning
Sandlings Residents Association

Office of Government Commerce
People's Christian Fellowship
Perfect Fit Kitchen & Interiors Ltd
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Phoenix Group
Plevna Crescent Residents Association
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Port of London Authority
Post Office
Post Office Counters Ltd
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Pride of Ferry Lane
Propel Projects
Protect Bruce Castle Area (PBCA)
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Quorum Associates
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Redemption Church of God
Refugee Helpline
Remington Road Residents Association
Rennie & Partners
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Rie Nijo Architecture
Risley Avenue Infant & Junior School
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Grovelands, Lemsford & Leabank Residents Assoc.
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Sovereign Group Ltd
St. Francis de Sales
Leads Design Partnership
St. Aidan's VC Primary School
Keeping it Simple Training (KIS) Ltd
Home Group
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Ferry Lane Primary School
St. John Vianney School
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Coleridge Primary School
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Barnet, Enfield and Haringey Mental Health Trust
Our Lady of Muswell Hill Primary School
Torrington Park Residents Asscociation
The Willow Primary School
Sophia House Residents Association
South Harringay Infant School
Highgate Library Action Group
Woodside Residents Association
Outline Building Limited
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P.D. Associates
Palace Gardens Association
Palace Gates Residents Association
Palace View Residents Association
Park Lane Close Residents Association
Park Road Dental Practice
Park Road Pool
Park View Academy
My Dental Care
Park Vue Dental Practice
Parsons Brinckerhoff Ltd
Partridge Way Residents Association
St. Mary Community Centre
St. Mary's CE Infant School
St. Mary's CE Junior School
St. Mary's Greek Orthodox Cathedral
St. Mary's RC Infant & Junior School
St. Michael's CE Primary School
St. Paul the Apostle
St. Paul's
St. Paul's and All Hallows CE Infant School
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Savills Planning
Highway Youth Club
Universal Church of the Kingdom of God
Mario Pilla Architects Ltd
LB Merton
Pathmeads
Patrick Hickey Design
Paul Archer Design
Paul Buxton Associates
Peabody Design Group
Peabody Trust
The Bounds Green and District Residents Association
Rapleys LLP
Savills
Mario Pilla Architects Ltd
Planning Bureau - McCarthy and Stone
Dowset Road Residents Association.
Bridge Renewal Trust
Winbourne Martin French (chartered surveyors).
Muswell Hill & Fortis Green CAAC
Transition Crouch End
Hornsey Historical Society member.
MHFGA
CgMs Consulting
London borough of Enfield

Robert Burns Residents Association
Robert Harrison Property
Rolfe Judd Planning Ltd
Royal Mail Property Holdings
Royal Society for the Protection of Birds
RSPB
Rutland House Surgery
Saheli Asian Girls & Young Womens Group
Sakumoh Dance Group
Sanctuary Housing Association
Sanctuary Youth Club
Save Britain's Heritage
Save the Environment of Park & Palace (STEPP)
Savills (L & P) Ltd for Tottenham Hotspur Football Club
Savills Plc

Scenario Architecture
Schamroth + Harriss Architects
Selby Trust

Servite Houses
Seven Sisters Infant & Junior School
Seventh Day Adventist Church
Seymour Road Residents Association
SGI Sokagakkia

Shian Housing Association Ltd
Sierra Leone Community Empowerment Project
Sierra Leone Family Welfare

South Harringay Junior School
South Hornsey Residents Association
Southwood Lane Residents Association
Spenser Associates

Sport England London Region
Sporting & Education Solution
Springfield Avenue Residents Association
St, Paul's and All Hallows CE Junior School
St. Andrews Vicarage
St. Ann's Primary School
St. Anns Church
St. Benet Fink

St. Cuthbert's Church
St. Francis de Sales RC Infant & Junior School
St. Gildas' RC Junior School

St. Ignatuis RC Primary School
St. James CE Primary School
St. James Dental Surgery

St. John the Baptist Greek Church
St. John Vianney Church
Hollickwood Park Campaign

St. John's
St. Marks Methodist Church

Van Rooyen Design

Veryan Court Residents Association
Victim Support Haringey

St. Paul's Church

St. Peter Le Poer

St. Philip's
St. Philips Church

St. Philips Youth Club
St. Thomas More School
St. Vincent Social & Economic Association

Stagecoach - SELKENT
Stamford Hill Primary School
Stationers Community Centre
Staunton Group Practice
Stephen Donald Architects

Stokley Court Residents Association

Stroud Green Baptist Church
Stroud Green Housing Co-operative

Stroud Green Residents Association
STS Structural Engineering
Stuart Crescent Health Centre

Highgate Newton Community Centre
Stuart Henley & Partners
Studio 11 Design Ltd

Studio 136 Architects
Suffolk Road Residents' Association
Summersby Road Residents Association

Highgate Primary School
Sunshine Garden Centre

Collins & Coward

Hornsey Historical Society member
A2 Dominion Group

The Highgate Society
Greater London Authority
Urban Vision Partnership Limited
Regulatory Services

Spur Road Surgery
The Surgery
St John's Road Surgery
Myddleton Road Surgery
The Tree Council

The Tree Trust for Haringey

The United Reformed Church
The Victorian Society
The Weymarks Residents Association
Three Valleys Water
Tibbalds TM2
Tiverton Tewkesbury Residents Association
Tomlinson Tree Surgeons
Hill Homes
Tottenham & Wood Green Pensioners Group
Tottenham Baptist Church

Tottenham Community Sports Centre

Tottenham Green Sports Centre
Tottenham Green Taskforce

Association

Sigma Design Build UK
Simon Bocking Building Services
Simon Levy Associates
Society for the Protection of Ancient Buildings (SPAB)
Solon Housing Co-operative Housing Services

Somali Community Group

Somali Welfare Association
Somerset Gardens Family Health Care

St. James Church
St. Mary's Church
Stapleton Hall Ltd
Stewart Ross Association/Dev Plan

Stock Woolstencroft
Stonewall
Sustrans

Tan Dental Practice
The Queens Mansions Residents Association

Tottenham CAAC
Union Railways (North) Limited
Whittington Hospital Trust
Zairian & Congolese Community Association

Zatkhon Construction Co. Ltd.
Willoughby Road Methodist Church
Turkish Parents Association

Holly Park Clinic
Visit London
Vivendi Architects LLP

Voluntary Action Haringey

W. A. Shersby
Warham Road Neighbourhood Watch
Charalambous Architectural Consultant

Welbourne Community Centre

Welbourne Primary School
West Green Baptist Church
West Green Neighbourhood Watch
Holmes Design Ltd
Holmesdale Road & Orchard Road Neighbourhood Watch
Holy Innocents
Holy Trinity Church

Home Craft Consultant

Homebase Ltd
Homebound Social & Luncheon Group
Homes & Community Agency
Wilson & Bell

Haringey Women's Aid

Winkfield Road Community Centre
Wood Green Police Station
LB Enfield

Sure Youth Foundation Project
Symon Smith & Partners
T.B.F.H.A

Tasou Associates

Temple of Refuge

Templeton Associates

Tenants Association

Tetherdown Primary School
Thames Gateway London Partnership
Highgate United Synagogue
Highgate Wood School
Highpoint Dental Surgery

Tetlow King Planning
Thames Water Utilities Ltd
Thames Water Wastewater Services

The Alexandra Residents Association

Haringey Council

The Gypsy Council
Hartleys Projects Ltd
8 Stuart Crescent Health Centre,
Woodridings Court Residents Association

Youth Theatre Project
The Green CE Primary School
Network Rail

Hillcrest Tenants & Residents Association
Tottenham Irish Women's Group
Tottenham Peoples Initiative

Tottenham Police Station

Tottenham Traders Association

Tottenham Trust

Tottenham Women's Aid

Tower Gardens CAAC

Tower Gardens Residents Network
Town & Country Planning Limited
Trafalgar Christian Centre
Hillside Road Residents Group

Hilltop House Residents Association
HM Prison Service
Kings Avenue Dental Practice
Kingsley Place Residents Association

Kurdish Advice Centre

Kurdish Community Centre
Kurdish Housing Association
Turkish Youth Association
Rookfield Estate Residents Association
Turner Avenue Residents Association
United Apostolic Faith Church

Appendix 1e: Letter of Notification sent to addresses within site allocation boundaries

Dear Sir/Madam,

London Borough of Haringey Draft Local Plan Consultation (Regulation 18)

The Council is writing to consult on Haringey's draft development plan documents. This suite of documents will form the new Haringey Local Plan, which will become the basis upon which planning applications are decided in the borough. As part of the statutory plan making process, the Council is required to consult. We would be grateful for your comments on the proposed documents during the coming consultation period.

You are receiving this letter as this property lies within the Lynton Rd in the Site Allocations document. We welcome comments from all local residents, and have included the relevant pages from the Site Allocations document in this letter to help facilitate your response. Please note that the end of the consultation period is the 27th March, and we are unable to extend this due to the commencement of the purdah period for the General Election.

Subject matter:

The four Development Plan Documents below will form Haringey's Local Plan for the period to 2026.

- Alterations to the Strategic Policies (DPD) (adopted 2013)
- Draft Tottenham Area Action Plan: Preferred Option
- Draft Development Management Policies (DPD): Preferred Option
- Draft Site Allocations (DPD): Preferred Option

The Strategic Policies sets out the Council's spatial strategy for how Haringey will develop and grow over the period to 2026. A partial review is proposed to take account of new growth requirements for the Borough as set out in the London Plan as well as the findings of updated evidence base studies. A schedule of proposed changes is subject to public consultation and comment.

The draft Tottenham Area Action Plan proposes a comprehensive set of policies, proposals and site allocations for future development within the Tottenham area based around the four neighborhoods of Tottenham Hale, Bruce Grove, Seven Sisters/Tottenham Green, & North Tottenham.

The draft Development Management Policies DPD sets out the policies that will be used to assess and determine planning applications for development across the borough. Once adopted, the policies will supersede those contained in the Haringey Unitary Development Plan (2006).

The draft Site Allocations DPD allocates 'proposal sites' for development where opportunities have been identified, and identifies new or revised designations to which planning policies will apply (including shopping frontages and reclassification of industrial designated land), outside of the Tottenham AAP area. Once adopted, the proposal sites and designations will appear on the Haringey policies map, replacing that which accompanies the Haringey Unitary Development Plan (2006).

Area covered:

The draft Tottenham Area Action Plan area comprises the wards of Northumberland Park, Tottenham Hale and Tottenham Green, and parts of the Bruce Grove, St. Ann's and Seven Sisters.

The Strategic Policies (Partial Review) and draft Development Management Policies apply to the entire Borough, while the draft Site Allocations DPD applies to that part of the Borough outside of the draft Tottenham AAP boundary.

Period within which representations must be made:

Representations can be made over the six week publication period, beginning on Monday 9th February and ending at 5pm on Friday 27th March 2015.

Where have the documents been made available, and the places and times at which they can be inspected:

The four DPDs and supporting documentation are available for inspection at the following locations:

- Council's Local Plan Consultation website: www.haringey.gov.uk/localplan ;
- Council's Planning Office: River Park House, 6th Floor, Wood Green, N22 8HQ;
- Council's Civic Offices, High Road, Wood Green, N22 8LE;
- During normal opening hours at all Haringey Council Libraries.

Making a representation:

The Council welcomes comments on the four DPDs. At this early stage in the plan making process there is no prescribed form for how comments are to be made, however, it does help the Council to analyse comments if the comment references the part or section of the document to which they apply. The Council would also encourage people to suggest the changes they would make to the document to address their concern.

Representations can be made:

- by email at: ldf@haringey.gov.uk; or
- by post to: Local Plan Consultation, Planning Policy, Haringey Council, River Park House, 225 High Road, Wood Green, London N22 8HQ.

Please note that all representations received will be made publicly available. If you wish to be notified about the progress of the plan, please note this in your response to the consultation.

Comments must be received by 5pm on Friday 27th March 2015.

Further information:

For any further enquiries, please email ldf@haringey.gov.uk or contact the Local Plan Team on Tel. 020 8489 1479.

Yours sincerely,

Stephen Kelly

Stephen Kelly, Assistant Director, Planning

Appendix 1f Properties within red line boundaries (Excluding NT1 & NT2: See Appendix 1g)

Draft Site Allocation	Address
Heslton Court	Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	597 Seven Sisters Road, Tottenham, London, N15 5LY
Heslton Court	599 Seven Sisters Road, Tottenham, London, N15 5LY
Heslton Court	601 Seven Sisters Road, Tottenham, London, N15 5LY
Heslton Court	603 Seven Sisters Road, Tottenham, London, N15 5LY
Heslton Court	605 Seven Sisters Road, Tottenham, London, N15 5LY
Heslton Court	607 Seven Sisters Road, Tottenham, London, N15 5LY
Heslton Court	609 Seven Sisters Road, Tottenham, London, N15 5LY
Heslton Court	611 Seven Sisters Road, Tottenham, London, N15 5LY
Heslton Court	613 Seven Sisters Road, Tottenham, London, N15 5LY
Heslton Court	615 Seven Sisters Road, Tottenham, London, N15 5LY
Heslton Court	617 Seven Sisters Road, Tottenham, London, N15 5LY
Heslton Court	1 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	2 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	3 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	5 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	6 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	7 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	8 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	9 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	10 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	11 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	12 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	13 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	14 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	15 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	16 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	17 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	18 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	19 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	20 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	21 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	22 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	24 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	25 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	26 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	27 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	28 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	30 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	33 Russell Road, London, London Borough of Haringey, N15 5LT

Heslton Court	34 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	35 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	36 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	37 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	39 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	40 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	41 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	43 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	45 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	47 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	49 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	51 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	93 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	95 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	97 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	99 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	101 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	103 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	105 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	107 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	109 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	111 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	55 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	57 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	59 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	61 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	65 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	67 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	69 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	71 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	73 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	77 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	79 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	81 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	83 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	85 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	87 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	89 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	91 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	24 Southey Road, London, London Borough of Haringey, N15 5LL
Heslton Court	26 Southey Road, London, London Borough of Haringey, N15 5LL
Heslton Court	28 Southey Road, London, London Borough of Haringey, N15 5LL
Heslton Court	30 Southey Road, London, London Borough of Haringey, N15 5LL
Heslton Court	32 Southey Road, London, London Borough of Haringey, N15 5LL

Heslton Court	34 Southey Road, London, London Borough of Haringey, N15 5LL
Heslton Court	36 Southey Road, London, London Borough of Haringey, N15 5LL
Heslton Court	42 Southey Road, London, London Borough of Haringey, N15 5LL
Heslton Court	44 Southey Road, London, London Borough of Haringey, N15 5LL
Heslton Court	48 Southey Road, London, London Borough of Haringey, N15 5LL
Heslton Court	50 Southey Road, London, London Borough of Haringey, N15 5LL
Heslton Court	70 Southey Road, London, London Borough of Haringey, N15 5LN
Heslton Court	74 Southey Road, London, London Borough of Haringey, N15 5LN
Heslton Court	76 Southey Road, London, London Borough of Haringey, N15 5LN
Heslton Court	80 Southey Road, London, London Borough of Haringey, N15 5LN
Heslton Court	82 Southey Road, London, London Borough of Haringey, N15 5LN
Heslton Court	8 Braemar Road, Tottenham, London, N15 5LQ
Heslton Court	10 Braemar Road, Tottenham, London, N15 5LQ
Heslton Court	12 Braemar Road, Tottenham, London, N15 5LQ
Heslton Court	14 Braemar Road, Tottenham, London, N15 5LQ
Heslton Court	16 Braemar Road, Tottenham, London, N15 5LQ
Heslton Court	18 Braemar Road, Tottenham, London, N15 5LQ
Heslton Court	20 Braemar Road, Tottenham, London, N15 5LQ
Heslton Court	22 Braemar Road, Tottenham, London, N15 5LQ
Heslton Court	24 Braemar Road, Tottenham, London, N15 5LQ
Heslton Court	26 Braemar Road, Tottenham, London, N15 5LQ
Heslton Court	30 Braemar Road, Tottenham, London, N15 5LQ
Heslton Court	1, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	2, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	3, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	4, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	5, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	6, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	7, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	8, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	9, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	10, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	11, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	12, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	14, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	15, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	16, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	Flat 1, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 2, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 3, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 4, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF

Heslton Court	Flat 5, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 6, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 7, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 8, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 9, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 10, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 12, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 13, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 14, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 15, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 17, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 18, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 21, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 22, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 23, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 24, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 25, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 26, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 27, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 28, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 29, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 30, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 31, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 32, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 33, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF

Heslton Court	Flat 34, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 37, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 38, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 40, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 41, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 42, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 43, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 44, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 45, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 46, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Street Record, Russell Road, Tottenham, London, London Borough of Haringey,
Heslton Court	Street Record, Braemar Road, Tottenham, London,
Heslton Court	28 Braemar Road, Tottenham, London, N15 5LQ
Heslton Court	32 Braemar Road, Tottenham, London, N15 5LQ
Heslton Court	13, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	38 Southey Road, London, London Borough of Haringey, N15 5LL
Heslton Court	72 Southey Road, London, London Borough of Haringey, N15 5LN
Heslton Court	31 Russell Road, London, London Borough of Haringey, N15 5LT
Heslton Court	32 Russell Road, London, London Borough of Haringey, N15 5LS
Heslton Court	Flat 19, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 20, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 35, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Flat 36, Helston Court, Culvert Road, London, London Borough of Haringey, N15 5HF
Heslton Court	Electricity sub station 69028, Pagin House, Braemar Road, Tottenham, London, N15 5HX
Heslton Court	Garage Colony, Russell Road, Tottenham, London, London Borough of Haringey,
Heslton Court	29 Russell Road, London, London Borough of Haringey, N15 5LT
High Road West	871-879, High Road, Tottenham, London, N17 8EY
High Road West	733 High Road, Tottenham, London, N17 8AG
High Road West	739 High Road, Tottenham, London, N17 8AG
High Road West	777 High Road, Tottenham, London, N17 8AH

High Road West	779 High Road, Tottenham, London, N17 8AH
High Road West	781 High Road, Tottenham, London, N17 8AH
High Road West	795 High Road, Tottenham, London, N17 8ER
High Road West	797 High Road, Tottenham, London, N17 8ER
High Road West	807 High Road, Tottenham, London, N17 8ER
High Road West	813-817 High Road, Tottenham, London, N17 8ER
High Road West	817 High Road, Tottenham, London, N17 8ER
High Road West	839 High Road, Tottenham, London, N17 8EY
High Road West	851-853 High Road, Tottenham, London, N17 8EY
High Road West	853 High Road, Tottenham, London, N17 8EY
High Road West	855-863 High Road, Tottenham, London, N17 8EY
High Road West	857 High Road, Tottenham, London, N17 8EY
High Road West	859 High Road, Tottenham, London, N17 8EY
High Road West	863 High Road, Tottenham, London, N17 8EY
High Road West	Shop, 823-825 High Road, Tottenham, London, N17 8ER
High Road West	829 High Road, Tottenham, London, N17 8ER
High Road West	White Hart Lane Railway Station, White Hart Lane, Tottenham, London, N17 8HH
High Road West	803 High Road, Tottenham, London, N17 8ER
High Road West	34A White Hart Lane, Tottenham, London, N17 8DP
High Road West	3 Moselle Place, Tottenham, London, N17 8DG
High Road West	815 High Road, Tottenham, London, N17 8ER
High Road West	847 High Road, Tottenham, London, N17 8EY
High Road West	16 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Victoria House, 865 High Road, Tottenham, London, N17 8EY
High Road West	809-811, High Road, Tottenham, London, N17 8ER

High Road West	Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	761 High Road, Tottenham, London, N17 8AH
High Road West	763 High Road, Tottenham, London, N17 8AH
High Road West	765 High Road, Tottenham, London, N17 8AH
High Road West	767 High Road, Tottenham, London, N17 8AH
High Road West	867 High Road, Tottenham, London, N17 8EY
High Road West	735 High Road, Tottenham, London, N17 8AG
High Road West	Unit 2 , Chapel Place, Tottenham, London, N17 8DR
High Road West	861 High Road, Tottenham, London, N17 8EY
High Road West	Coombes Croft Library, High Road, Tottenham, London, N17 8AG
High Road West	12 White Hart Lane, Tottenham, London, N17 8DP
High Road West	14 White Hart Lane, Tottenham, London, N17 8DP
High Road West	2 White Hart Lane, Tottenham, London, N17 8DP
High Road West	28 White Hart Lane, Tottenham, London, N17 8DP
High Road West	32 White Hart Lane, Tottenham, London, N17 8DP
High Road West	34 White Hart Lane, Tottenham, London, N17 8DP
High Road West	44 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Goods Yard, 46 White Hart Lane, Tottenham, London, N17 8DP
High Road West	48 White Hart Lane, Tottenham, London, N17 8DP
High Road West	50 White Hart Lane, Tottenham, London, N17 8DP
High Road West	6 White Hart Lane, Tottenham, London, N17 8DP
High Road West	8 White Hart Lane, Tottenham, London, N17 8DP
High Road West	4 Brereton Road, Tottenham, London, N17 8BY
High Road West	6 Brereton Road, Tottenham, London, N17 8BY
High Road West	8 Brereton Road, Tottenham, London, N17 8BY

High Road West	10 Brereton Road, Tottenham, London, N17 8DA
High Road West	12 Brereton Road, Tottenham, London, N17 8BY
High Road West	14 Brereton Road, Tottenham, London, N17 8BY
High Road West	16 Brereton Road, Tottenham, London, N17 8BY
High Road West	18 Brereton Road, Tottenham, London, N17 8BY
High Road West	Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Play Area , Headcorn Road, Tottenham, London,
High Road West	771 High Road, Tottenham, London, N17 8AH
High Road West	881 High Road, Tottenham, London, N17 8EY
High Road West	The Grange, 32-34 White Hart Lane, Tottenham, London, N17 8DP
High Road West	65A White Hart Lane, Tottenham, London, N17 8HH
High Road West	Sea Cadet Unit, White Hart Lane, Tottenham, London, N17 8HH
High Road West	Workshop, Love Lane, London, London Borough of Haringey, N17 8HG
High Road West	3A Moselle Place, Tottenham, London, N17 8DG
High Road West	Nesta Works, Brunswick Square, Tottenham, London, N17 8ES
High Road West	Unit 1, Chapel Place, Tottenham, London, N17 8DR
High Road West	Community Centre, Tenterden Road, Tottenham, London, N17 8BQ
High Road West	Unit 2, Brunswick Square, Tottenham, London, N17 8ES
High Road West	2 William Street, Tottenham, London, N17 8DL
High Road West	4 William Street, Tottenham, London, N17 8DL
High Road West	6 William Street, Tottenham, London, N17 8DL
High Road West	8 William Street, Tottenham, London, N17 8DL
High Road West	1 Moselle Street, Tottenham, London, N17 8DN
High Road West	Whitehall Community Centre , Whitehall Street, Tottenham, London, N17 8BP
High Road West	Unit 3, Chapel Place, Tottenham, London, N17 8DR

High Road West	Unit 4, Chapel Place, Tottenham, London, N17 8DR
High Road West	Unit 5, Chapel Place, Tottenham, London, N17 8DR
High Road West	Unit 6, Chapel Place, Tottenham, London, N17 8DR
High Road West	3A, White Hart Lane, Tottenham, London, N17 8DU
High Road West	5B, White Hart Lane, Tottenham, London, N17 8DU
High Road West	7B, White Hart Lane, Tottenham, London, N17 8DU
High Road West	731 High Road, Tottenham, London, N17 8AG
High Road West	737 High Road, Tottenham, London, N17 8AG
High Road West	741 High Road, Tottenham, London, N17 8AG
High Road West	743 High Road, Tottenham, London, N17 8AH
High Road West	745 High Road, Tottenham, London, N17 8AH
High Road West	747 High Road, Tottenham, London, N17 8AH
High Road West	749 High Road, Tottenham, London, N17 8AH
High Road West	751 High Road, Tottenham, London, N17 8AH
High Road West	753 High Road, Tottenham, London, N17 8AH
High Road West	755 High Road, Tottenham, London, N17 8AH
High Road West	769 High Road, Tottenham, London, N17 8AH
High Road West	771A High Road, Tottenham, London, N17 8AH
High Road West	773 High Road, Tottenham, London, N17 8AH
High Road West	775 High Road, Tottenham, London, N17 8AH
High Road West	783 High Road, Tottenham, London, N17 8AH
High Road West	785 High Road, Tottenham, London, N17 8AH
High Road West	787 High Road, Tottenham, London, N17 8AH
High Road West	789 High Road, Tottenham, London, N17 8AH
High Road West	791 High Road, Tottenham, London, N17 8AH

High Road West	799 High Road, Tottenham, London, N17 8ER
High Road West	801 High Road, Tottenham, London, N17 8ER
High Road West	805 High Road, Tottenham, London, N17 8ER
High Road West	813A High Road, Tottenham, London, N17 8ER
High Road West	819 High Road, Tottenham, London, N17 8ER
High Road West	821A, High Road, Tottenham, London, N17 8ER
High Road West	821C, High Road, Tottenham, London, N17 8ER
High Road West	821B, High Road, Tottenham, London, N17 8ER
High Road West	823 High Road, Tottenham, London, N17 8EU
High Road West	827 High Road, Tottenham, London, N17 8ER
High Road West	831-833 High Road, Tottenham, London, N17 8EY
High Road West	835 High Road, Tottenham, London, N17 8ER
High Road West	837 High Road, Tottenham, London, N17 8EY
High Road West	839A High Road, London, N17 8EY
High Road West	845 High Road, Tottenham, London, N17 8EY
High Road West	849 High Road, Tottenham, London, N17 8EY
High Road West	733A, High Road, Tottenham, London, N17 8AG
High Road West	735A High Road, Tottenham, London, N17 8AG
High Road West	793-795, High Road, Tottenham, London, N17 8EP
High Road West	Public House, 841-843 High Road, Tottenham, London, N17 8EY
High Road West	21 Headcorn Road, Tottenham, London, N17 8BS
High Road West	22 Headcorn Road, Tottenham, London, N17 8BS
High Road West	23 Headcorn Road, Tottenham, London, N17 8BS
High Road West	24 Headcorn Road, Tottenham, London, N17 8BS
High Road West	25 Headcorn Road, Tottenham, London, N17 8BS

High Road West	26 Headcorn Road, Tottenham, London, N17 8BS
High Road West	27 Headcorn Road, Tottenham, London, N17 8BS
High Road West	28 Headcorn Road, Tottenham, London, N17 8BS
High Road West	29 Headcorn Road, Tottenham, London, N17 8BS
High Road West	30 Headcorn Road, Tottenham, London, N17 8BS
High Road West	31 Headcorn Road, Tottenham, London, N17 8BS
High Road West	32 Headcorn Road, Tottenham, London, N17 8BS
High Road West	33 Headcorn Road, Tottenham, London, N17 8BS
High Road West	34 Headcorn Road, Tottenham, London, N17 8BS
High Road West	35 Headcorn Road, Tottenham, London, N17 8BS
High Road West	The British Queen, 21 Love Lane, London, London Borough of Haringey, N17 8HG
High Road West	Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	2 Orchard Place, London, London Borough of Haringey, N17 8BH
High Road West	4 Orchard Place, London, London Borough of Haringey, N17 8BH
High Road West	6 Orchard Place, London, London Borough of Haringey, N17 8BH
High Road West	8 Orchard Place, London, London Borough of Haringey, N17 8BH
High Road West	10 Orchard Place, London, London Borough of Haringey, N17 8BH
High Road West	12 Orchard Place, London, London Borough of Haringey, N17 8BH
High Road West	16 Orchard Place, London, London Borough of Haringey, N17 8BH
High Road West	18 Orchard Place, London, London Borough of Haringey, N17 8BH
High Road West	20 Orchard Place, London, London Borough of Haringey, N17 8BH
High Road West	22 Orchard Place, London, London Borough of Haringey, N17 8BH
High Road West	24 Orchard Place, London, London Borough of Haringey, N17 8BH
High Road West	26 Orchard Place, London, London Borough of Haringey, N17 8BH

High Road West	28 Orchard Place, London, London Borough of Haringey, N17 8BH
High Road West	19 Penshurst Road, Tottenham, London, N17 8BT
High Road West	1 Penshurst Road, Tottenham, London, N17 8BT
High Road West	3 Penshurst Road, Tottenham, London, N17 8BT
High Road West	5 Penshurst Road, Tottenham, London, N17 8BT
High Road West	9 Penshurst Road, Tottenham, London, N17 8BT
High Road West	11 Penshurst Road, Tottenham, London, N17 8BT
High Road West	13 Penshurst Road, Tottenham, London, N17 8BT
High Road West	15 Penshurst Road, Tottenham, London, N17 8BT
High Road West	17 Penshurst Road, Tottenham, London, N17 8BT
High Road West	17 Whitehall Street, Tottenham, London, N17 8BP
High Road West	18 Whitehall Street, Tottenham, London, N17 8BP
High Road West	19 Whitehall Street, Tottenham, London, N17 8BP
High Road West	20 Whitehall Street, Tottenham, London, N17 8BP
High Road West	21 Whitehall Street, Tottenham, London, N17 8BP
High Road West	22 Whitehall Street, Tottenham, London, N17 8BP
High Road West	23 Whitehall Street, Tottenham, London, N17 8BP
High Road West	24 Whitehall Street, Tottenham, London, N17 8BP
High Road West	25 Whitehall Street, Tottenham, London, N17 8BP
High Road West	28 Whitehall Street, Tottenham, London, N17 8BP
High Road West	29 Whitehall Street, Tottenham, London, N17 8BP
High Road West	30 Whitehall Street, Tottenham, London, N17 8BP
High Road West	31 Whitehall Street, Tottenham, London, N17 8BP
High Road West	32 Whitehall Street, Tottenham, London, N17 8BP
High Road West	33 Whitehall Street, Tottenham, London, N17 8BP

High Road West	35 Whitehall Street, Tottenham, London, N17 8BP
High Road West	37 Whitehall Street, Tottenham, London, N17 8BP
High Road West	39 Whitehall Street, Tottenham, London, N17 8BP
High Road West	Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	41 Whitehall Street, Tottenham, London, N17 8BP
High Road West	43 Whitehall Street, Tottenham, London, N17 8BP
High Road West	45 Whitehall Street, Tottenham, London, N17 8BP
High Road West	47 Whitehall Street, Tottenham, London, N17 8BP
High Road West	49 Whitehall Street, Tottenham, London, N17 8BP
High Road West	51 Whitehall Street, Tottenham, London, N17 8BP
High Road West	53 Whitehall Street, Tottenham, London, N17 8BP
High Road West	55 Whitehall Street, Tottenham, London, N17 8BP
High Road West	57 Whitehall Street, Tottenham, London, N17 8BP
High Road West	59 Whitehall Street, Tottenham, London, N17 8BP
High Road West	61 Whitehall Street, Tottenham, London, N17 8BP
High Road West	63 Whitehall Street, Tottenham, London, N17 8BP
High Road West	65 Whitehall Street, Tottenham, London, N17 8BP
High Road West	71 Whitehall Street, Tottenham, London, N17 8BP
High Road West	73 Whitehall Street, Tottenham, London, N17 8BP
High Road West	75 Whitehall Street, Tottenham, London, N17 8BP
High Road West	77 Whitehall Street, Tottenham, London, N17 8BP
High Road West	79 Whitehall Street, Tottenham, London, N17 8BP
High Road West	81 Whitehall Street, Tottenham, London, N17 8BP
High Road West	83 Whitehall Street, Tottenham, London, N17 8BP
High Road West	85 Whitehall Street, Tottenham, London, N17 8BP

High Road West	87 Whitehall Street, Tottenham, London, N17 8BP
High Road West	89 Whitehall Street, Tottenham, London, N17 8BP
High Road West	100 Whitehall Street, Tottenham, London, N17 8BP
High Road West	1 White Hart Lane, Tottenham, London, N17 8DU
High Road West	5A, White Hart Lane, Tottenham, London, N17 8DU
High Road West	5 White Hart Lane, Tottenham, London, N17 8DU
High Road West	7 White Hart Lane, Tottenham, London, N17 8DU
High Road West	7A, White Hart Lane, Tottenham, London, N17 8DU
High Road West	8A White Hart Lane, Tottenham, London, N17 8DP
High Road West	9 White Hart Lane, Tottenham, London, N17 8DU
High Road West	10 White Hart Lane, Tottenham, London, N17 8DP
High Road West	11 White Hart Lane, Tottenham, London, N17 8DU
High Road West	12A, White Hart Lane, Tottenham, London, N17 8DP
High Road West	13 White Hart Lane, Tottenham, London, N17 8DU
High Road West	14A, White Hart Lane, Tottenham, London, N17 8DP
High Road West	15 White Hart Lane, Tottenham, London, N17 8DU
High Road West	17 White Hart Lane, Tottenham, London, N17 8DU
High Road West	18 White Hart Lane, Tottenham, London, N17 8DP
High Road West	19 White Hart Lane, Tottenham, London, N17 8DU
High Road West	21 White Hart Lane, Tottenham, London, N17 8DU
High Road West	23 White Hart Lane, Tottenham, London, N17 8DU
High Road West	24 White Hart Lane, Tottenham, London, N17 8DP
High Road West	25 White Hart Lane, Tottenham, London, N17 8DU
High Road West	26 White Hart Lane, Tottenham, London, N17 8DP
High Road West	27 White Hart Lane, Tottenham, London, N17 8DU

High Road West	28A, White Hart Lane, Tottenham, London, N17 8DP
High Road West	29 White Hart Lane, Tottenham, London, N17 8DU
High Road West	30 White Hart Lane, Tottenham, London, N17 8DP
High Road West	33 White Hart Lane, Tottenham, London, N17 8DU
High Road West	35 White Hart Lane, Tottenham, London, N17 8DU
High Road West	37 White Hart Lane, Tottenham, London, N17 8DU
High Road West	39 White Hart Lane, Tottenham, London, N17 8DU
High Road West	52 White Hart Lane, Tottenham, London, N17 8DP
High Road West	57 White Hart Lane, Tottenham, London, N17 8HH
High Road West	59 White Hart Lane, Tottenham, London, N17 8HH
High Road West	61 White Hart Lane, Tottenham, London, N17 8HH
High Road West	63 White Hart Lane, Tottenham, London, N17 8HH
High Road West	4 White Hart Lane, Tottenham, London, N17 8DP
High Road West	2 Whitehall Street, Tottenham, London, N17 8BP
High Road West	3 Whitehall Street, Tottenham, London, N17 8BP
High Road West	5 Whitehall Street, Tottenham, London, N17 8BP
High Road West	6 Whitehall Street, Tottenham, London, N17 8BP
High Road West	7 Whitehall Street, Tottenham, London, N17 8BP
High Road West	8 Whitehall Street, Tottenham, London, N17 8BP
High Road West	9 Whitehall Street, Tottenham, London, N17 8BP
High Road West	10 Whitehall Street, Tottenham, London, N17 8BP
High Road West	11 Whitehall Street, Tottenham, London, N17 8BP
High Road West	12 Whitehall Street, Tottenham, London, N17 8BP
High Road West	13 Whitehall Street, Tottenham, London, N17 8BP
High Road West	14 Whitehall Street, Tottenham, London, N17 8BP

High Road West	15 Whitehall Street, Tottenham, London, N17 8BP
High Road West	16 Whitehall Street, Tottenham, London, N17 8BP
High Road West	Units 12-14, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Unit 17, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Unit 18, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Unit 19, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Unit 20, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Units 27-28, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Unit 29, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Unit 31, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Unit 32, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Unit 33, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Unit 19A, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Units 21B-21C, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Unit 9, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Units 3-4, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Unit 5, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Unit 11, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Unit 30, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Unit 21A, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Flat 1, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Flat 2, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Flat 7, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Flat 8, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Flat 9, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY

High Road West	Flat 10, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Unit 1, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Flat 12, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Flat 13, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Flat 14, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Flat 15, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Flat 16, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Flat 18, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Flat 19, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Unit 29, Nesta Works, Brunswick Square, Tottenham, London, N17 8ES
High Road West	Unit 23, Nesta Works, Brunswick Square, Tottenham, London, N17 8ES
High Road West	Unit 24, Nesta Works, Brunswick Square, Tottenham, London, N17 8ES
High Road West	Unit 30, Nesta Works, Brunswick Square, Tottenham, London, N17 8ES
High Road West	Unit 31, Nesta Works, Brunswick Square, Tottenham, London, N17 8ES
High Road West	Unit 32, Nesta Works, Brunswick Square, Tottenham, London, N17 8ES
High Road West	Workshop at rear, 735 High Road, Tottenham, London, N17 8AG
High Road West	First Floor, Victoria House, 865 High Road, Tottenham, London, N17 8EY
High Road West	Flat 1, 1 Moselle Street, Tottenham, London, N17 8DN
High Road West	Flat 2, 1 Moselle Street, Tottenham, London, N17 8DN
High Road West	Flat 3, 1 Moselle Street, Tottenham, London, N17 8DN
High Road West	Flat 4, 1 Moselle Street, Tottenham, London, N17 8DN
High Road West	Flat 5, 1 Moselle Street, Tottenham, London, N17 8DN
High Road West	Flat 6, 1 Moselle Street, Tottenham, London, N17 8DN
High Road West	Flat 7, 1 Moselle Street, Tottenham, London, N17 8DN
High Road West	Flat 8, 1 Moselle Street, Tottenham, London, N17 8DN

High Road West	Flat 9, 1 Moselle Street, Tottenham, London, N17 8DN
High Road West	Flat 10, 1 Moselle Street, Tottenham, London, N17 8DN
High Road West	First and Second Floor Flat, 737 High Road, Tottenham, London, N17 8AG
High Road West	Flat A, 741 High Road, Tottenham, London, N17 8AG
High Road West	First and Second Floor Flat A, 743 High Road, Tottenham, London, N17 8AH
High Road West	First Floor Flat A, 753 High Road, Tottenham, London, N17 8AH
High Road West	First and Second Floor Flat, 769 High Road, Tottenham, London, N17 8AH
High Road West	First and Second Floor Flat A, 789 High Road, Tottenham, London, N17 8AH
High Road West	First Floor Flat A, 791 High Road, Tottenham, London, N17 8AH
High Road West	Second Floor Flat, 791 High Road, Tottenham, London, N17 8AH
High Road West	Street Record, Whitehall Street, Tottenham, London,
High Road West	Street Record, William Street, Tottenham, London,
High Road West	Flat A, 819 High Road, Tottenham, London, N17 8ER
High Road West	Flat B, 819 High Road, Tottenham, London, N17 8ER
High Road West	Flat C, 823 High Road, Tottenham, London, N17 8EU
High Road West	Flat D, 823 High Road, Tottenham, London, N17 8EU
High Road West	Flat C, 827 High Road, Tottenham, London, N17 8ER
High Road West	First Floor Flat, 777-781 High Road, Tottenham, London, N17 8AH
High Road West	Second Floor Flat, 777-781 High Road, Tottenham, London, N17 8AH
High Road West	3, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	4, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	5, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	6, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	7, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	8, Ermine House, Moselle Street, Tottenham, London, N17 8DE

High Road West	9, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	10, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	11, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	13, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	14, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	15, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	16, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	17, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	18, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	19, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	20, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	21, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	23, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	24, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	25, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	26, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	27, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	28, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	29, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	30, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	31, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	32, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	33, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	34, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	35, Ermine House, Moselle Street, Tottenham, London, N17 8DE

High Road West	36, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	37, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	38, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	40, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	41, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	42, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	43, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	44, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	45, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	46, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	47, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	48, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	49, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	50, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	51, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	52, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	53, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	54, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	55, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	56, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	57, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	58, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	59, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	60, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	1, Ermine House, Moselle Street, Tottenham, London, N17 8DE

High Road West	2, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	1, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	2, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	3, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	4, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	5, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	6, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	7, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	8, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	9, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	10, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	11, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	28, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	29, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	30, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	31, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	32, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	33, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	35, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	36, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	37, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	38, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	39, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	40, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	41, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB

High Road West	42, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	12, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	16, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	18, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	19, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	20, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	21, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	22, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	23, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	24, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	25, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	26, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	27, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	44, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	45, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	46, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	47, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	48, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	49, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	50, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	51, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	52, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	53, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	55, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	56, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB

High Road West	57, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	58, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	60, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	1, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	2, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	3, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	4, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	5, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	6, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	7, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	8, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	9, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	10, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	11, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	12, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	13, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	14, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	15, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	16, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	17, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	18, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	19, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	22, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	23, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	24, Moselle House, William Street, Tottenham, London, N17 8DD

High Road West	25, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	26, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	27, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	28, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	29, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	30, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	31, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	32, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	33, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	34, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	35, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	36, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	37, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	38, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	41, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	42, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	43, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	44, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	45, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	46, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	47, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	48, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	49, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	50, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	51, Moselle House, William Street, Tottenham, London, N17 8DD

High Road West	52, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	53, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	54, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	55, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	56, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	57, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	60, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	Upper Flat, 61 White Hart Lane, Tottenham, London, N17 8HH
High Road West	Flat 2, 18 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Flat 1, 18 White Hart Lane, Tottenham, London, N17 8DP
High Road West	First and Second Floor Flat, 63 White Hart Lane, Tottenham, London, N17 8HH
High Road West	Shop A, 61 White Hart Lane, Tottenham, London, N17 8HH
High Road West	Street Record, Moselle Street, Tottenham, London,
High Road West	Street Record, Love Lane, Tottenham, London, London Borough of Haringey,
High Road West	Street Record, Percival Court, Tottenham, London,
High Road West	821 High Road, Tottenham, London, N17 8ER
High Road West	869 High Road, Tottenham, London, N17 8EY
High Road West	6A, White Hart Lane, Tottenham, London, N17 8DP
High Road West	31 White Hart Lane, Tottenham, London, N17 8DU
High Road West	4 Whitehall Street, Tottenham, London, N17 8BP
High Road West	26 Whitehall Street, Tottenham, London, N17 8BP
High Road West	27 Whitehall Street, Tottenham, London, N17 8BP
High Road West	67 Whitehall Street, Tottenham, London, N17 8BP
High Road West	69 Whitehall Street, Tottenham, London, N17 8BP
High Road West	Unit 21, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT

High Road West	757 High Road, Tottenham, London, N17 8AH
High Road West	7 Penshurst Road, Tottenham, London, N17 8BT
High Road West	20, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	21, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	39, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	40, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	58, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	59, Moselle House, William Street, Tottenham, London, N17 8DD
High Road West	14, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	15, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	34, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	54, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	Roof Area, Charles House, Love Lane, London, London Borough of Haringey, N17 8DB
High Road West	Advertising Right 6A, White Hart Terrace, White Hart Lane, Tottenham, London,
High Road West	First Floor Flat A, 817 High Road, Tottenham, London, N17 8ER
High Road West	Second Floor Flat B, 817 High Road, Tottenham, London, N17 8ER
High Road West	Unit 2, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Unit 10, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Units 15-16, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Railway Arch, 534, Railway Arches, Orchard Place, London, London Borough of Haringey, N17 8BH
High Road West	Unit 27-28, Nesta Works, Brunswick Square, Tottenham, London, N17 8ES
High Road West	Bus shelter 25224 outside 9-39, White Hart Lane, Tottenham, London,
High Road West	Electricity Sub Station, Moselle Street, Tottenham, London,
High Road West	Advertising Right, 743 High Road, Tottenham, London, N17 8AH
High Road West	Advertising Right, 769 High Road, Tottenham, London, N17 8AH

High Road West	,
High Road West	Shop at rear, 743 High Road, Tottenham, London, N17 8AH
High Road West	Electricity Sub Station, Penshurst Road, Tottenham, London,
High Road West	Carbery Enterprise Park, 36 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Unit 1, Carbery Enterprise Park, 36 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Unit 2, Carbery Enterprise Park, 36 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Unit 3, Carbery Enterprise Park, 36 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Unit 4, Carbery Enterprise Park, 36 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Unit 5, Carbery Enterprise Park, 36 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Unit 6, Carbery Enterprise Park, 36 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Unit 7, Carbery Enterprise Park, 36 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Unit 8, Carbery Enterprise Park, 36 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Unit 9, Carbery Enterprise Park, 36 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Electricity Sub Station, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Ground Floor Shop, 799 High Road, Tottenham, London, N17 8ER
High Road West	Public House, 793-795 High Road, Tottenham, London, N17 8EP
High Road West	Showroom and Workshop, 831-833 High Road, Tottenham, London, N17 8EY
High Road West	First Floor And Second Floor Flat 831, 831-833 High Road, Tottenham, London, N17 8EY
High Road West	Second Floor Flat 833, 831-833 High Road, Tottenham, London, N17 8EY
High Road West	Advertising Right, 731 High Road, Tottenham, London,
High Road West	1 Brooklyn Apartments, Moselle Place, Tottenham, London,
High Road West	Shop at front, 743 High Road, Tottenham, London, N17 8AH
High Road West	1, Brooklyn Apartments, 1 Moselle Place, Tottenham, London, N17 8DG
High Road West	2, Brooklyn Apartments, 1 Moselle Place, Tottenham, London, N17 8DG
High Road West	3, Brooklyn Apartments, 1 Moselle Place, Tottenham, London, N17 8DG

High Road West	4, Brooklyn Apartments, 1 Moselle Place, Tottenham, London, N17 8DG
High Road West	5, Brooklyn Apartments, 1 Moselle Place, Tottenham, London, N17 8DG
High Road West	6, Brooklyn Apartments, 1 Moselle Place, Tottenham, London, N17 8DG
High Road West	7, Brooklyn Apartments, 1 Moselle Place, Tottenham, London, N17 8DG
High Road West	8, Brooklyn Apartments, 1 Moselle Place, Tottenham, London, N17 8DG
High Road West	761 Bergen Apartments, High Road, Tottenham, London,
High Road West	1, Bergen Apartments, 761 High Road, Tottenham, London, N17 8AH
High Road West	2, Bergen Apartments, 761 High Road, Tottenham, London, N17 8AH
High Road West	3, Bergen Apartments, 761 High Road, Tottenham, London, N17 8AH
High Road West	4, Bergen Apartments, 761 High Road, Tottenham, London, N17 8AH
High Road West	5, Bergen Apartments, 761 High Road, Tottenham, London, N17 8AH
High Road West	Ground Floor, Victoria House, 865 High Road, Tottenham, London, N17 8EY
High Road West	6, Bergen Apartments, 761 High Road, Tottenham, London, N17 8AH
High Road West	7, Bergen Apartments, 761 High Road, Tottenham, London, N17 8AH
High Road West	8, Bergen Apartments, 761 High Road, Tottenham, London, N17 8AH
High Road West	Percival Court, High Road, Tottenham, London, N17 8ER
High Road West	Electricity Sub Station, Moselle Place, Tottenham, London,
High Road West	Flat 1, 837 High Road, Tottenham, London, N17 8EY
High Road West	Flat 2, 837 High Road, Tottenham, London, N17 8EY
High Road West	Ground Floor Rear Flat, 837 High Road, Tottenham, London, N17 8EY
High Road West	First Floor Flat 831, 831-833 High Road, Tottenham, London, N17 8EY
High Road West	Second Floor Flat 831, 831-833 High Road, Tottenham, London, N17 8EY
High Road West	First Floor Flat, 803 High Road, Tottenham, London, N17 8ER
High Road West	Second Floor Flat, 803 High Road, Tottenham, London, N17 8ER
High Road West	Flat A, 827 High Road, Tottenham, London, N17 8ER

High Road West	Flat B, 827 High Road, Tottenham, London, N17 8ER
High Road West	Flat A, 797 High Road, Tottenham, London, N17 8ER
High Road West	First and Second Floor Flat, 785 High Road, Tottenham, London, N17 8AH
High Road West	Flat A, 739 High Road, Tottenham, London, N17 8AG
High Road West	First Floor Flat, 851-853 High Road, Tottenham, London, N17 8EY
High Road West	Second Floor Flat, 851-853 High Road, Tottenham, London, N17 8EY
High Road West	Flat 811, 809-811 High Road, Tottenham, London, N17 8ER
High Road West	Flat 809, 809-811 High Road, Tottenham, London, N17 8ER
High Road West	Flat A, 745 High Road, Tottenham, London, N17 8AH
High Road West	Flat B, 753 High Road, Tottenham, London, N17 8AH
High Road West	52A, White Hart Lane, Tottenham, London, N17 8DP
High Road West	Flat A, 823 High Road, Tottenham, London, N17 8EU
High Road West	Flat B, 823 High Road, Tottenham, London, N17 8EU
High Road West	Flat 1, 781 High Road, Tottenham, London, N17 8AH
High Road West	Flat 2, 781 High Road, Tottenham, London, N17 8AH
High Road West	Flat 3, 781 High Road, Tottenham, London, N17 8AH
High Road West	Site Rear of 797-799 High Road, Chapel Place, Tottenham, London,
High Road West	Flat 4, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	12, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	Garage colony, Love Lane, Tottenham, London, London Borough of Haringey,
High Road West	Shop, 749 High Road, Tottenham, London, N17 8AH
High Road West	Flat A, 749 High Road, Tottenham, London, N17 8AH
High Road West	Flat A, 4 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Shop, 24 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Upper Flat, 24 White Hart Lane, Tottenham, London, N17 8DP

High Road West	Club, 12 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Upper Flat, 12 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Shop, 16 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Upper Flat, 16 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Advertising Right fronting 6A, White Hart Lane, Tottenham, London,
High Road West	Flat A, 795 High Road, Tottenham, London, N17 8ER
High Road West	Flat B, 795 High Road, Tottenham, London, N17 8ER
High Road West	Flat C, 795 High Road, Tottenham, London, N17 8ER
High Road West	Flat D, 795 High Road, Tottenham, London, N17 8ER
High Road West	Unit 10, Carbery Enterprise Park, 36 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Flat 6, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Flat 5, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Flat 11, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Flat 17, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Rear of, 811-813 High Road, Tottenham, London, N17 8ER
High Road West	Flat 3, Kathleen Ferrier Court, Brereton Road, Tottenham, London, N17 8BY
High Road West	Unit 25-26, Nesta Works, Brunswick Square, Tottenham, London, N17 8ES
High Road West	Unit 33-34, Nesta Works, Brunswick Square, Tottenham, London, N17 8ES
High Road West	Unit 38-39, Nesta Works, Brunswick Square, Tottenham, London, N17 8ES
High Road West	Hall, 55 White Hart Lane, Tottenham, London, N17 8HH
High Road West	3-5 White Hart Lane, Tottenham, London, N17 9DU
High Road West	22, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	39, Ermine House, Moselle Street, Tottenham, London, N17 8DE
High Road West	Ground Floor Flat, 4 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Workshop, 1A-4A Orchard Place, London, London Borough of Haringey, N17 8BH

High Road West	831 High Road, Tottenham, London, N17 8EY
High Road West	Flat 1, 831 High Road, Tottenham, London, N17 8EY
High Road West	Flat 2, 831 High Road, Tottenham, London, N17 8EY
High Road West	Flat 3, 831 High Road, Tottenham, London, N17 8EY
High Road West	Flat 4, 831 High Road, Tottenham, London, N17 8EY
High Road West	Flat 5, 831 High Road, Tottenham, London, N17 8EY
High Road West	Flat 6, 831 High Road, Tottenham, London, N17 8EY
High Road West	Flat 7, 831 High Road, Tottenham, London, N17 8EY
High Road West	Flat 8, 831 High Road, Tottenham, London, N17 8EY
High Road West	Surgery, 759 High Road, Tottenham, London, N17 8AH
High Road West	Advertising Right, Surgery, 759 High Road, Tottenham, London, N17 8AH
High Road West	Street Record, Chapel Place, Tottenham, London,
High Road West	Unit 11, Carbery Enterprise Park, 36 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Units 6-8, Peacock Industrial Estate, White Hart Lane, Tottenham, London, N17 8DT
High Road West	Supermarket rear of 867-869, High Road, Tottenham, London, N17 8EY
High Road West	Unit 1, Supermarket rear of 867-869, High Road, Tottenham, London, N17 8EY
High Road West	Unit 2, Supermarket rear of 867-869, High Road, Tottenham, London, N17 8EY
High Road West	Unit 3 Pharmacy, Supermarket rear of 867-869, High Road, Tottenham, London, N17 8EY
High Road West	Unit 4, Supermarket rear of 867-869, High Road, Tottenham, London, N17 8EY
High Road West	Unit 5, Supermarket rear of 867-869, High Road, Tottenham, London, N17 8EY
High Road West	Unit 6, Supermarket rear of 867-869, High Road, Tottenham, London, N17 8EY
High Road West	Electricity Sub Station, Supermarket rear of 867-869, High Road, Tottenham, London,
High Road West	Ground Floor Offices Unit 3, Chapel Place, Tottenham, London, N17 8DR
High Road West	Shop, 731 High Road, Tottenham, London, N17 8AG
High Road West	Upper Flat, 731 High Road, Tottenham, London, N17 8AG

High Road West	Restaurant, 751 High Road, Tottenham, London, N17 8AH
High Road West	Upper Flat, 751 High Road, Tottenham, London, N17 8AH
High Road West	Shop, 753 High Road, Tottenham, London, N17 8AH
High Road West	Shop, 755 High Road, Tottenham, London, N17 8AH
High Road West	Upper Flat, 755 High Road, Tottenham, London, N17 8AH
High Road West	Restaurant, 757 High Road, Tottenham, London, N17 8AH
High Road West	Upper Flat, 757 High Road, Tottenham, London, N17 8AH
High Road West	Shop, 771A High Road, Tottenham, London, N17 8AH
High Road West	Upper Flat, 771A High Road, Tottenham, London, N17 8AH
High Road West	Restaurant, 773 High Road, Tottenham, London, N17 8AH
High Road West	Flat A, 773 High Road, Tottenham, London, N17 8AH
High Road West	Shop, 775 High Road, Tottenham, London, N17 8AH
High Road West	Upper Flat, 775 High Road, Tottenham, London, N17 8AH
High Road West	Restaurant, 783 High Road, Tottenham, London, N17 8AH
High Road West	Upper Flat, 783 High Road, Tottenham, London, N17 8AH
High Road West	Shop, 787 High Road, Tottenham, London, N17 8AH
High Road West	Upper Flat, 787 High Road, Tottenham, London, N17 8AH
High Road West	Shop, 791 High Road, Tottenham, London, N17 8AH
High Road West	Second Floor Studio Flat, 791 High Road, Tottenham, London, N17 8AH
High Road West	Shop, 801 High Road, Tottenham, London, N17 8ER
High Road West	Upper Flat, 801 High Road, Tottenham, London, N17 8ER
High Road West	Shop, 835 High Road, Tottenham, London, N17 8ER
High Road West	Upper Flat, 835 High Road, Tottenham, London, N17 8ER
High Road West	Upper Flat, Public House, 841-843 High Road, Tottenham, London, N17 8EY
High Road West	Shop, 845 High Road, Tottenham, London, N17 8EY

High Road West	Flat A, 845 High Road, Tottenham, London, N17 8EY
High Road West	Shop, 849 High Road, Tottenham, London, N17 8EY
High Road West	Upper Flat, 849 High Road, Tottenham, London, N17 8EY
High Road West	Communication Station 8834, Public House, 841-843 High Road, Tottenham, London,
High Road West	Shop, 26 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Flat A, 26 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Night Club, 807 High Road, Tottenham, London, N17 8ER
High Road West	Flat 1, 807 High Road, Tottenham, London, N17 8ER
High Road West	Flat 2, 807 High Road, Tottenham, London, N17 8ER
High Road West	833 High Road, Tottenham, London, N17 8EY
High Road West	Shop, 833 High Road, Tottenham, London, N17 8EY
High Road West	First Floor Flat 1, 833 High Road, Tottenham, London, N17 8EY
High Road West	Flat C, 819 High Road, Tottenham, London, N17 8ER
High Road West	Shop, 1 White Hart Lane, Tottenham, London, N17 8DU
High Road West	Shop, 10 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Shop, 30 White Hart Lane, Tottenham, London, N17 8DP
High Road West	First Floor Flat, 30 White Hart Lane, Tottenham, London, N17 8DP
High Road West	Shop, 57 White Hart Lane, Tottenham, London, N17 8HH
High Road West	First Floor Flat, 57 White Hart Lane, Tottenham, London, N17 8HH
High Road West	Railway Goods Depot, White Hart Lane, Tottenham, London, N17 8HH
High Road West	Railway goods yard storage land, Railway Goods Depot, White Hart Lane, Tottenham, London, N17 8HH
High Road West	New Tune Garage rear of 831-833, High Road, Tottenham, London, N17 8EY
High Road West	Vehicle Repair Workshop rear of 831-833, High Road, Tottenham, London, N17 8EY
High Road West	Unit 23-24, Nesta Works, Brunswick Square, Tottenham, London, N17 8ES
1E+11	
Apex House &	Apex House, 820 Seven Sisters Road, Tottenham, London, N15 5PQ

Seacole Court	
Apex House & Seacole Court	205 Seacole Court, High Road, Tottenham, London, N15 5JY
Apex House & Seacole Court	Flat 1, Seacole Court, 205 High Road, Tottenham, London, N15 5JY
Apex House & Seacole Court	Flat 6, Seacole Court, 205 High Road, Tottenham, London, N15 5JY
Apex House & Seacole Court	Flat 7, Seacole Court, 205 High Road, Tottenham, London, N15 5JY
Apex House & Seacole Court	Flat 8, Seacole Court, 205 High Road, Tottenham, London, N15 5JY
Apex House & Seacole Court	Flat 9, Seacole Court, 205 High Road, Tottenham, London, N15 5JY
Apex House & Seacole Court	Flat 12, Seacole Court, 205 High Road, Tottenham, London, N15 5JY
Apex House & Seacole Court	Flat 13, Seacole Court, 205 High Road, Tottenham, London, N15 5JY
Apex House & Seacole Court	Flat 15, Seacole Court, 205 High Road, Tottenham, London, N15 5JY
Apex House & Seacole Court	Flat 16, Seacole Court, 205 High Road, Tottenham, London, N15 5JY
Apex House & Seacole Court	Flat 17, Seacole Court, 205 High Road, Tottenham, London, N15 5JY
Apex House & Seacole Court	Flat 18, Seacole Court, 205 High Road, Tottenham, London, N15 5JY
Apex House & Seacole Court	Flat 10, Seacole Court, 205 High Road, Tottenham, London, N15 5JY
Apex House & Seacole Court	Flat 11, Seacole Court, 205 High Road, Tottenham, London, N15 5JY
Apex House & Seacole Court	Telecommunications Cabinets and Antenna adjoining 820, Seven Sisters Road, Tottenham, London,
Ashley Rd North & Hale Slither	Park View Road Reuse and Recycling Centre, Park View Road, London, N17 9AY
Ashley Rd North & Hale Slither	Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Accord House, Ashley Road, Tottenham, London, N17 9AZ
Ashley Rd North & Hale Slither	Unit 121, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 339, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 366, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd	Units 104-105, Lee Valley Technopark, Ashley Road, Tottenham, London, N17

North & Hale Slither	9LN
Ashley Rd North & Hale Slither	Unit 241, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Units 126-127, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 367, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 221, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 307, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 166, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 211a, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 142, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 336, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 182, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 303, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 369, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 271, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 168, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 128, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 116, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd	Unit 122, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN

North & Hale Slither	
Ashley Rd North & Hale Slither	Unit 123, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 126, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 129, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 130, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 231, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 305, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 361, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 362, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 363, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 364, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 365, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 368, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 370, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 371, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 111, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 112, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd	Unit 304, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN

North & Hale Slither	
Ashley Rd North & Hale Slither	Unit 272, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 301, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 308, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 141, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 141a, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 151, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 152, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 161, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 162, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 167, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 169, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 170, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 181, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 183, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 184, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 185, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd	Unit 186, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN

North & Hale Slither	
Ashley Rd North & Hale Slither	Unit 187, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 188, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 201, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 202, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 211, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 212, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 221a, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 242, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 251, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 281, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 302, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 306, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 331, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 332, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 333, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 334, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd	Unit 337, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN

North & Hale Slither	
Ashley Rd North & Hale Slither	Unit 338, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 340, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 341, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 342, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 343, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 360, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 113, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 114, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 115, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 203, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 178, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 179, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 191, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 194, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 195, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 196, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd	Unit 197, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN

North & Hale Slither	
Ashley Rd North & Hale Slither	Unit 198, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 199, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 200, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Block 1, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Street Record, Ashley Road, Tottenham, London,
Ashley Rd North & Hale Slither	Unit 102, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 103, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 104, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 107, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 108, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 109, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 110, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 117, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 118, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 119, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 120, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd	Unit 127, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN

North & Hale Slither	
Ashley Rd North & Hale Slither	Unit 131, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 132, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 133, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Street Record, Burdock Road, Tottenham, London,
Ashley Rd North & Hale Slither	Unit 135, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 138, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 139, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 140, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 143, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 144, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 145, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 146, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 147, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 148, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 149, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 150, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd	Unit 153, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN

North & Hale Slither	
Ashley Rd North & Hale Slither	Unit 155, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 158, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 159, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 160, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 171, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 172, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 173, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 174, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 175, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 176, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 177, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 163, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 165, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 189, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 190, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 335, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd	Unit 124, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN

North & Hale Slither	
Ashley Rd North & Hale Slither	Unit 125, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 101, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 164, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Electricity sub station 69171, Park View Road, Tottenham, London, London Borough of Haringey,
Ashley Rd North & Hale Slither	Car Park, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Nursery, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 105, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 106, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 136, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 137, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 156, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 157, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 192, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 193, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 233, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Contract House, Ashley Road, Tottenham, London, N17 9AY
Ashley Rd	Advertising right opposite Techno Park, Watermead Way, Tottenham, London,

North & Hale Slither	
Ashley Rd North & Hale Slither	Unit 134, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 154, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 180, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Unit 261, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Electricity Sub Station, Council Depot, Ashley Road, Tottenham, London,
Ashley Rd North & Hale Slither	Block 3 Canteen, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Units 341-342, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd North & Hale Slither	Cottage, Council Depot, Ashley Road, Tottenham, London, N17 9DP
Ashley Rd North & Hale Slither	Block 3 Conference Room, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
Ashley Rd South	Cannon Rubber Ltd, Ashley Road, Tottenham, London, N17 9LH
Ashley Rd South	Ashley House, Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	18 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 1 Ground Floor, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 2 Ground Floor, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 4, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 5, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 6, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 7, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 8, 25 Ashley Road, Tottenham, London, N17 9LJ

Ashley Rd South	Unit 10, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 11, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 3 Ground Floor, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 3 First Floor, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit A, 18 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit B, 18 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Units 1-2 First Floor, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Units 1-2 Second Floor, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 2A, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 2B and 2C, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 2D, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 3A, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 3B, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 3C and 3D, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 3E, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 3F, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 3G, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 3H, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 3I and 3J, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 3K and 3L, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Rooftop Telecommunications Mast, 25 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	16 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit C, 18 Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit A-C, Ashley Works, Ashley Road, Tottenham, London, N17 9LJ
Ashley Rd South	Unit 1B, 25 Ashley Road, Tottenham, London, N17 9LJ

Bruce Grove Snooker Hall	110 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	117 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	114 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	115 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	116 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	119 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	109A Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	111-112 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	113 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	Public Convenience, Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	106A, Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	107 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	Flat 1, 106A Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	Flat 2, 106A Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	First Floor And Second Floor Flat, 107 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	First Floor Flat, 109 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	Second Floor Flat, 109 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	Shop, 117 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	Second Floor Flat B, 105 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	Snooker Hall, 117 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	Advertising right 1712821, 117 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	Ground Floor Flat, 119 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	First Floor Flat, 119 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	Flat A, 108 Bruce Grove, Tottenham, London, N17 6UR
Bruce Grove Snooker Hall	Flat B, 108 Bruce Grove, Tottenham, London, N17 6UR

Bruce Grove Snooker Hall	,
Bruce Grove Station	Bruce Grove Railway Station, 509-511 High Road, Tottenham, London, N17 6QA
Bruce Grove Station	513 High Road, Tottenham, London, N17 6SB
Bruce Grove Station	513A High Road, London, N17 6QA
Bruce Grove Station	509-513A High Road, Tottenham, London, N17 6QA
Bruce Grove Station	Unit 1, 509-513A High Road, Tottenham, London, N17 6QA
Bruce Grove Station	Unit 2, 509-513A High Road, Tottenham, London, N17 6QA
Bruce Grove Station	Unit 3, 509-513A High Road, Tottenham, London, N17 6QA
Bruce Grove Station	Unit 4, 509-513A High Road, Tottenham, London, N17 6QA
Bruce Grove Station	Unit 5, 509-513A High Road, Tottenham, London, N17 6QA
Fountayne and Marketfield	1 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	4 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 19, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	High Cross Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Gaunson House, Markfield Road, London, London Borough of Haringey, N15 4QQ
Fountayne and Marketfield	Unit 3, High Cross Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 6, High Cross Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 10, High Cross Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 11, High Cross Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 12, High Cross Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 13, High Cross Centre, Fountayne Road, Tottenham, London, N15 4QL

Fountayne and Marketfield	Unit 17, High Cross Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 19, High Cross Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 1, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 2, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 3, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 4, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit A, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit B, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit C, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 1 First Floor, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 2, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 3, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 6, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 4, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 8, High Cross Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 8B, High Cross Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 5, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 6, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 7, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 8, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 9, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 10, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 11, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 12, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 15, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL

Fountayne and Marketfield	Unit 16, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 17, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 18, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 1, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 2, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 3, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 4, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 5, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 6, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 7, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 8, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 11, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 12, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 13, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 14, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 15, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 16, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 17, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 18, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 19, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 21, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 22, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 23, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 24, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 1, Gaunson House, Markfield Road, London, London Borough of Haringey, N15 4QQ

Fountayne and Marketfield	Unit 2, Gaunson House, Markfield Road, London, London Borough of Haringey, N15 4QQ
Fountayne and Marketfield	Unit 3, Gaunson House, Markfield Road, London, London Borough of Haringey, N15 4QQ
Fountayne and Marketfield	Unit 4, Gaunson House, Markfield Road, London, London Borough of Haringey, N15 4QQ
Fountayne and Marketfield	Unit 5, Gaunson House, Markfield Road, London, London Borough of Haringey, N15 4QQ
Fountayne and Marketfield	Unit 6, Gaunson House, Markfield Road, London, London Borough of Haringey, N15 4QQ
Fountayne and Marketfield	Unit 8, Gaunson House, Markfield Road, London, London Borough of Haringey, N15 4QQ
Fountayne and Marketfield	Unit 9, Gaunson House, Markfield Road, London, London Borough of Haringey, N15 4QQ
Fountayne and Marketfield	Unit 10, Gaunson House, Markfield Road, London, London Borough of Haringey, N15 4QQ
Fountayne and Marketfield	Unit 10, Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 24, Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 22, Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 1, Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 5, Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 5A, Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 7, Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 7, High Cross Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 9, High Cross Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 13, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 14, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 9-11, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 10, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 26, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 27, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Units 20 22, High Cross Centre, Fountayne Road, Tottenham, London, N15 4QN

Fountayne and Marketfield	Unit 14, High Cross Centre, Fountayne Road, Tottenham, London, N15 4QN
Fountayne and Marketfield	Unit 8A, High Cross Centre, Fountayne Road, Tottenham, London, N15 4QN
Fountayne and Marketfield	First Floor Unit 29, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 30, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 31, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 32, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 33, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 34, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 35, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 1, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 2, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 3, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 4, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 5, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 6, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 7, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 8, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 9, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 11, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 12, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 13, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 14, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 15, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 16, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 17, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL

Fountayne and Marketfield	First Floor Unit 18, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 19, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 20, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 21, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 22, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 23, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 24, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 25, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 26, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 27, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 28, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 2, Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 30-32, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Units 2-3, Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 4A, Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 13A, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 20, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Units 28-30, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 32, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 34, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Ground Floor Workshop A, 1 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Workshop, 1 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Portacabin, Imperial Works, Fountayne Road, Tottenham, London,
Fountayne and Marketfield	Unit 8A, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 1A, Gaunson House, Markfield Road, London, London Borough of Haringey, N15 4QQ

Fountayne and Marketfield	Unit 2A, Gaunson House, Markfield Road, London, London Borough of Haringey, N15 4QQ
Fountayne and Marketfield	Flat 1A, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Flat 1B, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Flat 1C, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 5, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 7A, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 8, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 9, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 10, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 11, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 12, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 13, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 14, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 15, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 16, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 17, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 7B, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 8, Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 1A, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 6A and 9, Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 6B, Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 6, Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 1B, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 4A, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 4B, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL

Fountayne and Marketfield	Unit 9A, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 9B, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 1, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 2, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 3, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 10, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 11, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 12, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 13, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 14, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 15, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 16, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 4, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 5, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 6, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 7, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 8, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 9, 3 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 10, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 4, Fountayne House, 2-8 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 25, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Street Record, Fountayne Road, Tottenham, London,
Fountayne and Marketfield	Ground Floor Workshop B, 1 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 30, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 20, 5 Fountayne Road, Tottenham, London, N15 4QL

Fountayne and Marketfield	Unit 21, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 22, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 23, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 24, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 25, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 26, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 27, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 28, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 29, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 31, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 32, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 33, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 34, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 35, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 36, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	First Floor Unit 23-25, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 5A, Imperial Works, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Unit 37, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Store Unit 31, 5 Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	1A Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 1A, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 3A, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Ground Floor Unit 1A, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	Second Floor Unit 16A, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL
Fountayne and Marketfield	FIrst Floor Unit 12-14, Tudorleaf Business Centre, Fountayne Road, Tottenham, London, N15 4QL

Gourley Triangle	718 Seven Sisters Road, Tottenham, London, N15 5NH
Gourley Triangle	732 Seven Sisters Road, Tottenham, London, N15 5NH
Gourley Triangle	Ebenezer House, 726-728 Seven Sisters Road, Tottenham, London, N15 5NH
Gourley Triangle	702-712 Seven Sisters Road, Tottenham, London, N15 5NE
Gourley Triangle	680-692 Seven Sisters Road, Tottenham, London, N15 5NE
Gourley Triangle	2-6 Gourley Place, Tottenham, London, N15 5NF
Gourley Triangle	710 Seven Sisters Road, Tottenham, London, N15 5NE
Gourley Triangle	712 Seven Sisters Road, Tottenham, London, N15 5NE
Gourley Triangle	6-40 Durnford Street, Tottenham, London, N15 5NQ
Gourley Triangle	678 Seven Sisters Road, Tottenham, London, N15 5NE
Gourley Triangle	714 Seven Sisters Road, Tottenham, London, N15 5NE
Gourley Triangle	716 Seven Sisters Road, Tottenham, London, N15 5NE
Gourley Triangle	720 Seven Sisters Road, Tottenham, London, N15 5NH
Gourley Triangle	722 Seven Sisters Road, Tottenham, London, N15 5NH
Gourley Triangle	694-700 Seven Sisters Road, Tottenham, London, N15 5NE
Gourley Triangle	728 Seven Sisters Road, Tottenham, London, N15 5NH
Gourley Triangle	736 Seven Sisters Road, Tottenham, London, N15 5NH
Gourley Triangle	724 Seven Sisters Road, Tottenham, London, N15 5NH
Gourley Triangle	730 Seven Sisters Road, Tottenham, London, N15 5NH
Gourley Triangle	Ground Floor Workshop, 680-692 Seven Sisters Road, Tottenham, London, N15 5NE
Gourley Triangle	First Floor Workshop, 680-692 Seven Sisters Road, Tottenham, London, N15 5NE
Gourley Triangle	Unit 1, 2-6 Gourley Place, Tottenham, London, N15 5NF
Gourley Triangle	Unit 2, 2-6 Gourley Place, Tottenham, London, N15 5NF
Gourley Triangle	Unit 3, 2-6 Gourley Place, Tottenham, London, N15 5NF
Gourley Triangle	Unit 4, 2-6 Gourley Place, Tottenham, London, N15 5NF

Gourley Triangle	Unit 5, 2-6 Gourley Place, Tottenham, London, N15 5NF
Gourley Triangle	Unit 6A, 2-6 Gourley Place, Tottenham, London, N15 5NF
Gourley Triangle	Unit 7, 2-6 Gourley Place, Tottenham, London, N15 5NF
Gourley Triangle	Unit 6, 2-6 Gourley Place, Tottenham, London, N15 5NF
Gourley Triangle	First and Second Floor Flat, 8 Gourley Place, Tottenham, London, N15 5NF
Gourley Triangle	First and Second Floor Flat, 730 Seven Sisters Road, Tottenham, London, N15 5NH
Gourley Triangle	Flat A, 714 Seven Sisters Road, Tottenham, London, N15 5NE
Gourley Triangle	8 Gourley Place, Tottenham, London, N15 5NF
Gourley Triangle	Advertising right, 730 Seven Sisters Road, Tottenham, London, N15 5NH
Gourley Triangle	Street Record, Gourley Place, Tottenham, London,
Gourley Triangle	Unit 4A, 2-6 Gourley Place, Tottenham, London, N15 5NF
Gourley Triangle	First and Second Floors, Ebenezer House, 726-728 Seven Sisters Road, Tottenham, London, N15 5NH
Gourley Triangle	Ground Floor, Ebenezer House, 726-728 Seven Sisters Road, Tottenham, London, N15 5NH
Gourley Triangle	Car Park rear of 722-728, Seven Sisters Road, Tottenham, London, N15 5NH
Gourley Triangle	Advertising Site adjoining 680-692, Seven Sisters Road, Tottenham, London,
Gourley Triangle	Street Record, Gourley Street, Tottenham, London, London Borough of Haringey,
Gourley Triangle	Flat A, 716 Seven Sisters Road, Tottenham, London, N15 5NE
Gourley Triangle	Flat B, 716 Seven Sisters Road, Tottenham, London, N15 5NE
Hale Wharf	Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Lock Keepers Cottages, Ferry Lane, London, London Borough of Haringey, N17 9NE
Hale Wharf	Petrol Filling Station, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Ferry Boat Service Station, Ferry Lane, London, London Borough of Haringey, N17 9NG
Hale Wharf	1, Lock Keepers Cottages, Ferry Lane, London, London Borough of Haringey, N17 9NE
Hale Wharf	2, Lock Keepers Cottages, Ferry Lane, London, London Borough of Haringey, N17 9NE
Hale Wharf	Unit 4, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Unit 3, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Heron House, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF

Hale Wharf	College of North East London Heron House, Hale Wharf, Ferry Lane, Tottenham, London, N17 9NF
Hale Wharf	Electricity Sub Stations, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Restaurant Heron House, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Unit 2, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Unit 5, Hale Wharf, Ferry Lane, Tottenham, London, N17 9NF
Hale Wharf	Unit 6, Hale Wharf, Ferry Lane, Tottenham, London, N17 9NF
Hale Wharf	Units 1A-1B, Hale Wharf, Ferry Lane, Tottenham, London, N17 9NF
Hale Wharf	Units 7 and 8, Hale Wharf, Ferry Lane, Tottenham, London, N17 9NF
Hale Wharf	, Ferry Lane, Tottenham, London, London Borough of Haringey,
Hale Wharf	Second and Third Floor Offices Heron House, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	First Floor Office Heron House, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Unit 1A, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Unit 1B, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Ground Floor Unit 2, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	First Floor Offices Unit 2, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Unit 7A, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Unit 7B, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Workshop rear of 7, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Tottenham Lock, Ferry Lane, Tottenham, London, London Borough of Haringey,
Hale Wharf	Unit 5-6, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Vehicle Repair Workshop, Petrol Filling Station, Ferry Lane, London, London Borough of Haringey, N17 9NF
Hale Wharf	Warehouse Unit A, Hale Wharf, Ferry Lane, London, London Borough of Haringey, N17 9NF
Herbert Road	21 Bernard Road, London, London Borough of Haringey, N15 4NE
Herbert Road	19 Bernard Road, Tottenham, London, N15 4NE
Herbert Road	2 Norman Road, Tottenham, London, N15 4ND
Herbert Road	1 Norman Road, Tottenham, London, N15 4ND
Herbert Road	1 Bernard Road, London, London Borough of Haringey, N15 4NE
Herbert Road	5 Bernard Road, London, London Borough of Haringey, N15 4NE
Herbert Road	19A Bernard Road, Tottenham, London, N15 4NE
Herbert Road	20 Bernard Road, London, London Borough of Haringey, N15 4NE
Herbert Road	23 Bernard Road, London, London Borough of Haringey, N15 4NE
Herbert Road	24 Bernard Road, London, London Borough of Haringey, N15 4NE
Herbert Road	25 Bernard Road, London, London Borough of Haringey, N15 4NE
Herbert Road	Unit 24, Bernard Road, London, London Borough of Haringey, N15 4NE
Herbert Road	3 Herbert Road, Tottenham, London, N15 4PE
Herbert Road	5 Herbert Road, Tottenham, London, N15 4PE
Herbert Road	7 Herbert Road, Tottenham, London, N15 4PE

Herbert Road	9 Herbert Road, Tottenham, London, N15 4PE
Herbert Road	11 Herbert Road, Tottenham, London, N15 4PE
Herbert Road	13 Herbert Road, Tottenham, London, N15 4PE
Herbert Road	Street Record, Bernard Road, Tottenham, London, London Borough of Haringey,
Herbert Road	22 Bernard Road, London, London Borough of Haringey, N15 4NE
Herbert Road	Bernard Works, Bernard Road, London, London Borough of Haringey, N15 4NX
Herbert Road	Factory First Floor Left, 2 Norman Road, Tottenham, London, N15 4ND
Herbert Road	Factory Ground Floor and First Floor Right, 2 Norman Road, Tottenham, London, N15 4ND
Herbert Road	Street Record, Tottenham, London,
Irish Centre	White Hart Terrace, White Hart Lane, Tottenham, London, N17 8HN
Irish Centre	Car dealership, 72 White Hart Lane, Tottenham, London, N17 8HP
Irish Centre	74 White Hart Lane, Tottenham, London, N17 8HP
Irish Centre	76 White Hart Lane, Tottenham, London, N17 8HP
Irish Centre	78 White Hart Lane, Tottenham, London, N17 8HP
Irish Centre	80 White Hart Lane, Tottenham, London, N17 8HP
Irish Centre	1, White Hart Terrace, White Hart Lane, Tottenham, London, N17 8HN
Irish Centre	2, White Hart Terrace, White Hart Lane, Tottenham, London, N17 8HN
Irish Centre	3 -6, White Hart Terrace, White Hart Lane, Tottenham, London, N17 8HN
Irish Centre	5, White Hart Terrace, White Hart Lane, Tottenham, London, N17 8HN
Irish Centre	Garage 6A, White Hart Terrace, White Hart Lane, Tottenham, London, N17 8HN
Irish Centre	Advertising right 2967, 74 White Hart Lane, Tottenham, London, N17 8HP
Irish Centre	Site of Car Boot Sale, The Irish Centre, Pretoria Road, London, London Borough of Haringey, N17 8EB
Irish Centre	Shop A, 80 White Hart Lane, Tottenham, London, N17 8HP
Lawrence Rd	63 Lawrence Road, London, London Borough of Haringey, N15 4EF
Lawrence Rd	49 Lawrence Road, London, London Borough of Haringey, N15 4EN
Lawrence Rd	Sterling House, 67 Lawrence Road, London, London Borough of Haringey, N15 4EY
Lawrence Rd	45 Lawrence Road, London, London Borough of Haringey, N15 4EN
Lawrence Rd	Zenith House, 69 Lawrence Road, London, London Borough of Haringey, N15 4TG
Lawrence Rd	47 Lawrence Road, London, London Borough of Haringey, N15 4EN
Lawrence Rd	Ground Floor, Zenith House, 69 Lawrence Road, Tottenham, London, N15 4EE
Lawrence Rd	First Floor, Zenith House, 69 Lawrence Road, Tottenham, London, N15 4EE
Lawrence Rd	Second Floor, Zenith House, 69 Lawrence Road, Tottenham, London, N15 4EE
Lawrence Rd	Second Floor Front, Sterling House, 67 Lawrence Road, London, London Borough of Haringey, N15 4EY
Lawrence Rd	Second Floor Rear, Sterling House, 67 Lawrence Road, London, London Borough of Haringey, N15 4EY
Lawrence Rd	Third Floor Front, Sterling House, 67 Lawrence Road, London, London Borough of Haringey, N15 4EY
Lawrence Rd	First Floor Front, Sterling House, 67 Lawrence Road, London, London Borough of Haringey, N15 4EY
Lawrence Rd	Ground Floor Unit 1, Zenith House, 69 Lawrence Road, London, London Borough of Haringey, N15 4TG
Lawrence Rd	Ground Floor Unit 3, Zenith House, 69 Lawrence Road, London, London Borough of Haringey, N15 4TG

Lawrence Rd	Second Floor Unit 1, Zenith House, 69 Lawrence Road, London, London Borough of Haringey, N15 4TG
Lawrence Rd	Second Floor Unit 2, Zenith House, 69 Lawrence Road, London, London Borough of Haringey, N15 4TG
Lawrence Rd	Second Floor Unit 3, Zenith House, 69 Lawrence Road, London, London Borough of Haringey, N15 4TG
Lawrence Rd	First Floor Warehouse 1, Zenith House, 69 Lawrence Road, London, London Borough of Haringey, N15 4TG
Lawrence Rd	First Floor Warehouse 2, Zenith House, 69 Lawrence Road, London, London Borough of Haringey, N15 4TG
Station Interchange	Street Record, Watermead Way, Tottenham, London,
Station Interchange	Bus Station, Ferry Lane, Tottenham, London, London Borough of Haringey,
Station Interchange	Ground Floor, Sentinel House, 1 Ashley Road, Tottenham, London, N17 9LP
Station Interchange	First Floor, Sentinel House, 1 Ashley Road, Tottenham, London, N17 9LP
Station Interchange	Second Floor, Sentinel House, 1 Ashley Road, Tottenham, London, N17 9LP
Station Interchange	Tottenham Hale Station, Station Road, Tottenham, London, N17 9LR
Station Interchange	Kiosk in Underground Station, Tottenham Hale Station, Station Road, Tottenham, London, N17 9LR
Station Interchange	Minicab office, Tottenham Hale Station, Station Road, Tottenham, London, N17 9LR
Station Interchange	Storage Land, Tottenham Hale Station, Station Road, Tottenham, London, N17 9LR
Station Square West	Image House , Station Road, Tottenham, London, N17 9LR
Station Square West	Ferry Island Retail Park, Station Road, Tottenham, London, N17 9FR
Station Square West	Sentinel House, 1 Ashley Road, Tottenham, London, N17 9LP
Station Square West	33-41 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	Unit 4, Ashley Road, Tottenham, London, N17 9LJ
Station Square West	43-49 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	1 Hale Road, London, London Borough of Haringey, N17 9LB
Station Square West	5 Hale Road, London, London Borough of Haringey, N17 9LB
Station Square West	7 Hale Road, London, London Borough of Haringey, N17 9LB
Station Square West	9 Hale Road, London, London Borough of Haringey, N17 9LB
Station Square West	11 Hale Road, London, London Borough of Haringey, N17 9LB

Station Square West	17 Hale Road, London, London Borough of Haringey, N17 9LB
Station Square West	19 Hale Road, London, London Borough of Haringey, N17 9LB
Station Square West	21 Hale Road, London, London Borough of Haringey, N17 9LB
Station Square West	29 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	31 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	The White Hart, 51 The Hale, Tottenham, London, N17 9JZ
Station Square West	Unit 1, Ferry Island Retail Park, Station Road, Tottenham, London, N17 9FR
Station Square West	Unit 2, Ferry Island Retail Park, Station Road, Tottenham, London, N17 9FR
Station Square West	Unit 3, Ferry Island Retail Park, Station Road, Tottenham, London, N17 9FR
Station Square West	First Floor Flat,, 21 Hale Road, London, London Borough of Haringey, N17 9LB
Station Square West	Ground Floor Flat,, 21 Hale Road, London, London Borough of Haringey, N17 9LB
Station Square West	First Floor Flat,, 31 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	13 Hale Road, London, London Borough of Haringey, N17 9LB
Station Square West	15 Hale Road, London, London Borough of Haringey, N17 9LB
Station Square West	First Floor, Image House, Station Road, Tottenham, London, N17 9LR
Station Square West	Second Floor Left, Image House, Station Road, Tottenham, London, N17 9LR
Station Square West	Third Floor, Image House, Station Road, Tottenham, London, N17 9LR
Station Square West	Advertising Right,, 1 Hale Road, London, London Borough of Haringey, N17 9LB
Station Square West	Electricity Sub Station, Hale Road, Tottenham, London, London Borough of Haringey,
Station Square West	Car park, Image House, Station Road, Tottenham, London, N17 9LR
Station Square West	Office and Yard, Sentinel House, 1 Ashley Road, Tottenham, London, N17 9LP
Station Square West	Petrol Filling Station, Hale Road, London, London Borough of Haringey, N17 9LB
Station Square West	Flat 1,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	Flat 2,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	Flat 3,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ

Station Square West	Flat 4,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	Flat 5,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	Flat 6,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	Flat 7,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	Flat 8,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	Flat 9,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	Flat 10,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	Second Floor Right, Image House, Station Road, Tottenham, London, N17 9LR
Station Square West	Flat, The White Hart, 51 The Hale, Tottenham, London, N17 9JZ
Station Square West	Shop,, 31 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	Shop,, 29 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	Upper Flat,, 29 The Hale, London, London Borough of Haringey, N17 9JZ
Station Square West	Small electronic advertisement board, Hale Road, Tottenham, London, London Borough of Haringey,
Station Square West	Large electronic advertisement board, Hale Road, Tottenham, London, London Borough of Haringey,
Station Square West	Advertising Site 122071, Hale Road, Tottenham, London, London Borough of Haringey,
Station Square West	Advertising Site 122072, Hale Road, Tottenham, London, London Borough of Haringey,
Station Square West	Vehicle Repair Workshop V&S Motors, 14 Hale Road, London, N17 9LB
Station Square West	Vehicle Repair Workshop ABC Motors, 14A Hale Road, London, N17 9LB
Station Square West	1 Station Road, Tottenham, London, N17 9JZ
Station Square West	51 The Hale, London, N17 9JZ
Station Square West	53 The Hale, London, N17 9JZ
Station Square West	55 The Hale, London, N17 9JZ
Station Square West	Advertising Right 0114 1407 29-33, The Hale, Tottenham, London, London Borough of Haringey,
Tottenham Chances	399-401 High Road, Tottenham, London, N17 6QN
Tottenham Chances	401 High Road, Tottenham, London, N17 6QN

Tottenham Chances	Flat, 401 High Road, Tottenham, London, N17 6QN
Tottenham Chances	397 Nicholson Court, High Road, Tottenham, London, N17 6QW
Tottenham Chances	Flat 47, Nicholson Court, 397 High Road, Tottenham, London, N17 6QW
Tottenham Chances	Flat 48, Nicholson Court, 397 High Road, Tottenham, London, N17 6QW
Tottenham Chances	Flat 49, Nicholson Court, 397 High Road, Tottenham, London, N17 6QW
Tottenham Chances	Flat 50, Nicholson Court, 397 High Road, Tottenham, London, N17 6QW
Tottenham Chances	Flat 51, Nicholson Court, 397 High Road, Tottenham, London, N17 6QW
Tottenham Chances	Flat 52, Nicholson Court, 397 High Road, Tottenham, London, N17 6QW
Tottenham Chances	Flat 53, Nicholson Court, 397 High Road, Tottenham, London, N17 6QW
Tottenham Chances	Flat 46, Nicholson Court, 397 High Road, Tottenham, London, N17 6QW
Tottenham Chances	,
Tottenham Delivery Office	Tottenham Delivery Office, 53 Moorefield Road, London, London Borough of Haringey, N17 6PT
Tottenham Delivery Office	5 Bruce Grove, Tottenham, London, N17 6RA
Tottenham Delivery Office	Electricity Sub Station, Moorefield Road, Tottenham, London, London Borough of Haringey,
Tottenham Delivery Office	Club, 5 Bruce Grove, Tottenham, London, N17 6RA
Tottenham Delivery Office	Flat, 5 Bruce Grove, Tottenham, London, N17 6RA
Tottenham Hale Retail Park	Land between 1 Tottenham Hale Retail Park and Tottenham Hale Station Entrance, Ferry Lane, Tottenham, London, London Borough of Haringey,
Tottenham Hale Retail Park	Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit 4, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit 8, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit 9, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit 1, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD

Tottenham Hale Retail Park	Unit 2, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit 6, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit 7A, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit 5, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit 3, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit 4A, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit 6A, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit 6B, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Advertisement outside 7 Tottenham Hale Retail Park, Broad Lane, Tottenham, London,
Tottenham Hale Retail Park	Unit 7B, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit C1, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit C2, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit C3, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit C4, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit E, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit F, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit A1, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD

Tottenham Hale Retail Park	Unit A2, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Management Office, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit C5, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit B, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hale Retail Park	Unit 10, Tottenham Hale Retail Park, Broad Lane, Tottenham, London, N15 4QD
Tottenham Hotspur Statium	10 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	12 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	14 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	16 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	18 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	20 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	24 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	26 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	28 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	30 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	32 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	34 Worcester Avenue, Tottenham, London, N17 0TU

Tottenham Hotspur Statium	36 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	38 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	2 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	4 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	6 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	8 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	744 High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	766 High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	782 High Road, Tottenham, London, N17 0BX
Tottenham Hotspur Statium	812 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Jako House, 798 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	776 High Road, Tottenham, London, N17 0BX
Tottenham Hotspur Statium	800A High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	796 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	12-48 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	790 Dial House, High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH

Tottenham Hotspur Statium	754-758, High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	762 High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	764 High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	2 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	744A, High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	752B, High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	Flat A,, 52 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	31 Paxton Road, London, London Borough of Haringey, N17 0BP
Tottenham Hotspur Statium	Kingdom Hall, Paxton Road, London, London Borough of Haringey, N17 0BP
Tottenham Hotspur Statium	Wingate Trading Estate, High Road, Tottenham, London, N17 0AD
Tottenham Hotspur Statium	746 High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	748 High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	768-772 High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	778-782, High Road, Tottenham, London, N17 0BX
Tottenham Hotspur Statium	814 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	33-39 Paxton Road, London, London Borough of Haringey, N17 0BP
Tottenham Hotspur Statium	1-3 Paxton Road, London, London Borough of Haringey, N17 0BP

Tottenham Hotspur Statium	742A, High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	742B, High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	742 High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	750 High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	752A, High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	752C High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	760 High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	774 High Road, Tottenham, London, N17 0BX
Tottenham Hotspur Statium	792 High Road, Tottenham, London, N17 8EP
Tottenham Hotspur Statium	794 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	804 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	808 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	810 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	814A, High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	814C, High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	814D, High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	814E, High Road, Tottenham, London, N17 0DH

Tottenham Hotspur Statium	Education Resource Centre, High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	806 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	4 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	50 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	52 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	54 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	5 Paxton Road, London, London Borough of Haringey, N17 0BP
Tottenham Hotspur Statium	1-3 Park Lane, London, London Borough of Haringey, N17 0JP
Tottenham Hotspur Statium	Unit 7,, 12-48 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Unit 3C,, 12-48 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Unit 1, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Unit 3, 12-48 Northumberland Park, Tottenham, London, N17 0TX
Tottenham Hotspur Statium	Unit 4,, 12-48 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Unit 2, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Unit 5, 12-48 Northumberland Park, Tottenham, London, N17 0TX
Tottenham Hotspur Statium	Rear of, 806 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Unit 2,, 12-48 Northumberland Park, London, London Borough of Haringey, N17 0TX

Tottenham Hotspur Statium	First Floor Rear Suite, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Unit 3, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Unit 4, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Unit 5, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Unit 3B,, 12-48 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Unit 4C,, 12-48 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Flat 10, Dial House, 790 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Unit 12b, Wingate Trading Estate, High Road, Tottenham, London, N17 0AD
Tottenham Hotspur Statium	Unit 1,, 12-48 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Unit 3A,, 12-48 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Unit 4A, 12-48 Northumberland Park, Tottenham, London, N17 0TX
Tottenham Hotspur Statium	Unit 6,, 12-48 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Car Park at rear, 776 High Road, Tottenham, London, N17 0BX
Tottenham Hotspur Statium	Second Floor, 796 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	First Floor Front Surgery, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Second Floor Office Suite, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Left Shop, 806 High Road, Tottenham, London, N17 0DH

Tottenham Hotspur Statium	Unit 1A, Wingate Trading Estate, High Road, Tottenham, London, N17 0AD
Tottenham Hotspur Statium	Unit 1B, Wingate Trading Estate, High Road, Tottenham, London, N17 0AD
Tottenham Hotspur Statium	Unit 4A, Wingate Trading Estate, High Road, Tottenham, London, N17 0AD
Tottenham Hotspur Statium	Unit 4B, Wingate Trading Estate, High Road, Tottenham, London, N17 0AD
Tottenham Hotspur Statium	Unit 7, Wingate Trading Estate, High Road, Tottenham, London, N17 0AD
Tottenham Hotspur Statium	Unit 19A, Wingate Trading Estate, High Road, Tottenham, London, N17 0AD
Tottenham Hotspur Statium	Unit 22A, Wingate Trading Estate, High Road, Tottenham, London, N17 0AD
Tottenham Hotspur Statium	Unit 22B, Wingate Trading Estate, High Road, Tottenham, London, N17 0AD
Tottenham Hotspur Statium	Unit 26A, Wingate Trading Estate, High Road, Tottenham, London, N17 0AD
Tottenham Hotspur Statium	Unit 26B, Wingate Trading Estate, High Road, Tottenham, London, N17 0AD
Tottenham Hotspur Statium	Unit 26C, Wingate Trading Estate, High Road, Tottenham, London, N17 0AD
Tottenham Hotspur Statium	Flat B,, 50 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Flat B,, 52 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Unit 5A, Wingate Trading Estate, High Road, Tottenham, London, N17 0AD
Tottenham Hotspur Statium	Upper Flat, 752C High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	Second Floor Flat A, 774 High Road, Tottenham, London, N17 0BX
Tottenham Hotspur Statium	Flat 3, 792 High Road, Tottenham, London, N17 8EP

Tottenham Hotspur Statium	Flat 4, 792 High Road, Tottenham, London, N17 8EP
Tottenham Hotspur Statium	1, 794 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	2, 794 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	First Floor And Second Floor, 806 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	3, 794 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	First Floor Flat 2, 806 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Second Floor Flat 3, 806 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Second Floor Rooms 1 And 2, 806 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	First Floor Flat, 808 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Second Floor Flat, 808 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	First Floor Flat 1, 806 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Flat 1, Dial House, 790 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Flat 2, Dial House, 790 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Flat 3, Dial House, 790 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Flat 4, Dial House, 790 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Flat 7, Dial House, 790 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Flat 8, Dial House, 790 High Road, Tottenham, London, N17 0DH

Tottenham Hotspur Statium	Flat 9, Dial House, 790 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Flat A,, 50 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Flat A, 766 High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	6 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	10 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Ground Floor Flat B,, 6 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	784-788, High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	22 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	8 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Block 1 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 1 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 2 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 2 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 3 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 3 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 4 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 4 First Floor, 784-788 High Road, Tottenham, London, N17 0DA

Tottenham Hotspur Statium	Block 5 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 5 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 6 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 6 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 7 First Floor 2, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 7 First Floor 3, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 7 First Floor 4, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 7 First Floor 5, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 8 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 9 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 9 Ground Floor 1, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 9 Ground Floor 2, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 10 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 12 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 12 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 14 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 14 First Floor, 784-788 High Road, Tottenham, London, N17 0DA

Tottenham Hotspur Statium	Block 15 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 15 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 16 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 16 Ground Floor 1, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 16 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 17 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 17 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 18 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 19 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 19 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 20 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 20 Ground Floor 1, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 20 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 22 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 24 Ground Floor 1, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 24 Ground Floor 2, 784-788 High Road, Tottenham, London, N17 0DA

Tottenham Hotspur Statium	Block 24 First Floor 1, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 24 First Floor 2, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 24 First Floor 3, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 25 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 26 Ground Floor 2, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 26 Ground Floor 3, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 Ground Floor 10, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 Ground Floor 11, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 Ground Floor 12, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Street Record, Tottenham, London,
Tottenham Hotspur Statium	Block 27 Ground Floor 13, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 Ground Floor 14, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 Ground Floor 15, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 Ground Floor 16, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 Ground Floor 17, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 Ground Floor 18, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 Ground Floor 19, 784-788 High Road, Tottenham, London, N17 0DA

Tottenham Hotspur Statium	Block 27 First Floor 1, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 First Floor 4, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 First Floor 5, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 First Floor 6, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 First Floor 7, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 First Floor 8, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 First Floor 9, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 28, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 29, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Management Office Ground Floor 788, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Ground Floor 2 788, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	First Floor 3 788, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Ground Floor 1A 784, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Ground Floor 1B 784, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Ground Floor 1C 784, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	First Floor 1 784, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	First Floor 2 784, 784-788 High Road, Tottenham, London, N17 0DA

Tottenham Hotspur Statium	First Floor Office Suite, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	814B, High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Flat 4, 794 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Flat 5, 794 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Flat 5, Dial House, 790 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Flat 6, Dial House, 790 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Tottenham Hotspur Football Club, 748 High Road, Tottenham, London, N17 0AP
Tottenham Hotspur Statium	Workshops rear of 6 and 8, Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Management suite, Tottenham Hotspur Football Club, 748 High Road, Tottenham, London, N17 0AP
Tottenham Hotspur Statium	North stand, Tottenham Hotspur Football Club, 748 High Road, Tottenham, London, N17 0AP
Tottenham Hotspur Statium	West stand, Tottenham Hotspur Football Club, 748 High Road, Tottenham, London, N17 0AP
Tottenham Hotspur Statium	East stand, Tottenham Hotspur Football Club, 748 High Road, Tottenham, London, N17 0AP
Tottenham Hotspur Statium	Block 7 First Floor 1, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 18 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 18 Ground Floor 1, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 25 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 26 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA

Tottenham Hotspur Statium	Block 27 First Floor 2, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 27 First Floor 3, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Advertising Right 1154, 804 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Basement Office Suite, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Ground Floor Suite 1, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Ground Floor Suite 2, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Ground Floor Suite 3, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Ground Floor Suite 4, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Unit 1, Workshops rear of 6 and 8, Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Unit 2, Workshops rear of 6 and 8, Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Unit 3, Workshops rear of 6 and 8, Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Unit 4, Workshops rear of 6 and 8, Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Flat 1, 792 High Road, Tottenham, London, N17 8EP
Tottenham Hotspur Statium	Flat 2, 792 High Road, Tottenham, London, N17 8EP
Tottenham Hotspur Statium	Telephone Call Box 1565 outside 740, High Road,
Tottenham Hotspur Statium	Unit 8,, 12-48 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Advertising Right, 744A High Road, Tottenham, London,

Tottenham Hotspur Statium	First Floor Flat, 752B High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	Second Floor Flat, 752B High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	Block 23 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Flat A, 806 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Flat B, 806 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Flat C, 806 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Flat D, 806 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Block 8 First Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 7 Ground Floor, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Advertising Right Second Floor, 804 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Flat A,, 6 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Unit 24, Wingate Trading Estate, High Road, Tottenham, London, N17 0AD
Tottenham Hotspur Statium	Ground Floor Rear Office, 806 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	First Floor Rear Office, 806 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Ground Floor Flat, 18 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	First Floor Flat, 18 Worcester Avenue, Tottenham, London, N17 0TU
Tottenham Hotspur Statium	Unit 4B,, 12-48 Northumberland Park, London, London Borough of Haringey, N17 0TX

Tottenham Hotspur Statium	Gymnasium, 10A Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Vehicle Repair Workshop, 10B Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Telecommunication mast 3G, Tottenham Hotspur Football Club, 748 High Road, Tottenham, London,
Tottenham Hotspur Statium	Telecommunication mast Orange, Tottenham Hotspur Football Club, 748 High Road, Tottenham, London,
Tottenham Hotspur Statium	Telecommunication mast 31487, Tottenham Hotspur Football Club, 748 High Road, Tottenham, London,
Tottenham Hotspur Statium	Tottenham Hotspur Car Park, Paxton Road, Tottenham, London, London Borough of Haringey,
Tottenham Hotspur Statium	754A High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	756B High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	758C High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	Dental Surgery, 808 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	South stand, Tottenham Hotspur Football Club, 748 High Road, Tottenham, London, N17 0AP
Tottenham Hotspur Statium	Block 12 First Floor 5, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 F 1, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 F 2, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 F 3, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 F 4, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 F 5, 784-788 High Road, Tottenham, London, N17 0DA

Tottenham Hotspur Statium	Block 23 F 6, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 F 7, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 F 8, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 F 9, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 F 10, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 F 11, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 F 12, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 F 13, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 F 14, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 G 1, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 G 2, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 G 3, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 G 4, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 G 5, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 G 6, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 G 7, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 23 G 8, 784-788 High Road, Tottenham, London, N17 0DA

Tottenham Hotspur Statium	Block 23 G 9, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Public House, 750 High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	Upper Flat, 750 High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	Shop, 752A High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	Upper Flat, 752A High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	Restaurant, 760 High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	Upper Flat, 760 High Road, Tottenham, London, N17 0AL
Tottenham Hotspur Statium	Flat A, , 3, 804 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Pharmacy, 804 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Block 12 First Floor 2, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 12 First Floor 3, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 12 First Floor 4, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 14 First Floor 2, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 14 First Floor 3, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 14 First Floor 4, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 16 First Floor 1, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 16 First Floor 2, 784-788 High Road, Tottenham, London, N17 0DA

Tottenham Hotspur Statium	Block 16 First Floor 3, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 16 First Floor 4, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Block 16 First Floor 5, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Ground Floor Offices 800, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Ground Floor Offices 802, Gibson Business Centre, 800-802 High Road, Tottenham, London, N17 0DH
Tottenham Hotspur Statium	Unit 5 Ground Floor,, 12-48 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Unit 5 First Floor,, 12-48 Northumberland Park, London, London Borough of Haringey, N17 0TX
Tottenham Hotspur Statium	Workshop AF1-2, 784-788 High Road, Tottenham, London, N17 0DA
Tottenham Hotspur Statium	Unit AF3, 784-788 High Road, Tottenham, London, N17 0DA
Ward's Corner	713 Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	715 Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	247-249 High Road, Tottenham, London, N15 5BT
Ward's Corner	249 High Road, Tottenham, London, N15 5BT
Ward's Corner	251 High Road, Tottenham, London, N15 5BT
Ward's Corner	1A West Green Road, London, London Borough of Haringey, N15 5BX
Ward's Corner	711 Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	245 High Road, Tottenham, London, N15 5BT
Ward's Corner	Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	721 Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	253 High Road, Tottenham, London, N15 5BT
Ward's Corner	255 High Road, Tottenham, London, N15 5BT
Ward's Corner	709 Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	489 Seven Sisters Road, Tottenham, London, N15 6EP
Ward's Corner	8 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	10 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	12 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	14 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	16 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	18 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	20 Suffield Road, Tottenham, London, N15 5JX

Ward's Corner	22 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	24 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	26 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	28 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	30 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	9-11 West Green Road, London, London Borough of Haringey, N15 5BX
Ward's Corner	1 West Green Road, London, London Borough of Haringey, N15 5BX
Ward's Corner	Flat B, 255 High Road, Tottenham, London, N15 5BT
Ward's Corner	Flat C, 255 High Road, Tottenham, London, N15 5BT
Ward's Corner	Flat D, 255 High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 3, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 4-6, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 5, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 6, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 9, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 10, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 13, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 15, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 16, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 17, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 18, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 19, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 20, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 21, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 22, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 23, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 26, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 27-28, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 28, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 30, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 31, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 32, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 33, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 34, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 35, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 36, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 37, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 38, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 39, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 40, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 41, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 42, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 44, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 45, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT

Ward's Corner	Unit 48-51, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 49, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 50, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 51, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 54, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 55, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 56, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 57, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 58, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	First Floor Flat, 314 High Road, Tottenham, London, N15 5BT
Ward's Corner	Second Floor Flat, 314 High Road, Tottenham, London, N15 5BT
Ward's Corner	Flat A, 255 High Road, Tottenham, London, N15 5BT
Ward's Corner	First Floor And Second Floor Flat, 489 Seven Sisters Road, Tottenham, London, N15 6EP
Ward's Corner	Flat A, 709 Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	Flat B, 709 Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	Second Floor Flat 3, 717-719 Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	Flat 1, 717-719 Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	Flat 2, 717-719 Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	Ground Floor Flat, 18 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	Ground Floor Flat, 20 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	First Floor Flat, 22 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	Ground Floor Flat, 22 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	First Floor Flat, 24 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	Ground Floor Flat, 24 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	Shop,, 9-11 West Green Road, London, London Borough of Haringey, N15 5BX
Ward's Corner	257 High Road, Tottenham, London, N15 5BT
Ward's Corner	Flat A, 257 High Road, Tottenham, London, N15 5BT
Ward's Corner	Flat B, 257 High Road, Tottenham, London, N15 5BT
Ward's Corner	Flat C, 257 High Road, Tottenham, London, N15 5BT
Ward's Corner	Flat D, 257 High Road, Tottenham, London, N15 5BT
Ward's Corner	First Floor Flat, 18 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	Flat A, 20 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	Shop A, 711 Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	Flat A, 715 Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	Unit 24, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 25, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 59, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 60, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	717-719, Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	Flat A, 249 High Road, Tottenham, London, N15 5BT
Ward's Corner	Ground Floor Shop, 709 Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	Advertising Right 3451, 709 Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	259 High Road, Tottenham, London, N15 5BT
Ward's Corner	Office, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT

Ward's Corner	Unit 46-47, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 7-8, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 52, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 11-12, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 1-2, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	First Floor Flat,, 3-7 West Green Road, London, London Borough of Haringey, N15 5BX
Ward's Corner	Flat A, 28 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	Flat B, 28 Suffield Road, Tottenham, London, N15 5JX
Ward's Corner	Unit 14, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 29, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Unit 43, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Ward's Corner	Shop, 255-259 Shop High Road, Tottenham, London, N15 5BT
Ward's Corner	3-7 West Green Road, London, London Borough of Haringey, N15 5BX
Ward's Corner	Wards Corner Site, High Road, Tottenham, London,
Ward's Corner	1B West Green Road, London, London Borough of Haringey, N15 5BX
Ward's Corner	Shop,, 3-7 West Green Road, London, London Borough of Haringey, N15 5BX
Ward's Corner	Upper Flat, 711 Seven Sisters Road, Tottenham, London, N15 5JT
Ward's Corner	Unit 53, Seven Sisters Market Hall, High Road, Tottenham, London, N15 5BT
Welbourne Centre	Welbourne Community Centre, Chesnut Road, London, London Borough of Haringey, N17 9EQ
Welbourne Centre	, Monument Way, Tottenham, London, London Borough of Haringey,
	Image House , Station Road, Tottenham, London, N17 9LR
	Ferry Island Retail Park, Station Road, Tottenham, London, N17 9FR
	Ferry Island Retail Park, Station Road, Tottenham, London, N17 9FR
	Sentinel House, 1 Ashley Road, Tottenham, London, N17 9LP
	Park View Road Reuse and Recycling Centre, Park View Road, London, N17 9AY
	33-41 The Hale, London, London Borough of Haringey, N17 9JZ
	Unit 4, Ashley Road, Tottenham, London, N17 9LJ
	Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	43-49 The Hale, London, London Borough of Haringey, N17 9JZ
	Accord House, Ashley Road, Tottenham, London, N17 9AZ
	1 Hale Road, London, London Borough of Haringey, N17 9LB
	5 Hale Road, London, London Borough of Haringey, N17 9LB
	7 Hale Road, London, London Borough of Haringey, N17 9LB
	9 Hale Road, London, London Borough of Haringey, N17 9LB
	11 Hale Road, London, London Borough of Haringey, N17 9LB
	17 Hale Road, London, London Borough of Haringey, N17 9LB
	19 Hale Road, London, London Borough of Haringey, N17 9LB
	21 Hale Road, London, London Borough of Haringey, N17 9LB
	29 The Hale, London, London Borough of Haringey, N17 9JZ
	31 The Hale, London, London Borough of Haringey, N17 9JZ
	The White Hart, 51 The Hale, Tottenham, London, N17 9JZ
	Unit 121, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN

	Unit 339, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 366, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Units 104-105, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 241, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Units 126-127, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 367, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 221, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 307, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 166, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 1, Ferry Island Retail Park, Station Road, Tottenham, London, N17 9FR
	Unit 1, Ferry Island Retail Park, Station Road, Tottenham, London, N17 9FR
	Unit 2, Ferry Island Retail Park, Station Road, Tottenham, London, N17 9FR
	Unit 3, Ferry Island Retail Park, Station Road, Tottenham, London, N17 9FR
	Unit 211a, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 142, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 336, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 182, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 303, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 369, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 271, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 168, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 128, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 116, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 122, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 123, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 126, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 129, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 130, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 231, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 305, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 361, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 362, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 363, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 364, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 365, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 368, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 370, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 371, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 111, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 112, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 304, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 272, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 301, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN

	Unit 308, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 141, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 141a, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 151, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 152, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 161, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 162, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 167, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 169, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 170, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 181, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 183, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 184, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 185, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 186, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 187, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 188, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 201, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 202, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 211, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 212, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 221a, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 242, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 251, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 281, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 302, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 306, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 331, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 332, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 333, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 334, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 337, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 338, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 340, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 341, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 342, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 343, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 360, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 113, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 114, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 115, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 203, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	First Floor Flat,, 21 Hale Road, London, London Borough of Haringey, N17 9LB
	Ground Floor Flat,, 21 Hale Road, London, London Borough of Haringey, N17 9LB

	First Floor Flat,, 31 The Hale, London, London Borough of Haringey, N17 9JZ
	Unit 178, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 179, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 191, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 194, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 195, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 196, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 197, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 198, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 199, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 200, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Block 1, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Street Record, Ashley Road, Tottenham, London,
	Unit 102, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 103, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 104, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 107, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 108, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 109, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 110, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 117, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 118, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 119, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 120, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 127, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 131, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 132, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 133, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Street Record, Burdock Road, Tottenham, London,
	Unit 135, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 138, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 139, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 140, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 143, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 144, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 145, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 146, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 147, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 148, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 149, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 150, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 153, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 155, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 158, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN

	Unit 159, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 160, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 171, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 172, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 173, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 174, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 175, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 176, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 177, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 163, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 165, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 189, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 190, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 335, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 124, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 125, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 101, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 164, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	13 Hale Road, London, London Borough of Haringey, N17 9LB
	15 Hale Road, London, London Borough of Haringey, N17 9LB
	Electricity sub station 69171, Park View Road, Tottenham, London, London Borough of Haringey,
	Car Park, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Nursery, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	First Floor, Image House, Station Road, Tottenham, London, N17 9LR
	Second Floor Left, Image House, Station Road, Tottenham, London, N17 9LR
	Third Floor, Image House, Station Road, Tottenham, London, N17 9LR
	Unit 105, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 106, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 136, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 137, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 156, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 157, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 192, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 193, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 233, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Advertising Right,, 1 Hale Road, London, London Borough of Haringey, N17 9LB
	Contract House, Ashley Road, Tottenham, London, N17 9AY
	Electricity Sub Station, Hale Road, Tottenham, London, London Borough of Haringey,
	Car park, Image House, Station Road, Tottenham, London, N17 9LR
	Office and Yard, Sentinel House, 1 Ashley Road, Tottenham, London, N17 9LP
	Advertising right opposite Techno Park, Watermead Way, Tottenham, London,
	Unit 134, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 154, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN

	Unit 180, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Unit 261, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Petrol Filling Station, Hale Road, London, London Borough of Haringey, N17 9LB
	Electricity Sub Station, Council Depot, Ashley Road, Tottenham, London,
	Block 3 Canteen, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Units 341-342, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Cottage, Council Depot, Ashley Road, Tottenham, London, N17 9DP
	Flat 1,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
	Flat 2,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
	Flat 3,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
	Flat 4,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
	Flat 5,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
	Flat 6,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
	Flat 7,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
	Flat 8,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
	Flat 9,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
	Flat 10,, 43-49 The Hale, London, London Borough of Haringey, N17 9JZ
	Second Floor Right, Image House, Station Road, Tottenham, London, N17 9LR
	Block 3 Conference Room, Lee Valley Technopark, Ashley Road, Tottenham, London, N17 9LN
	Flat, The White Hart, 51 The Hale, Tottenham, London, N17 9JZ
	Shop,, 31 The Hale, London, London Borough of Haringey, N17 9JZ
	Shop,, 29 The Hale, London, London Borough of Haringey, N17 9JZ
	Upper Flat,, 29 The Hale, London, London Borough of Haringey, N17 9JZ
	Small electronic advertisement board, Hale Road, Tottenham, London, London Borough of Haringey,
	Large electronic advertisement board, Hale Road, Tottenham, London, London Borough of Haringey,
	Advertising Site 122071, Hale Road, Tottenham, London, London Borough of Haringey,
	Advertising Site 122072, Hale Road, Tottenham, London, London Borough of Haringey,
	Vehicle Repair Workshop V&S Motors, 14 Hale Road, London, N17 9LB
	Vehicle Repair Workshop ABC Motors, 14A Hale Road, London, N17 9LB
	1 Station Road, Tottenham, London, N17 9JZ
	51 The Hale, London, N17 9JZ
	53 The Hale, London, N17 9JZ
	55 The Hale, London, N17 9JZ

Appendix 1g: Addresses contacted on Sites NT1 & NT2

Draft Site Allocation	Address
North East High Road	44 Grange Road, London, London Borough of Haringey, N17 0ES
North East High Road	42 Grange Road, London, London Borough of Haringey, N17 0ES
North East High Road	9 Offord Close, London, London Borough of Haringey, N17 0TE
North East High Road	10 Offord Close, London, London Borough of Haringey, N17 0TE
North East High Road	7 Offord Close, London, London Borough of Haringey, N17 0TE
North East High Road	8 Offord Close, London, London Borough of Haringey, N17 0TE
North East High Road	3 Offord Close, London, London Borough of Haringey, N17 0TE
North East High Road	6 Offord Close, London, London Borough of Haringey, N17 0TE
North East High Road	5 Offord Close, London, London Borough of Haringey, N17 0TE
North East High Road	4 Offord Close, London, London Borough of Haringey, N17 0TE
North East High Road	Garage Colony adjoining 5 and 6, Offord Close, London, N17 0TE
North East High Road	28 Grange Road, London, London Borough of Haringey, N17 0ES
North East High Road	26 Grange Road, London, London Borough of Haringey, N17 0ES
North East High Road	30 Grange Road, London, London Borough of Haringey, N17 0ES
North East High Road	32 Grange Road, London, London Borough of Haringey, N17 0ES
North East High Road	Cheltenham House, Grange Road, London, London Borough of Haringey, N17 0ES
North East High Road	36 Grange Road, London, London Borough of Haringey, N17 0ES
North East High Road	34 Grange Road, London, London Borough of Haringey, N17 0ES
North East High Road	40 Grange Road, London, London Borough of Haringey, N17 0ES
North East High Road	38 Grange Road, London, London Borough of Haringey, N17 0ES
North East High Road	Street Record, Offord Close, Tottenham, London, London Borough of Haringey,
North East High Road	7 Brantwood Road, London, London Borough of Haringey, N17 0DT
North East High Road	9 Brantwood Road, London, London Borough of Haringey, N17 0DT

North East High Road	11 Brantwood Road, London, London Borough of Haringey, N17 0DT
North East High Road	13 Brantwood Road, London, London Borough of Haringey, N17 0DT
North East High Road	15 Brantwood Road, London, London Borough of Haringey, N17 0DT
North East High Road	19 Brantwood Road, London, London Borough of Haringey, N17 0DT
North East High Road	21 Brantwood Road, London, London Borough of Haringey, N17 0DT
North East High Road	23 Brantwood Road, London, London Borough of Haringey, N17 0DT
North East High Road	25 Brantwood Road, London, London Borough of Haringey, N17 0DT
North East High Road	27 Brantwood Road, London, London Borough of Haringey, N17 0DT
North East High Road	816-818, High Road, Tottenham, London, N17 0EY
North East High Road	822 High Road, Tottenham, London, N17 0EY
North East High Road	Calvary Church of God in Christ, Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	864 High Road, Tottenham, London, N17 0EY
North East High Road	834 High Road, Tottenham, London, N17 0EY
North East High Road	3 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	840A, High Road, Tottenham, London, N17 0EY
North East High Road	842A High Road, Tottenham, London, N17 0EY
North East High Road	848A High Road, Tottenham, London, N17 0EY
North East High Road	850A, High Road, Tottenham, London, N17 0EY
North East High Road	836 High Road, Tottenham, London, N17 0EY
North East High Road	838 High Road, Tottenham, London, N17 0EY
North East High Road	47 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	49 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	57 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	820A High Road, Tottenham, London, N17 0EY
North East High Road	Flat A,, 51 Northumberland Park, London, London Borough of Haringey, N17 0TB

North East High Road	Post Office, 824-828 High Road, Tottenham, London, N17 0EY
North East High Road	832 High Road, Tottenham, London, N17 0EY
North East High Road	Public Convenience, High Road, Tottenham, London, N17 0EY
North East High Road	The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	1 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	4 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	5 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	6 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	7 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	8 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	9 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	10 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	11 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	12 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	13 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	14 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	15 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	16 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	17 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	18 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	19 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	37 Altair Close, Tottenham, London, N17 0BW
North East High Road	38 Altair Close, Tottenham, London, N17 0BW
North East High Road	41 Altair Close, Tottenham, London, N17 0BW
North East High Road	42 Altair Close, Tottenham, London, N17 0BW

North East High Road	43 Altair Close, Tottenham, London, N17 0BW
North East High Road	1 Altair Close, Tottenham, London, N17 0BW
North East High Road	44 Altair Close, Tottenham, London, N17 0BW
North East High Road	45 Altair Close, Tottenham, London, N17 0BW
North East High Road	2 Altair Close, Tottenham, London, N17 0BW
North East High Road	3 Altair Close, Tottenham, London, N17 0BW
North East High Road	4 Altair Close, Tottenham, London, N17 0BW
North East High Road	46 Altair Close, Tottenham, London, N17 0BW
North East High Road	48 Altair Close, Tottenham, London, N17 0BW
North East High Road	49 Altair Close, Tottenham, London, N17 0BW
North East High Road	5 Altair Close, Tottenham, London, N17 0BW
North East High Road	6 Altair Close, Tottenham, London, N17 0BW
North East High Road	7 Altair Close, Tottenham, London, N17 0BW
North East High Road	8 Altair Close, Tottenham, London, N17 0BW
North East High Road	9 Altair Close, Tottenham, London, N17 0BW
North East High Road	50 Altair Close, Tottenham, London, N17 0BW
North East High Road	51 Altair Close, Tottenham, London, N17 0BW
North East High Road	52 Altair Close, Tottenham, London, N17 0BW
North East High Road	10 Altair Close, Tottenham, London, N17 0BW
North East High Road	11 Altair Close, Tottenham, London, N17 0BW
North East High Road	12 Altair Close, Tottenham, London, N17 0BW
North East High Road	13 Altair Close, Tottenham, London, N17 0BW
North East High Road	15 Altair Close, Tottenham, London, N17 0BW
North East High Road	16 Altair Close, Tottenham, London, N17 0BW
North East High Road	17 Altair Close, Tottenham, London, N17 0BW

North East High Road	18 Altair Close, Tottenham, London, N17 0BW
North East High Road	19 Altair Close, Tottenham, London, N17 0BW
North East High Road	20 Altair Close, Tottenham, London, N17 0BW
North East High Road	21 Altair Close, Tottenham, London, N17 0BW
North East High Road	22 Altair Close, Tottenham, London, N17 0BW
North East High Road	23 Altair Close, Tottenham, London, N17 0BW
North East High Road	24 Altair Close, Tottenham, London, N17 0BW
North East High Road	26 Altair Close, Tottenham, London, N17 0BW
North East High Road	27 Altair Close, Tottenham, London, N17 0BW
North East High Road	28 Altair Close, Tottenham, London, N17 0BW
North East High Road	29 Altair Close, Tottenham, London, N17 0BW
North East High Road	30 Altair Close, Tottenham, London, N17 0BW
North East High Road	31 Altair Close, Tottenham, London, N17 0BW
North East High Road	32 Altair Close, Tottenham, London, N17 0BW
North East High Road	33 Altair Close, Tottenham, London, N17 0BW
North East High Road	34 Altair Close, Tottenham, London, N17 0BW
North East High Road	35 Altair Close, Tottenham, London, N17 0BW
North East High Road	36 Altair Close, Tottenham, London, N17 0BW
North East High Road	53 Altair Close, Tottenham, London, N17 0BW
North East High Road	54 Altair Close, Tottenham, London, N17 0BW
North East High Road	55 Altair Close, Tottenham, London, N17 0BW
North East High Road	56 Altair Close, Tottenham, London, N17 0BW
North East High Road	57 Altair Close, Tottenham, London, N17 0BW
North East High Road	58 Altair Close, Tottenham, London, N17 0BW
North East High Road	59 Altair Close, Tottenham, London, N17 0BW

North East High Road	60 Altair Close, Tottenham, London, N17 0BW
North East High Road	63 Altair Close, Tottenham, London, N17 0BW
North East High Road	61 Altair Close, Tottenham, London, N17 0BW
North East High Road	65 Altair Close, Tottenham, London, N17 0BW
North East High Road	67 Altair Close, Tottenham, London, N17 0BW
North East High Road	900 Stellar House, High Road, Tottenham, London, N17 0DZ
North East High Road	820 High Road, Tottenham, London, N17 0EY
North East High Road	826 High Road, Tottenham, London, N17 0EY
North East High Road	828A, High Road, Tottenham, London, N17 0EY
North East High Road	832A, High Road, Tottenham, London, N17 0EY
North East High Road	834A, High Road, Tottenham, London, N17 0EY
North East High Road	836A, High Road, Tottenham, London, N17 0EY
North East High Road	838A High Road, Tottenham, London, N17 0EY
North East High Road	840 High Road, Tottenham, London, N17 0EY
North East High Road	842 High Road, Tottenham, London, N17 0EY
North East High Road	844 High Road, Tottenham, London, N17 0EY
North East High Road	846 High Road, Tottenham, London, N17 0EY
North East High Road	848 High Road, Tottenham, London, N17 0EY
North East High Road	850 High Road, Tottenham, London, N17 0EY
North East High Road	Coach and Horses, 860-862 High Road, Tottenham, London, N17 0EY
North East High Road	67 Northumberland Park, London, London Borough of Haringey, N17 0TG
North East High Road	69 Northumberland Park, London, London Borough of Haringey, N17 0TG
North East High Road	71 Northumberland Park, London, London Borough of Haringey, N17 0TG
North East High Road	Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	1 Offord Close, London, London Borough of Haringey, N17 0TE

North East High Road	2 Offord Close, London, London Borough of Haringey, N17 0TE
North East High Road	17 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	31 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	33 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	35 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	37 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	39 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	41 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	43 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	45 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	51 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	53 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	55 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	65 Northumberland Park, London, London Borough of Haringey, N17 0TG
North East High Road	21 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	22 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	23 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	24 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	25 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	26 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	30 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	31 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	28 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	29 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	32 Bennetts Close, Tottenham, London, N17 0HD

North East High Road	33 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	35 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	37 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	39 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	11 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	12 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	13 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	15 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	16 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	17 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	18 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	19 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	20 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	1 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	2 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	3 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	4 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	5 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	6 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	7 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	8 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	9 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	10 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	22, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	Shop,, 3 Northumberland Park, London, London Borough of Haringey, N17 0TA

North East High Road	Shop,, 15 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Shop,, 13 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Garage rear of,, 51 Northumberland Grove, London, London Borough of Haringey, N17 0PY
North East High Road	First and Second Floor Offices, 816-818 High Road, Tottenham, London, N17 0EY
North East High Road	33, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	Ground Floor Flat, 31 Altair Close, Tottenham, London, N17 0BW
North East High Road	102, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	1A, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	First Floor Flat 1b, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	First Floor Flat 1c, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	1, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	2, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	Flat 1, 820 High Road, Tottenham, London, N17 0EY
North East High Road	Flat 2, 820 High Road, Tottenham, London, N17 0EY
North East High Road	First Floor Flat, 826 High Road, Tottenham, London, N17 0EY
North East High Road	3, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	4, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	5, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	6, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	7, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	9, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	10, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	11, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	12, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	13, Stellar House, 900 High Road, Tottenham, London, N17 0DZ

North East High Road	First Floor Flat, 830 High Road, Tottenham, London, N17 0EY
North East High Road	14, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	15, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	16, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	17, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	18, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	20, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	21, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	22, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	23, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	24, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	25, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	26, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	27, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	28, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	29, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	31, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	32, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	33, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	34, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	35, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	36, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	37, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	38, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	39, Stellar House, 900 High Road, Tottenham, London, N17 0DZ

North East High Road	40, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	42, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	43, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	44, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	45, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	46, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	47, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	48, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	49, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	50, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	52, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	53, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	54, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	55, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	56, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	57, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	58, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	59, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	60, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	61, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	63, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	64, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	65, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	66, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	67, Stellar House, 900 High Road, Tottenham, London, N17 0DZ

North East High Road	68, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	69, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	70, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	71, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	72, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	74, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	75, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	76, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	77, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	78, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	79, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	80, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	81, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	82, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	83, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	85, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	86, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	87, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	88, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	89, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	90, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	91, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	92, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	93, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	94, Stellar House, 900 High Road, Tottenham, London, N17 0DP

North East High Road	96, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	97, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	98, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	100, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	101, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	Ground Floor Flat A,, 33 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	First Floor Flat B,, 37 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	Ground Floor Flat A,, 37 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	First Floor Flat B,, 41 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	Ground Floor Flat A,, 41 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	First Floor Flat,, 63 Northumberland Park, London, London Borough of Haringey, N17 0TG
North East High Road	Ground Floor Flat,, 65 Northumberland Park, London, London Borough of Haringey, N17 0TG
North East High Road	Flat B,, 67 Northumberland Park, London, London Borough of Haringey, N17 0TG
North East High Road	Ground Floor Flat,, 71 Northumberland Park, London, London Borough of Haringey, N17 0TG
North East High Road	1, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	2, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	3, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	4, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	5, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	6, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	7, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	10, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	11, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	13, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	14, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD

North East High Road	15, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	16, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	17, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	18, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	Shop,, 19 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Flat A,, 3 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Flat B,, 3 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Flat B,, 5 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	52, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	53, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	54, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	55, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	56, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	57, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	58, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	59, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	61, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	62, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	63, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	64, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	65, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	66, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	67, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	69, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	70, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE

North East High Road	71, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	72, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	73, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	74, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	75, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	77, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	78, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	79, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	80, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	81, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	82, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	83, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	84, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	1, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	2, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	3, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	4, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	5, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	6, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	7, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	8, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	9, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	10, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	11, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	13, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE

North East High Road	14, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	15, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	16, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	17, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	18, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	19, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	20, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	21, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	23, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	24, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	26, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	27, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	28, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	29, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	30, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	31, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	32, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	35, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	Flat A, 31 Altair Close, Tottenham, London, N17 0BW
North East High Road	Flat B, 31 Altair Close, Tottenham, London, N17 0BW
North East High Road	36, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	37, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	38, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	39, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	40, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE

North East High Road	41, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	42, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	43, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	45, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	46, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	47, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	48, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	49, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	50, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	5 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	11 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	15 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	19 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	21 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	23 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Flat A,, 21 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Flat B,, 21 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	13 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Flat A,, 5 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	First and Second Floor Flat,, 7 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	First Floor Flat,, 9 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Second Floor Flat,, 9 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	First and Second Floor Flat,, 15 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Ground Floor Rear Flat,, 15 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	First and Second Floor Flat,, 19 Northumberland Park, London, London Borough of Haringey, N17 0TA

North East High Road	First Floor Flat,, 23 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Ground Floor Flat,, 23 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Flat B,, 33 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	First Floor Flat B,, 47 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	Ground Floor Flat A,, 47 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	Flat A,, 49 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	Flat B,, 49 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	Flat C,, 57 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	Flat D,, 57 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	Flat E,, 57 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	Flat A,, 67 Northumberland Park, London, London Borough of Haringey, N17 0TG
North East High Road	First Floor Flat A,, 69 Northumberland Park, London, London Borough of Haringey, N17 0TG
North East High Road	First Floor Flat A,, 71 Northumberland Park, London, London Borough of Haringey, N17 0TG
North East High Road	14 Altair Close, Tottenham, London, N17 0BW
North East High Road	25 Altair Close, Tottenham, London, N17 0BW
North East High Road	39 Altair Close, Tottenham, London, N17 0BW
North East High Road	40 Altair Close, Tottenham, London, N17 0BW
North East High Road	47 Altair Close, Tottenham, London, N17 0BW
North East High Road	62 Altair Close, Tottenham, London, N17 0BW
North East High Road	64 Altair Close, Tottenham, London, N17 0BW
North East High Road	66 Altair Close, Tottenham, London, N17 0BW
North East High Road	852-858 High Road, Tottenham, London, N17 0EY
North East High Road	2 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	3 Cooperage Close, Tottenham, London, N17 0HF
North East High Road	17 Brantwood Road, London, London Borough of Haringey, N17 0DT

North East High Road	Street Record, Cooperage Close, Tottenham, London,
North East High Road	Street Record, Altair Close, Tottenham, London,
North East High Road	Street Record,
North East High Road	828 High Road, Tottenham, London, N17 0EY
North East High Road	830 High Road, Tottenham, London, N17 0EY
North East High Road	14 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	27 Bennetts Close, Tottenham, London, N17 0HD
North East High Road	8, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	9, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	7 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	9 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	First Floor Flat 1d, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	8, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	19, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	30, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	41, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	51, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	62, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	73, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	84, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	Advertising Right, Coach and Horses, 860-862 High Road, Tottenham, London, N17 0EY
North East High Road	Flat A,, 57 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	Flat B,, 57 Northumberland Park, London, London Borough of Haringey, N17 0TB
North East High Road	Ground Floor Shop,, 17 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Advertising Right, 816-818 High Road, Tottenham, London, N17 0EY

North East High Road	9-11 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Ground Floor Shop, 840 High Road, Tottenham, London, N17 0EY
North East High Road	Boiler House, Stellar House, 900 High Road, Tottenham, London,
North East High Road	Shop,, 7 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Shop,, 5 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Community Centre, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	Caretakers Store, Stellar House, 900 High Road, Tottenham, London, N17 0DZ
North East High Road	Ground Floor, 816-818 High Road, Tottenham, London, N17 0EY
North East High Road	Flat A,, 17 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Flat B,, 17 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Flat A,, 13 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Flat B,, 13 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	95, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	Club rear of 820A, High Road, Tottenham, London, N17 0EY
North East High Road	Electricity Sub Station, Burleigh Court, Northumberland Park, London, London Borough of Haringey, N17 0TD
North East High Road	99, Stellar House, 900 High Road, Tottenham, London, N17 0DP
North East High Road	Flat A, 822 High Road, Tottenham, London, N17 0EY
North East High Road	Flat B, 822 High Road, Tottenham, London, N17 0EY
North East High Road	Shop,, 21 Northumberland Park, London, London Borough of Haringey, N17 0TA
North East High Road	Flat A, 846 High Road, Tottenham, London, N17 0EY
North East High Road	34, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	51, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	68, The Lindales, Grasmere Road, London, London Borough of Haringey, N17 0HE
North East High Road	Street Record, Waggon Lane, Tottenham, London,
North East High Road	832-836 High Road, Tottenham, London, N17 0EY

North East High Road	Shop, 844 High Road, Tottenham, London, N17 0EY
North East High Road	Cafe, 846 High Road, Tottenham, London, N17 0EY
North East High Road	Upper Flat, Coach and Horses, 860-862 High Road, Tottenham, London, N17 0EY
Northumberland Park	21, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	15, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	5, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	7, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	5 Gillham Terrace, Tottenham, London, N17 0TJ
Northumberland Park	8 Gillham Terrace, Tottenham, London, N17 0TJ
Northumberland Park	1 Gillham Terrace, Tottenham, London, N17 0TJ
Northumberland Park	2 Gillham Terrace, Tottenham, London, N17 0TJ
Northumberland Park	3 Gillham Terrace, Tottenham, London, N17 0TJ
Northumberland Park	4 Gillham Terrace, Tottenham, London, N17 0TJ
Northumberland Park	6 Gillham Terrace, Tottenham, London, N17 0TJ
Northumberland Park	7 Gillham Terrace, Tottenham, London, N17 0TJ
Northumberland Park	Jeco Works, Tariff Road, London, London Borough of Haringey, N17 0EN
Northumberland Park	23, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	8, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	19, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	3, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	9, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	11, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	14, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	17, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET

Northumberland Park	24, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	20, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	16, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	22, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	12, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	13, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	18, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	6, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	10, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	1, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	4, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	2, Wood Mead, Grange Road, London, London Borough of Haringey, N17 0ET
Northumberland Park	St Pauls and All Hallows Church of England Junior, Worcester Avenue, Tottenham, London, N17 0TU
Northumberland Park	97A Harvest Court, Willoughby Lane, Tottenham, London, N17 0RL
Northumberland Park	Lea Valley Junior and Infant School, Somerford Grove, Tottenham, London, N17 0PT
Northumberland Park	73 Willoughby Lane, Tottenham, London, N17 0RT
Northumberland Park	187 Park Lane, London, London Borough of Haringey, N17 0HJ
Northumberland Park	193 Park Lane, London, London Borough of Haringey, N17 0HJ
Northumberland Park	195A Park Lane, London, London Borough of Haringey, N17 0HJ
Northumberland Park	Petrol Filling Station, 1-13 Willoughby Lane, Tottenham, London, N17 0QU
Northumberland Park	161 Park Lane, London, London Borough of Haringey, N17 0HJ
Northumberland Park	163 Park Lane, London, London Borough of Haringey, N17 0HJ
Northumberland Park	165 Park Lane, London, London Borough of Haringey, N17 0HJ
Northumberland Park	171 Park Lane, London, London Borough of Haringey, N17 0HJ
Northumberland Park	179 Park Lane, London, London Borough of Haringey, N17 0HJ

Northumberland Park	183 Park Lane, London, London Borough of Haringey, N17 0HJ
Northumberland Park	185 Park Lane, London, London Borough of Haringey, N17 0HJ
Northumberland Park	189 Park Lane, London, London Borough of Haringey, N17 0HJ
Northumberland Park	195 Park Lane, Tottenham, London, N17 0HJ
Northumberland Park	151 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	15 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	41 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	101 Northumberland Park, London, London Borough of Haringey, N17 0TH
Northumberland Park	103 Northumberland Park, London, London Borough of Haringey, N17 0TH
Northumberland Park	131 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	112 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	20 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	22 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	32 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	17 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	19 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	27 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	29 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Flat 13, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 14, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 15, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 16, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 17, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 18, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 19, Perryman House, Copper Close, Tottenham, London, N17 0TY

Northumberland Park	Street Record, Waverley Road, Tottenham, London, London Borough of Haringey,
Northumberland Park	Flat 20, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	St Pauls and All Hallows Church of England Infants School, Park Lane, London, London Borough of Haringey, N17 0HH
Northumberland Park	19 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	20 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	21 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	22 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	23 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	24 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	25 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	26 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	27 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	28 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	29 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	30 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	31 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	32 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	33 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	Flat 10, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 11, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 9, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 12, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	195B Park Lane, London, London Borough of Haringey, N17 0HJ
Northumberland Park	Perryman House , Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 1, Perryman House, Copper Close, Tottenham, London, N17 0TY

Northumberland Park	Flat 2, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 3, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 4, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 5, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 6, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 7, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	Flat 8, Perryman House, Copper Close, Tottenham, London, N17 0TY
Northumberland Park	District Scout Headquarters and Hall, Somerford Grove, Tottenham, London, N17 0PT
Northumberland Park	1A Tariff Road, London, London Borough of Haringey, N17 0EB
Northumberland Park	1 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	2 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	3 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	4 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	5 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	6 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	7 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	8 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	9 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	12 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	13 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	14 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	15 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	Northumberland Park House, Northumberland Park, London, London Borough of Haringey, N17 0TR
Northumberland Park	16 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	17 Rothbury Walk, Tottenham, London, N17 0PW

Northumberland Park	18 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	19 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	20 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	21 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	22 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	23 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	24 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	25 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	26 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	27 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	28 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	29 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	30 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	31 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	32 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	33 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	36 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	37 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	38 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	39 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	40 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	41 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	42 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	43 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	44 Rothbury Walk, Tottenham, London, N17 0PW

Northumberland Park	45 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	46 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	47 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	48 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	49 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	50 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	51 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	52 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	53 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	54 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	55 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	58 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	59 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	60 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	61 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	62 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	63 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	64 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	65 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	66 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	67 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	68 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	69 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	70 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	71 Rothbury Walk, Tottenham, London, N17 0PQ

Northumberland Park	72 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	73 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	74 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	75 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	76 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	77 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	78 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	79 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	82 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	83 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	84 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	85 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	86 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	87 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	88 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	89 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	90 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	91 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	92 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	93 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	94 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	Electricity sub station 69230, Trulock Road, Tottenham, London, London Borough of Haringey,
Northumberland Park	1 Cartmel Close, Tottenham, London, N17 0QS
Northumberland Park	2 Cartmel Close, Tottenham, London, N17 0QS
Northumberland Park	3 Cartmel Close, Tottenham, London, N17 0QS

Northumberland Park	4 Cartmel Close, Tottenham, London, N17 0QS
Northumberland Park	5 Cartmel Close, Tottenham, London, N17 0QS
Northumberland Park	6 Cartmel Close, Tottenham, London, N17 0QS
Northumberland Park	7 Cartmel Close, Tottenham, London, N17 0QS
Northumberland Park	8 Cartmel Close, Tottenham, London, N17 0QS
Northumberland Park	9 Cartmel Close, Tottenham, London, N17 0QS
Northumberland Park	10 Cartmel Close, Tottenham, London, N17 0QS
Northumberland Park	11 Cartmel Close, Tottenham, London, N17 0QS
Northumberland Park	12 Cartmel Close, Tottenham, London, N17 0QS
Northumberland Park	5 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	6 Commonwealth Road, London, London Borough of Haringey, N17 0PR
Northumberland Park	7 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	8 Commonwealth Road, London, London Borough of Haringey, N17 0PR
Northumberland Park	10 Commonwealth Road, London, London Borough of Haringey, N17 0PR
Northumberland Park	11 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	12 Commonwealth Road, London, London Borough of Haringey, N17 0PR
Northumberland Park	13 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	14 Commonwealth Road, London, London Borough of Haringey, N17 0PR
Northumberland Park	17 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	18 Commonwealth Road, London, London Borough of Haringey, N17 0PR
Northumberland Park	20 Commonwealth Road, London, London Borough of Haringey, N17 0PN
Northumberland Park	21 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	23 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	24 Commonwealth Road, London, London Borough of Haringey, N17 0PN
Northumberland Park	26 Commonwealth Road, London, London Borough of Haringey, N17 0PN

Northumberland Park	27 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	29 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	30 Commonwealth Road, London, London Borough of Haringey, N17 0PN
Northumberland Park	31 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	32 Commonwealth Road, London, London Borough of Haringey, N17 0PN
Northumberland Park	33 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	34 Commonwealth Road, London, London Borough of Haringey, N17 0PN
Northumberland Park	35 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	36 Commonwealth Road, London, London Borough of Haringey, N17 0PN
Northumberland Park	37 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	39 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	51 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	16 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	17 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	19 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	21 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	25 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	29 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	31 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	33 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	35 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	1 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	3 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	5 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	6 Almond Road, Tottenham, London, N17 0PJ

Northumberland Park	7 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	8 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	9 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	10 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	11 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	12 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	13 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	3 Eastwood Close, Tottenham, London, N17 0PF
Northumberland Park	4 Eastwood Close, Tottenham, London, N17 0PF
Northumberland Park	5 Eastwood Close, Tottenham, London, N17 0PF
Northumberland Park	6 Eastwood Close, Tottenham, London, N17 0PF
Northumberland Park	7 Eastwood Close, Tottenham, London, N17 0PF
Northumberland Park	1 Eastwood Close, Tottenham, London, N17 0PF
Northumberland Park	2 Eastwood Close, Tottenham, London, N17 0PF
Northumberland Park	1 Anglia Close, Tottenham, London, N17 0LB
Northumberland Park	2 Anglia Close, Tottenham, London, N17 0LB
Northumberland Park	3 Anglia Close, Tottenham, London, N17 0LB
Northumberland Park	4 Anglia Close, Tottenham, London, N17 0LB
Northumberland Park	5 Anglia Close, Tottenham, London, N17 0LB
Northumberland Park	6 Anglia Close, Tottenham, London, N17 0LB
Northumberland Park	7 Anglia Close, Tottenham, London, N17 0LB
Northumberland Park	8 Anglia Close, Tottenham, London, N17 0LB
Northumberland Park	9 Anglia Close, Tottenham, London, N17 0LB
Northumberland Park	10 Anglia Close, Tottenham, London, N17 0LB
Northumberland Park	11 Anglia Close, Tottenham, London, N17 0LB

Northumberland Park	12 Anglia Close, Tottenham, London, N17 0LB
Northumberland Park	19 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	20 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	21 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	22 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	23 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	24 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	25 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	27 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	29 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	31 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	33 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	35 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	37 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	51 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	53 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	55 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	1 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	2 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	3 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	4 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	5 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	6 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	7 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	8 Farningham Road, Tottenham, London, N17 0PP

Northumberland Park	9 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	12 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	13 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	14 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	15 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	16 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	17 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	18 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	71 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	1 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	3 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	5 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	7 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	9 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	11 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	13 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	15 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	21 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	23 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	25 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	27 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	29 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	31 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	33 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	35 Haynes Close, Tottenham, London, N17 0QX

Northumberland Park	37 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	39 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	41 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	43 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	45 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	47 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	49 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	51 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	53 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	55 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	57 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	59 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	61 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	63 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	65 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	67 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	69 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	1 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	2 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	3 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	4 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	5 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	6 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	7 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	8 Morpeth Walk, Tottenham, London, N17 0XH

Northumberland Park	11 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	12 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	13 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	14 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	15 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	16 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	17 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	18 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	19 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	20 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	21 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	22 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	23 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	24 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	25 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	26 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	27 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	28 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	29 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	30 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	31 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	32 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	33 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	36 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	37 Morpeth Walk, Tottenham, London, N17 0XH

Northumberland Park	38 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	39 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	40 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	41 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	42 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	42 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	43 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	44 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	45 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	46 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	47 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	48 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	51 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	52 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	53 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	54 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	55 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	56 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	1 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	2 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	3 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	4 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	5 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	73 Northumberland Park, London, London Borough of Haringey, N17 0TH
Northumberland Park	75 Northumberland Park, London, London Borough of Haringey, N17 0TH

Northumberland Park	77 Northumberland Park, London, London Borough of Haringey, N17 0TH
Northumberland Park	81 Northumberland Park, London, London Borough of Haringey, N17 0TH
Northumberland Park	85 Northumberland Park, London, London Borough of Haringey, N17 0TH
Northumberland Park	87 Northumberland Park, London, London Borough of Haringey, N17 0TH
Northumberland Park	89 Northumberland Park, London, London Borough of Haringey, N17 0TH
Northumberland Park	91 Northumberland Park, London, London Borough of Haringey, N17 0TH
Northumberland Park	99 Northumberland Park, London, London Borough of Haringey, N17 0TH
Northumberland Park	Public House, 102 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	6 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	7 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	8 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	9 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	10 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	11 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	12 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	13 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	14 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	15 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	16 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	17 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	19 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	20 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	21 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	22 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	25 Taylor Close, Tottenham, London, N17 0UB

Northumberland Park	26 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	27 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	104 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	105 Northumberland Park, London, London Borough of Haringey, N17 0TH
Northumberland Park	106 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	108 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	110 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	113 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	114 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	115 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	117 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	119 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	121 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	123 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	125 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	127 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	129 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	160B Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	160 Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	28 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	29 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	30 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	31 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	32 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	33 Taylor Close, Tottenham, London, N17 0UB

Northumberland Park	34 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	35 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	36 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG
Northumberland Park	Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	162A Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	162B Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	162 Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	164A Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	164B Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	164 Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	166A Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	166B Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	166 Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	168A Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	168B Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	168 Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	170B Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	170 Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	172A Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	172B Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	1 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	2 Thornley Close, Tottenham, London, N17 0TQ

Northumberland Park	3 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	4 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	5 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	6 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	7 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	8 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	9 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	10 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	11 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	12 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	13 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	14 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	15 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	16 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	172 Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	174A Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	174B Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	174 Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	176A Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	176B Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	178B Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	178 Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	180A Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	180B Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	180 Northumberland Park, London, London Borough of Haringey, N17 0SW

Northumberland Park	182A Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	182B Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	184A Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	184B Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	19 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	184 Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	186B Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	186 Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	188 Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	190A Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	190B Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	190 Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	192A Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	192B Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	192 Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	194A Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	194B Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	194 Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	196A Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	196B Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	196 Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	198A Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	198B Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	198 Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	200A Northumberland Park, London, London Borough of Haringey, N17 0SU

Northumberland Park	200B Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	200 Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	202 Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	204A Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	204B Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	204 Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	206A Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	206 Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	208A Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	208B Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	208 Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	210A Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	210B Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	210 Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	212A Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	212B Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	212 Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	214A Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	214B Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	214 Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	216 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	218 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	224 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	226 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	230 Northumberland Park, London, London Borough of Haringey, N17 0SY

Northumberland Park	232 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	234 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	236 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	238 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	143 Northumberland Park, London, London Borough of Haringey, N17 0TR
Northumberland Park	1 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	2 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	3 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	4 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	5 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	6 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	7 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	8 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	9 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	10 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	11 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	12 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	13 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	15 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	16 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	17 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	18 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	19 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	20 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	21 Blaydon Close, Tottenham, London, N17 0TW

Northumberland Park	22 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	23 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	24 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	25 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	26 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	27 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	28 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	29 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	30 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	31 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	32 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	33 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	34 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	35 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	36 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	37 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	38 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	39 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	40 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	41 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	44 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	45 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	46 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	47 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	48 Blaydon Close, Tottenham, London, N17 0TW

Northumberland Park	49 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	50 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	51 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	52 Blaydon Close, Tottenham, London, N17 0TW
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Northumberland Park	64 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	67 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	68 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	69 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	70 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	71 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	72 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	73 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	74 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	1 Northumberland Grove, London, London Borough of Haringey, N17 0PZ

Northumberland Park	2 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	5 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	8 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	75 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	76 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	77 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	78 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	79 Blaydon Close, Tottenham, London, N17 0TZ
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Northumberland Park	91 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	92 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	93 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	94 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	9 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	10 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	11 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	12 Northumberland Grove, London, London Borough of Haringey, N17 0PZ

Northumberland Park	13 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
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Northumberland Park	15 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
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Northumberland Park	17 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	18 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	19 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	20 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	21 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	22 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	24 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	27 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	95 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	96 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	97 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	98 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	Park Court, Northumberland Park, London, London Borough of Haringey, N17 0TP
Northumberland Park	1 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	3 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	4 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	28 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	29 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	30 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	31 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	32 Northumberland Grove, London, London Borough of Haringey, N17 0PZ

Northumberland Park	33 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	34 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	45 Northumberland Grove, London, London Borough of Haringey, N17 0PY
Northumberland Park	47 Northumberland Grove, London, London Borough of Haringey, N17 0PY
Northumberland Park	49 Northumberland Grove, London, London Borough of Haringey, N17 0PY
Northumberland Park	53 Northumberland Grove, London, London Borough of Haringey, N17 0PY
Northumberland Park	55 Northumberland Grove, London, London Borough of Haringey, N17 0PY
Northumberland Park	57 Northumberland Grove, London, London Borough of Haringey, N17 0PY
Northumberland Park	5 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	6 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	7 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	8 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	9 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	10 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	11 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	12 Scotswood Walk, Tottenham, London, N17 0TF
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Northumberland Park	19 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	20 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	21 Scotswood Walk, Tottenham, London, N17 0TF

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Northumberland Park	35 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	36 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	37 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	38 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	39 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	40 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	41 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS
Northumberland Park	Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT
Northumberland Park	1 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	2 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	3 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	4 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	5 Park Lane Close, London, London Borough of Haringey, N17 0HL

Northumberland Park	6 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	7 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	9 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	10 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	11 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	12 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	13 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	15 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	16 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	17 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	18 Park Lane Close, London, London Borough of Haringey, N17 0HL
Northumberland Park	Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR
Northumberland Park	143 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	145 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	147 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	149 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	153 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	155 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	157 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	159 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	175 Park Lane, London, London Borough of Haringey, N17 0HU
Northumberland Park	64 Somerford Grove, Tottenham, London, N17 0PT
Northumberland Park	60 Somerford Grove, Tottenham, London, N17 0PT
Northumberland Park	62 Somerford Grove, Tottenham, London, N17 0PT
Northumberland Park	28 Trulock Road, London, London Borough of Haringey, N17 0PH

Northumberland Park	Northumberland Park Community School, Trulock Road, London, London Borough of Haringey, N17 0PG
Northumberland Park	Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	1 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	2 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	3 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	4A Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	5 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	6 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	8 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	9 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	10 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	11 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	12 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	13 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	14 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	15 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	16 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	17 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	19 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	20 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	21 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	22 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	23 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	24 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	25 Trulock Road, London, London Borough of Haringey, N17 0PH

Northumberland Park	26 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	1 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	3 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	5 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	7 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	9 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	11 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	13 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	15 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	17 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	19 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	21 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	23 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	25 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	27 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	29 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	33 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	35 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	37 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	39 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	41 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	43 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	44 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	45 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	49 Waverley Road, London, London Borough of Haringey, N17 0PA

Northumberland Park	50 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	51 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	53 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	54 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	55 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	56 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	57 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	58 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	59 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	60 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	61 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	62 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	63 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	67 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	69 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	71 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	73 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	75 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	77 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	83 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	85 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	87 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	89 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	93 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	95 Waverley Road, London, London Borough of Haringey, N17 0PB

Northumberland Park	97 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	99 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	101 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	103 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	105 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	107 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	111 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	113 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	115 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	117 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	119 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	121 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	123 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	129 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	131 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	133 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	135 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	137 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	139 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	141 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	143 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	145 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	147 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	149 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	153 Waverley Road, London, London Borough of Haringey, N17 0PB

Northumberland Park	155 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	157 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	159 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	161 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	163 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	165 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	167 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	169 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	171 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	173 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	175 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	183 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	185 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	187 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	189 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	191 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	193 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	195 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	197 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	199 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	201 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	203 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	205 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	207 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	209 Waverley Road, London, London Borough of Haringey, N17 0PX

Northumberland Park	211 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	213 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	215 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	217 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	219 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	221 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	223 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	225 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	227 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	231 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	233 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	235 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	237 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	243 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	245 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	247 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	251 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	253 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	255 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	257 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	259 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	49 Willoughby Lane, Tottenham, London, N17 0QY
Northumberland Park	51 Willoughby Lane, Tottenham, London, N17 0QY
Northumberland Park	53 Willoughby Lane, Tottenham, London, N17 0QY
Northumberland Park	55 Willoughby Lane, Tottenham, London, N17 0QY

Northumberland Park	57 Willoughby Lane, Tottenham, London, N17 0QY
Northumberland Park	59 Willoughby Lane, Tottenham, London, N17 0QY
Northumberland Park	61 Willoughby Lane, Tottenham, London, N17 0QY
Northumberland Park	63 Willoughby Lane, Tottenham, London, N17 0QY
Northumberland Park	65 Willoughby Lane, Tottenham, London, N17 0QY
Northumberland Park	83 Willoughby Lane, Tottenham, London, N17 0RT
Northumberland Park	85 Willoughby Lane, Tottenham, London, N17 0RT
Northumberland Park	87 Willoughby Lane, Tottenham, London, N17 0RT
Northumberland Park	89 Willoughby Lane, Tottenham, London, N17 0RT
Northumberland Park	91 Willoughby Lane, Tottenham, London, N17 0RT
Northumberland Park	93 Willoughby Lane, Tottenham, London, N17 0RT
Northumberland Park	95 Willoughby Lane, Tottenham, London, N17 0RT
Northumberland Park	97 Willoughby Lane, Tottenham, London, N17 0RT
Northumberland Park	Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	67 George Court, Willoughby Lane, Tottenham, London, N17 0QZ
Northumberland Park	10 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	12 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	14 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	16 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	18 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	24 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	25 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	26 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	28 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	30 Willoughby Park Road, Tottenham, London, N17 0RA

Northumberland Park	31 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	33 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	34 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	36 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	38 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	1 Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	2A, Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	2B, Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	2C, Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	2D, Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	2E, Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	2 Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	3 Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	4 Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	5 Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	6 Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	7 Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	8 Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	10 Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	12 Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	Flat 1, Harvest Court, 97A Willoughby Lane, Tottenham, London, N17 0RL
Northumberland Park	Flat 2, Harvest Court, 97A Willoughby Lane, Tottenham, London, N17 0RL
Northumberland Park	Flat 3, Harvest Court, 97A Willoughby Lane, Tottenham, London, N17 0RL
Northumberland Park	Flat 4, Harvest Court, 97A Willoughby Lane, Tottenham, London, N17 0RL

Northumberland Park	Flat A, 73 Willoughby Lane, Tottenham, London, N17 0RT
Northumberland Park	Flat B, 73 Willoughby Lane, Tottenham, London, N17 0RT
Northumberland Park	Flat C, 73 Willoughby Lane, Tottenham, London, N17 0RT
Northumberland Park	Flat D, 73 Willoughby Lane, Tottenham, London, N17 0RT
Northumberland Park	Street Record, Thornley Close, Tottenham, London,
Northumberland Park	Store rear of,, 53 Northumberland Grove, London, London Borough of Haringey, N17 0PY
Northumberland Park	Street Record, Willoughby Grove, Tottenham, London,
Northumberland Park	Street Record, Willoughby Park Road, Tottenham, London,
Northumberland Park	Ground Floor Flat, 25 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	2, Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	3, Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	4, Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	5, Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	6, Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	7, Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	8, Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	9, Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	10, Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	12, Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	13, Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	14, Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	15, Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	16, Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	1, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	2, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA

Northumberland Park	3, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	5, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	6, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	7, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	8, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	9, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	10, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	11, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	12, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	14, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	15, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	16, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	17, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	18, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	19, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	20, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	21, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	23, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	24, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	25, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	26, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	27, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	28, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	29, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	First Floor Flat,, 106 Northumberland Park, London, London Borough of Haringey, N17 0TS

Northumberland Park	Ground Floor Flat,, 106 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	First and Second Floor Flat, 110 Northumberland Park, Tottenham, London, N17 0TS
Northumberland Park	Ground Floor Flat A, 110 Northumberland Park, Tottenham, London, N17 0TS
Northumberland Park	Ground Floor Flat A,, 114 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	Flat 1,, 127 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat 2,, 127 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat 3,, 127 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat 4,, 127 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat 5,, 127 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat 6,, 127 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Ground Floor Flat,, 129 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	1, Park Court, Northumberland Park, London, London Borough of Haringey, N17 0TP
Northumberland Park	2, Park Court, Northumberland Park, London, London Borough of Haringey, N17 0TP
Northumberland Park	3, Park Court, Northumberland Park, London, London Borough of Haringey, N17 0TP
Northumberland Park	4, Park Court, Northumberland Park, London, London Borough of Haringey, N17 0TP
Northumberland Park	5, Park Court, Northumberland Park, London, London Borough of Haringey, N17 0TP
Northumberland Park	6, Park Court, Northumberland Park, London, London Borough of Haringey, N17 0TP
Northumberland Park	Flat 1, Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG
Northumberland Park	Flat 2, Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG
Northumberland Park	Flat 3, Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG
Northumberland Park	Flat 4, Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG
Northumberland Park	Flat 5, Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG
Northumberland Park	Flat 6, Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG
Northumberland Park	Flat 7, Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG
Northumberland Park	Flat 9, Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG

Northumberland Park	Flat 10, Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG
Northumberland Park	Flat 11, Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG
Northumberland Park	Flat 12, Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG
Northumberland Park	Flat 13, Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG
Northumberland Park	Flat 14, Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG
Northumberland Park	Flat 16, Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG
Northumberland Park	1, Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	2, Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	3, Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	4, Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	5, Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	6, Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	7, Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	8, Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	9, Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	11, Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	12, Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	13, Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	15, Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	16, Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	1, Corbridge, Northumberland Park, London, London Borough of Haringey, N17 0QE
Northumberland Park	59 Northumberland Grove, London, N17 0PY
Northumberland Park	Flat 3, Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR
Northumberland Park	Flat 4, Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR
Northumberland Park	Flat 5, Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR

Northumberland Park	Flat 6, Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR
Northumberland Park	Flat 7, Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR
Northumberland Park	Flat 8, Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR
Northumberland Park	Flat 9, Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR
Northumberland Park	Flat 11, Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR
Northumberland Park	Flat 12, Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR
Northumberland Park	Flat 13, Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR
Northumberland Park	Flat 14, Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR
Northumberland Park	Flat 15, Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR
Northumberland Park	Flat 16, Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR
Northumberland Park	Ground Floor Rear Flat C,, 151 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	First Floor Rear Flat D,, 151 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	Flat A,, 153 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	Flat B,, 153 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	First Floor Flat,, 155 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	Ground Floor Flat,, 155 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	First Floor Flat B,, 157 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	Ground Floor Flat A,, 157 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	First Floor Flat,, 143 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	Ground Floor Flat,, 143 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	First Floor Flat B,, 145 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	1, Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS
Northumberland Park	2, Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS
Northumberland Park	3, Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS
Northumberland Park	4, Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS

Northumberland Park	5, Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS
Northumberland Park	6, Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS
Northumberland Park	7, Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS
Northumberland Park	8, Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS
Northumberland Park	9, Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS
Northumberland Park	10, Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS
Northumberland Park	11, Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS
Northumberland Park	13, Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS
Northumberland Park	14, Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS
Northumberland Park	15, Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS
Northumberland Park	16, Bamburgh House, 259 Park Lane, London, London Borough of Haringey, N17 0HS
Northumberland Park	1, Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT
Northumberland Park	2, Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT
Northumberland Park	3, Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT
Northumberland Park	4, Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT
Northumberland Park	5, Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT
Northumberland Park	6, Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT
Northumberland Park	7, Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT
Northumberland Park	9, Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT
Northumberland Park	10, Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT
Northumberland Park	11, Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT
Northumberland Park	12, Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT
Northumberland Park	13, Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT
Northumberland Park	14, Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT
Northumberland Park	15, Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT

Northumberland Park	16, Bellingham, 261 Park Lane, London, London Borough of Haringey, N17 0HT
Northumberland Park	121, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	122, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	123, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	125, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	127, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	128, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	113, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	115, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	116, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	117, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	119, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	120, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	Flat 1, Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR
Northumberland Park	Flat 2, Alnwick, Park Lane, London, London Borough of Haringey, N17 0HR
Northumberland Park	30, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	32, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	33, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	34, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	35, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	36, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	37, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	38, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	39, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	41, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA

Northumberland Park	42, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	43, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	44, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	45, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	46, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	47, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	48, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	50, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	51, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	59, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	60, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	61, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	62, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	63, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	64, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	65, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	52, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	53, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	54, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	55, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	56, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	57, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	66, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	67, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	69, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB

Northumberland Park	70, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	71, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	72, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	74, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	75, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	77, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	78, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	79, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	80, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	81, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	90, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	91, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	92, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	93, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	94, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	96, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	82, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	84, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	85, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	87, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	88, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	89, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	98, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	99, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	100, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB

Northumberland Park	101, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	102, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	103, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	104, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	106, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	107, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	108, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	109, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	110, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	111, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	112, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	20, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	21, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	23, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	24, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	25, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	26, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	27, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	28, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	30, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	32, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	33, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	34, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	35, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	36, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE

Northumberland Park	37, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	38, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	40, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	41, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	43, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	44, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	45, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	46, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	47, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	48, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	49, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	52, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	53, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	54, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	55, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	56, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	57, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	58, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	59, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	1, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	2, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	3, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	4, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	5, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	6, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE

Northumberland Park	7, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	9, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	10, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	11, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	12, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	13, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	14, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	15, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	16, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	17, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	19, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	Flat 24, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 25, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 26, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 27, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 28, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 29, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 32, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 33, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 34, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 35, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 36, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 37, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 39, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD

Northumberland Park	Flat 40, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 41, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 42, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 43, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 44, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 45, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 48, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 49, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 50, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 51, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 52, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 53, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 54, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 55, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	2, George Court, 67 Willoughby Lane, Tottenham, London, N17 0QZ
Northumberland Park	3, George Court, 67 Willoughby Lane, Tottenham, London, N17 0QZ
Northumberland Park	4, George Court, 67 Willoughby Lane, Tottenham, London, N17 0QZ
Northumberland Park	5, George Court, 67 Willoughby Lane, Tottenham, London, N17 0QZ
Northumberland Park	6, George Court, 67 Willoughby Lane, Tottenham, London, N17 0QZ
Northumberland Park	Ground Floor Flat A, 10 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Ground Floor Flat A, 12 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat B, 18 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	First Floor Flat B, 24 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Lower Flat A, 24 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Basement Flat A, 26 Willoughby Park Road, Tottenham, London, N17 0RA

Northumberland Park	Ground Floor Flat B, 26 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat C, 28 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Basement Flat A, 28 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Ground Floor Flat B, 28 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	First Floor Flat B, 31 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Ground Floor Flat A, 31 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	First Floor Flat B, 34 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Ground Floor Flat A, 34 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat 1a, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 1, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 2a, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 2, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 3a, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 3, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 4a, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 4, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 5a, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 5, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 6a, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 6, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 7a, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 7, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 8a, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 8, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 9, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB

Northumberland Park	Flat 10a, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 10, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 11, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 12, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 13, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 16, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 17, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 18, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 19, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 20, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 21, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 22, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 23, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 24, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 25, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 26, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 27, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 28, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 29, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 32, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 34, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 36, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 37, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 38, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 39, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB

Northumberland Park	Flat 40, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 41, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 42, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 43, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 44, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 45, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 46, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 48, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 49, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 50, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 51, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 52, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 53, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 54, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 55, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 56, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 57, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 58, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	First Floor Flat, 5 Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	Ground Floor Flat, 5 Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	First Floor Flat B, 49 Willoughby Lane, Tottenham, London, N17 0QY
Northumberland Park	Ground Floor Flat A, 49 Willoughby Lane, Tottenham, London, N17 0QY
Northumberland Park	Flat 1, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 2, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 3, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD

Northumberland Park	Flat 4, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 5, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 6, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 7, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 8, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 10, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 11, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 12, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 13, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 16, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 17, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 18, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 19, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 20, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 21, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 23, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Shop,, 104 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	3 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	Flat A, 15 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	Flat B, 15 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	Flat A,, 103 Northumberland Park, London, London Borough of Haringey, N17 0TH
Northumberland Park	Flat B,, 112 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	Flat A,, 113 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat B,, 113 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat A,, 115 Northumberland Park, London, London Borough of Haringey, N17 0TL

Northumberland Park	Flat B,, 115 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat A,, 117 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat B,, 117 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat B,, 119 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat A,, 121 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat B,, 121 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat A,, 123 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat B,, 123 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	125A,, 125 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	125B,, 125 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat A,, 129 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat 1,, 131 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	Flat 2,, 131 Northumberland Park, London, London Borough of Haringey, N17 0TL
Northumberland Park	First Floor Front Flat B,, 151 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	Flat B, 17 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Flat C, 17 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Flat A, 19 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Flat D, 19 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Flat E, 19 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Flat F, 19 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Flat A, 20 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat B, 20 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat A, 22 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat B, 22 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat C, 22 Willoughby Park Road, Tottenham, London, N17 0RA

Northumberland Park	Flat C, 24 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat C, 26 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat A, 29 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Flat B, 29 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Flat A, 32 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat B, 32 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat C, 32 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat A, 33 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Flat C, 19 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Flat B, 19 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Street Record, Trulock Road, Tottenham, London, London Borough of Haringey,
Northumberland Park	Street Record, Rothbury Walk, Tottenham, London,
Northumberland Park	Street Record, Northumberland Grove, Tottenham, London, London Borough of Haringey,
Northumberland Park	Street Record, Morpeth Walk, Tottenham, London,
Northumberland Park	14 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	23 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	27 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	15 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	16 Commonwealth Road, London, London Borough of Haringey, N17 0PR
Northumberland Park	49 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	10 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	11 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	34 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	35 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	56 Rothbury Walk, Tottenham, London, N17 0PW

Northumberland Park	57 Rothbury Walk, Tottenham, London, N17 0PW
Northumberland Park	80 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	81 Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	10 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	11 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	39 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	41 Farningham Road, Tottenham, London, N17 0PP
Northumberland Park	13 Cartmel Close, Tottenham, London, N17 0QS
Northumberland Park	181 Park Lane, London, London Borough of Haringey, N17 0HJ
Northumberland Park	18 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Street Record, Commonwealth Road, Tottenham, London, London Borough of Haringey,
Northumberland Park	Street Record, Cartmel Close, Tottenham, London,
Northumberland Park	Street Record, Haynes Close, Tottenham, London,
Northumberland Park	Street Record, Almond Road, Tottenham, London,
Northumberland Park	Street Record, Blaydon Close, Tottenham, London,
Northumberland Park	66 Somerford Grove, Tottenham, London, N17 0PT
Northumberland Park	46 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	47 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	79 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	81 Waverley Road, London, London Borough of Haringey, N17 0PA
Northumberland Park	125 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	127 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	177 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	179 Waverley Road, London, London Borough of Haringey, N17 0PB
Northumberland Park	239 Waverley Road, London, London Borough of Haringey, N17 0PX

Northumberland Park	241 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	9 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	10 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	34 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	35 Morpeth Walk, Tottenham, London, N17 0XH
Northumberland Park	7 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	25 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	26 Northumberland Grove, London, London Borough of Haringey, N17 0PZ
Northumberland Park	176 Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	178A Northumberland Park, London, London Borough of Haringey, N17 0SW
Northumberland Park	188A Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	188B Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	202A Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	202B Northumberland Park, London, London Borough of Haringey, N17 0SU
Northumberland Park	220 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	222 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	14 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	42 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	43 Blaydon Close, Tottenham, London, N17 0TW
Northumberland Park	65 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	66 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	89 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	90 Blaydon Close, Tottenham, London, N17 0TZ
Northumberland Park	2 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	25 Scotswood Walk, Tottenham, London, N17 0TF

Northumberland Park	26 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	49 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	50 Scotswood Walk, Tottenham, London, N17 0TF
Northumberland Park	23 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	24 Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	17 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	18 Thornley Close, Tottenham, London, N17 0TQ
Northumberland Park	17 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	19 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	73 Haynes Close, Tottenham, London, N17 0QX
Northumberland Park	105, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	114, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	124, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	Flat 14, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 15, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 30, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 31, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 46, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 47, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	1, George Court, 67 Willoughby Lane, Tottenham, London, N17 0QZ
Northumberland Park	Flat 14, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 15, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 30, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 31, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB
Northumberland Park	Flat 47, Robert Burns House, Northumberland Park, London, London Borough of Haringey, N17 0RB

Northumberland Park	18, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	29, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	39, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	50, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	60, Trulock Court, Trulock Road, London, London Borough of Haringey, N17 0PE
Northumberland Park	Flat 8, Whittingham House, Northumberland Park, London, London Borough of Haringey, N17 0QG
Northumberland Park	10, Cheviot House, Northumberland Park, London, London Borough of Haringey, N17 0QD
Northumberland Park	13, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	31, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	40, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	49, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	68, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	76, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	86, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	95, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QB
Northumberland Park	19A, Imperial House, 64 Willoughby Lane, Tottenham, London, N17 0SP
Northumberland Park	Front Office, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	Storage at rear, 19 Willoughby Park Road, Tottenham, London,
Northumberland Park	1A Willoughby Grove, Tottenham, London, N17 0RS
Northumberland Park	141 Park Lane, London, London Borough of Haringey, N17 0HB
Northumberland Park	Flat 1,, 141 Park Lane, London, London Borough of Haringey, N17 0HB
Northumberland Park	Flat 2,, 141 Park Lane, London, London Borough of Haringey, N17 0HB
Northumberland Park	Flat 3,, 141 Park Lane, London, London Borough of Haringey, N17 0HB
Northumberland Park	Flat 4,, 141 Park Lane, London, London Borough of Haringey, N17 0HB
Northumberland Park	Flat 5,, 141 Park Lane, London, London Borough of Haringey, N17 0HB

Northumberland Park	Flat 6,, 141 Park Lane, London, London Borough of Haringey, N17 0HB
Northumberland Park	Flat 7,, 141 Park Lane, London, London Borough of Haringey, N17 0HB
Northumberland Park	Flat 8,, 141 Park Lane, London, London Borough of Haringey, N17 0HB
Northumberland Park	Flat 9,, 141 Park Lane, London, London Borough of Haringey, N17 0HB
Northumberland Park	Somerford Adventure Playground, Somerford Grove, Tottenham, London, N17 0HL
Northumberland Park	Electricity sub station 69000, Haynes Close, Tottenham, London,
Northumberland Park	Rear Office, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	District Heating Undertaking, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	Street Record, Tottenham, London,
Northumberland Park	Flat B,, 103 Northumberland Park, London, London Borough of Haringey, N17 0TH
Northumberland Park	Flat A,, 112 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	Ground Floor Front Flat A,, 151 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	3B Trulock Road, London, London Borough of Haringey, N17 0PG
Northumberland Park	Flat A, 17 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Flat A, 27 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Flat B, 27 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Flat 1, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Flat 2, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Flat 3, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Flat 4, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Flat 5, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Flat 6, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Flat 7, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Flat 9, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB

Northumberland Park	Flat 10, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Flat 11, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Flat 12, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Flat 13, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Flat 14, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Flat 15, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Flat 16, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Launderette, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	Ground Floor Flat A, 29 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	First Floor Flat B, 29 Almond Road, Tottenham, London, N17 0PJ
Northumberland Park	, Northumberland Park, Tottenham, London, London Borough of Haringey,
Northumberland Park	Community Centre, Rothbury Walk, Tottenham, London, N17 0PQ
Northumberland Park	Upper Ground Floor Offices,, 177-183 Park Lane, London, London Borough of Haringey, N17 0HJ
Northumberland Park	Family Centre, Somerford Grove, Tottenham, London, N17 0PT
Northumberland Park	Flat B,, 11 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	Alleyway rear of 6-16, Almond Road, Tottenham, London,
Northumberland Park	Land adjoining 32, Scotswood Walk, Tottenham, London,
Northumberland Park	Community Centre, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	Flat 1,, 104 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	Flat 2,, 104 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	Flat 3,, 104 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	Flat 4,, 104 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	Flat A,, 147 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	Flat B,, 147 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	Park Lane Childrens Centre, 139 Park Lane, London, London Borough of Haringey, N17 0HB

Northumberland Park	Flat 1, 30 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat 2, 30 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat 3, 30 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat 4, 30 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Basement Flat, 30 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	22, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	Flat 8, Prestwick Court, Taylor Close, Tottenham, London, N17 0UB
Northumberland Park	Electricity sub station 69162, Kenneth Robbins House, Northumberland Park, London, London Borough of Haringey, N17 0QA
Northumberland Park	Flat 9, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 22, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	Flat 38, Charles Bradlaugh House, Haynes Close, Tottenham, London, N17 0RD
Northumberland Park	4 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	Upper Flat B, 12 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Upper Flat B, 10 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat C, 33 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	Garage Colony South of 255, Waverley Road, Tottenham, London,
Northumberland Park	Ground Floor Flat A,, 41 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	First Floor Flat B,, 41 Commonwealth Road, London, London Borough of Haringey, N17 0PL
Northumberland Park	Street Record, Scotswood Walk, Tottenham, London,
Northumberland Park	Rooftop Communication Station, Kenneth Robbins House, Northumberland Park, Tottenham, London, London Borough of Haringey
Northumberland Park	Site of Garage and Workshop rear of 44, Waverley Road, Tottenham, London, London Borough of Haringey,
Northumberland Park	Garage rear of 55-57, Northumberland Grove, London, London Borough of Haringey, N17 0PY
Northumberland Park	Flat 1, 159 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	Flat 2, 159 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	Flat 3, 159 Park Lane, London, London Borough of Haringey, N17 0HN

Northumberland Park	Flat 4, 159 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	Flat 5, 159 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	Flat 6, 159 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	Flat 7, 159 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	Flat 8, 159 Park Lane, London, London Borough of Haringey, N17 0HN
Northumberland Park	Rear Flat,, 28 Trulock Road, London, London Borough of Haringey, N17 0PH
Northumberland Park	Flat 1,, 228 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	Flat 2,, 228 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	Flat 3,, 228 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	Flat 4,, 228 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	Flat 5,, 228 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	Flat 6,, 228 Northumberland Park, London, London Borough of Haringey, N17 0SY
Northumberland Park	Street Record, Copper Close, Tottenham, London,
Northumberland Park	Flat B,, 257 Waverley Road, London, London Borough of Haringey, N17 0PX
Northumberland Park	Flat A, 18 Willoughby Park Road, Tottenham, London, N17 0RA
Northumberland Park	Flat B, 33 Willoughby Park Road, Tottenham, London, N17 0RR
Northumberland Park	School House, St Pauls and All Hallows Church of England Junior School, Worcester Avenue, Tottenham, London, N17 0TU
Northumberland Park	School House, Northumberland Park Community School, Trulock Road, London, London Borough of Haringey, N17 0PG
Northumberland Park	Street Record, Somerford Grove, Tottenham, London,
Northumberland Park	Street Record, Eastwood Close, Tottenham, London,
Northumberland Park	Street Record, Farningham Road, Tottenham, London,
Northumberland Park	Playground adjoining Keith Robbins House, Northumberland Park, Tottenham, London, London Borough of Haringey,
Northumberland Park	Street Record, Gillham Terrace, Tottenham, London,
Northumberland Park	9, Birches Close, Waverley Road, London, N17 0PX
Northumberland Park	10, Birches Close, Waverley Road, London, N17 0PX

Northumberland Park	11, Birches Close, Waverley Road, London, N17 0PX
Northumberland Park	12, Birches Close, Waverley Road, London, N17 0PX
Northumberland Park	Flat, Public House, 102 Northumberland Park, London, London Borough of Haringey, N17 0TS
Northumberland Park	Flat, The Olive Branch, 169 Park Lane, London, London Borough of Haringey, N17 0HJ
Northumberland Park	Birches Close, Waverley Road, London, N17 0PX
Northumberland Park	1, Birches Close, Waverley Road, London, N17 0PX
Northumberland Park	2, Birches Close, Waverley Road, London, N17 0PX
Northumberland Park	3, Birches Close, Waverley Road, London, N17 0PX
Northumberland Park	4, Birches Close, Waverley Road, London, N17 0PX
Northumberland Park	5, Birches Close, Waverley Road, London, N17 0PX
Northumberland Park	6, Birches Close, Waverley Road, London, N17 0PX
Northumberland Park	7, Birches Close, Waverley Road, London, N17 0PX
Northumberland Park	8, Birches Close, Waverley Road, London, N17 0PX
Northumberland Park	Vehicle Repair Workshop, Petrol Filling Station, 1-13 Willoughby Lane, Tottenham, London, N17 0QU

Appendix 2.1 - General comments on the Tottenham AAP Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Policy Ref	Council Response
648	AAP941.	Jennifer Williams, local resident	Access	Re access to Chesnut Estate and roads up to Dowsett Rd. I am in favour of encouraging people not to have cars but sometimes you need to especially if you have a disability or are carrying a load. This has not been an easy place to get access to by car, and it has got worse since the new road system was introduced. To come into from the High road, you can either get to the area by weaving in and out of the busy traffic of Dowsett Road and around Ladysmith / Kimberely Road to Holcombe / Scales Road to Park View Road (convoluted!). Alternatively from Monument Way to Park View Road, there is no right turn out of this road onto Monument Way and, worse, no right turn into the road from the junction with Hale Road. Its is very difficult to get from Tottenham Hale to this estate. You either have to go all around the old Gryratory 'island' which includes a right turn into the traffic on the High Road by Tesco's, or go up Monument Way, right to the High Road and then double back the way you came via Rycroft Way. We have to think ahead about our next journey and decide whether we might as well just park in the Rycroft Way Car park (if there is any room) and just walk to our house.	AAP	Noted. The addition of a policy on transport will look to address transport issues in Tottenham.
802	AAP942.	Michael Hodges	Affordable housing	I could not find for Tottenham Hale, any references to many families living in private rented and temporary accommodation and how the plan will address their needs for affordable rents and decent accommodation; the corners adjacent to Tottenham High Road are crowded with people forced to "hot bed."	AAP	Although there is no specific mention of tenants in the policy they are covered by references to the local community. However, the introductory text has been strengthened to outline that many residents in Tottenham are renting their properties.
806	AAP943.	Candida Amsden	Affordable housing	The housing provided is not for social rent and the prices are out of the reach of the ordinary person. how can any of this building solve the existing housing problems here in Tottenham. Lawrence Rd is being marketed in China. How can these potential property owners possibly be of benefit to those in Tottenham who are in urgent need of housing. The price is way beyond the reach of ordinary Londoners and I expect the rents will be the same.	AAP	Noted. The Council is setting out a policy to maximise affordable housing in new developments, but this is constrained by viability and the grants available to provide different types of affordable housing.
818	AAP944.	Our Tottenham	Affordable housing	We demand that the new housing to be built in Tottenham should be high quality and genuinely affordable. An affordable home is one that is affordable to any tenant earning the London Living Wage. 'Affordable' is not 80% of a market rent, which is unaffordable to the vast majority of Tottenham residents. 70% of such new build affordable housing should be social housing. There should a mix of unit sizes and types to suit local needs, based on evidence – e.g. more provision for large family dwellings, no over-provision of small flats.	AAP	All development in Tottenham will be assessed against the development management policies which require housing to be of a high quality design. Affordable rent is defined as 80 per cent by both the NPPF and London Plan. The Local Plan is required to be in general conformity with both of these documents.
818	AAP945.	Our Tottenham	Affordable housing	All new housing on the site should be high quality and genuinely affordable: - An affordable home is one that is affordable to any tenant earning the London Living Wage. 70% of such housing should be social housing.	AAP	The Council's target for affordable housing is 40% across all new development in the borough. There is no grant and therefore no deliverable way of meeting the 70% social housing target suggested.
422	AAP946.	Environment Agency	Allocations	For clarity and to avoid repetition where possible we have commented on all the sites which have been allocation in both the	SA & AAP	Noted.

				Site Allocations DPD and Tottenham AAP within the next section. Thank you for providing shape files for us to check the environmental constraints of the allocated sites more efficiently. The revised layout of the allocated sites in both documents is clearer and much easier to navigate. We welcome the implementation of site requirements and development guidelines sections and offer site specific comments in the next section. Where necessary we have proposed additional or alternative wording to improve the robustness, supported by the recommendations of the Sustainability Appraisals.		
818	AAP947.	Our Tottenham	Amenities	We recommend to *develop additional pitches and ancillary facilities in the east of Haringey where quality facilities and provision are most needed'*	AAP	The provision of additional pitches will be addressed in the infrastructure delivery plan.
810	AAP948.	Margaret Fowler	Amenities	I very much appreciate receiving Tottenham News to keep up to date with progress but I am very disheartened that it does not include any news of the area where I live. St Ann's and Harringay Wards are very desolate places. Great park but nothing else and just dissatisfaction about St Ann's hospital site. Where are our new houses and shopping areas and new ideas in the park? Thank heavens for the easy transport out of the area I say.	AAP; site allocations	The areas for growth are identified in the Local Plan: Strategic Policies and the majority of development will be located there. Sites within St Ann's and Harringay wards include the Hawes and Curtis site and Wightman Road.
818	AAP949.	Our Tottenham	Best practice	Under site requirements proposals for each site should: Conform to best practice for similar sites around the UK and Europe	AAP	An overall design statement will be included in the DMDPD.
798	AAP950.	Nora Kirkwood	Brownfield	Building on any 'green' site is a harmful and unhelpful for the area. There are numerous empty building falling into greater disrepair without any explanation or action from the Council, as well as sites that are clearly 'brown sites' unfit-for-purpose buildings are an eye-sore and health hazard that should be developed first, before any parkland or green spaces are utilised for anything other than as simple open free spaces for Haringey residents.	AAP	Noted, there is a clear expectation that brownfield sites will be developed, and green/open spaces protected, enhanced, and their accessibility improved.
818	AAP951.	Our Tottenham	Business	No mention of how existing businesses will be involved in and benefit from changes rather than be displaced by them. No mention of how the plan will ensure new jobs are quality jobs and can be accessed by local people. The Our Tottenham Local Economy section of the Charter (Appendix A) should be considered and incorporated. This should be re-written to ensure small businesses, markets, affordable workspace, the contribution of ethnic retailers, local business and community development groups are included and supported within the objective and the policies of the AAP.	AAP	Noted.
818	AAP952.	Our Tottenham	Change of use	Change of use of a site will only be allowed in exceptional circumstances (such as the current usage proven to be unviable), subject to the criteria set out here being fully adopted.	AAP	It is not considered that this approach would be sound under the NPPF. The NPPF requires Local Plans to plan positively for growth. While the Council's aim is not to disrupt existing viable businesses for the sake of it, in growth areas there will be examples of sites which can yield greater public benefit despite the presence of a viable business. In this case, the Council will seek to relocate the business to a more suitable location.
810	AAP953.	Tynemouth Area Residents Association (TARA)	Community	The effect of these plans will cause social damage that will far outstrip that caused by the riots of 2010. It is shocking that Haringey Council, which is supposed to represent its residents, is facilitating this process. It is bringing in outsiders to overshadow, and in some cases destroy, our homes and communities for financial gain.	AAP	Noted.
818	AAP954.	Our Tottenham	Community	Under site requirements proposals for each site should: Conform to Lifetime Neighbourhoods criteria (as set out in the London Plan)	AAP	It is proposed that references to lifetime requirements are taken out of the London Plan. It is therefore not considered appropriate for these to be added to the Local Plan.

818	AAP955.	Our Tottenham	Community	Under site requirements proposals for each site should: In Tottenham, conform to the Community Charter for Tottenham	AAP	The Community Charter has no legal basis, and as such is not suited to being used as a checklist in Site Allocations in the way suggested. It is more suitable that the principles of the charter, where appropriate, are included in thematic policies which the Site Allocations then deliver.
818	AAP956.	Our Tottenham	Community	A Social and Community Impact Assessment outlining how it conforms to the above principles is to be produced for each proposed development.	AAP	A sustainability assessment will be carried out for all Local Plan policies.
818	AAP957.	Our Tottenham	Community	Any prospective developer must demonstrate an active and genuine local community partner involved in the decision-making around the design and management of the future site.	AAP	The planning system ensures local involvement in planning decisions. Feedback is sought at the pre application and application stages, and the decision is ultimately taken by democratically elected members.
818	AAP958.	Our Tottenham	Community	If there is an expression of interest for a Community Plan for the site a minimum period of 12 months shall be set aside to enable such a Plan to be developed before any further action is taken	AAP	It is considered that this could lead to unacceptable delay in delivering development in the borough, and the Plan being found unsound. Community involvement in the planning process is important, but a potential 12 month delay on any proposal is not realistic.
818	AAP959.	Our Tottenham	Community centres	There should be a strict policy of protection of existing community centres	AAP	Community centres will be addressed in the infrastructure delivery plan.
419	AAP960.	Haringey Liberal Democrat Group	Community engagement	We believe that more must be done to engage residents in the regeneration proposals and to ensure that the regeneration of the area is done for the community that is there and not to them. Efforts must be made to ensure people living in Tottenham benefits from the regeneration and are not forced out by high rents and house prices. Likewise for local businesses and traders.	AAP	Noted. Community engagement will continue to be undertaken for all developments proposed for Tottenham.
818	AAP961.	Our Tottenham	Community protection	The aim of attracting new investments, new residents, new businesses and new development to Haringey which underpins the SA DPD should not be done at the expense of the existing community	AAP	Noted. The aim of the document is to improve the opportunities for all Tottenham residents.
810	AAP962.	Tynemouth Area Residents Association (TARA)	Compulsory Purchase Orders	Compulsory Purchase Orders of residential or business properties must not result in owners being priced out of the opportunity to remain living and/or trading in the area. They must be offered equal or improved facilities on or near to their original location by developers.	AAP	Noted. Relocation will be supported where possible, but the CPO legislation allows for financial compensation so that businesses and residents can make their own decisions with regards where they are relocated.
818	AAP963.	Our Tottenham	Consultation	The conclusions of the Soundings report were watered down and partially selected. The SRF does not represent a fair picture of the results of the consultation – for example the strong support for Council housing and for more genuinely affordable housing. This was demonstrated in a FoI request / answer about email exchanges between the consultants and Council, which revealed that Haringey Council attempted to have the findings of the consultation watered-down.	AAP Foreword	Noted. The strategic framework has been adopted by council and is not included in this consultation.
798	AAP964.	Nora Kirkwood	Consultation	I am very aware of the need for good quality; financially accessible and sustainable housing in the area and am generally delighted that after many decades of under-funding, Tottenham will have large scale development; however the Council's plans are being pushed through too speedily and without opportunity for people to be heard sufficiently.	AAP	Support is noted.
798	AAP965.	Nora Kirkwood	Consultation	I have ensured that those people without access to the internet, and those who feel unable to access some of the public events regarding the plans, are able to understand the ideas that Haringey Council have adopted for the future of Tottenham. As a director of a DPULO I	AAP	Noted. Council welcomes the opportunity to work together to improve ways of consulting with the community.

				would be keen to support Haringey Council to reach their disabled population and assist disabled residents to voice their individual responses.		
818	AAP966.	Our Tottenham	Consultation	Absolutely no indication or evidence of how, whether and to what extent any of the comments, feedback and objections received by the Council during that previous consultation was posted on the official web page of the consultation http://www.haringey.gov.uk/housing-and-planning/planning/planning-policy/local-development-framework-ldf/tottenham-area-action-plans-aaps. It is impossible to know whether any comment made by any resident or community group in Tottenham were taken on board. As far as the response submitted by the OT Planning Policy Working Group in March 2014 is concerned, most comments, suggestions, objections and requests were ignored.	AAP Foreword	A consultation report regarding this consultation is available on the Council's website.
408	AAP967.	Mario Petrou	Consultation	Is the basis of the consultation to determine a preferred option a misnomer? Concerned decisions to destroy areas have already been made.	AAP	All responses to the consultation will be analysed and considered in full. Changes will be made to these documents where appropriate before the submission document is submitted to the planning inspectorate.
802	AAP968.	Michael Hodges	Consultation	The requirement to link objections to specific paragraphs also makes it difficult to address omissions from the plan.	AAP	Noted. There was no requirement for comments to be linked to specific paragraphs.
810	AAP969.	Tynemouth Area Residents Association (TARA)	Consultation	The Council frequently uses the terms *key stakeholders and strategic partners* when referring to developers and architectural firms. The Council needs to be reminded that local people are key stakeholders too, not extraneous to the process. The people who are at the heart of the proposed changes are treated with contempt with highly skewed consultations which effectively exclude them from the process.	AAP	Noted, the Council regards local residents as key stakeholders.
815	AAP970.	Zena Brabazon	Consultation	The Haringey Local Plan Site Allocations DPD states that 'Other consultation events will be publicised during the consultation period', yet this has not materialised for the residents living in Tottenham Hale especially those living within or adjacent to the many sites listed in the AAP. Yet, in his introduction to the Tottenham Area Action Plan, Cllr DemIrci confirmed the commitment to consultation	AAP Foreword	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement, Local Development Scheme (LDS) and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
415	AAP971.	Transport for London	Crossrail 2	The allowance made in the AAP for reorientation, renewal and mixed use of industrial areas within the South Tottenham and Tottenham Hale areas is welcomed. Further consideration could be given to expanding such support to other industrial areas which are situated within the area of influence of Crossrail 2.	AAP	Support noted.
415	AAP972.	Transport for London	Crossrail 2	Crossrail 2 is not expected to be completed until around 2030. There are numerous instances in the plan where this date is stated as 2026 (such as 2.30) so that it falls within the timeframe of this plan. If Crossrail 2 is to be included in this AAP, it needs to make explicit that this will bring benefits in the longer term, not during this plan period.	AAP	Noted.
415	AAP973.	Transport for London	Crossrail 2	A number of the sites identified within the AAP are likely to be within the zone of influence of Crossrail 2. Whilst it is acknowledged that Crossrail 2 is not yet a committed scheme, should it become so, it is likely to result in a number of changes to certain site characteristics which could impact upon its development potential. For example, Crossrail 2 could have a positive impact on the PTAL level or site viability which could increase development potential of certain sites. Further consideration of how the AAP could take account of these	AAP	Noted.

				changes could be beneficial – particularly for those sites where delivery is expected from 2020 onwards. It should also be noted that a number of sites may fall within the Crossrail 2 safeguarding areas following the issue of a safeguarding directive (which were recently issued by DfT on 24 March 2015). This will require the Crossrail 2 project team to be consulted on any development proposals within the safeguarding limits to ensure that they would not adversely affect the delivery of Crossrail 2.		
415	AAP974.	Transport for London	Crossrail 2	The advice set out in Guidance Note 1 is strongly welcomed and is an exemplary, proactive and pragmatic approach to ensuring opportunities from Crossrail 2 can be maximised, and one which all local authorities who will be impacted by Crossrail 2 should seek to follow (subject to suggested changes suggested for Draft Policy SA1). However, it is not clear what material weight could be afforded to the approach in its current form as a Guidance Note within the AAP. Whilst the same approach is intended as Policy SA1 in the Site Allocations DPD, we would like to work with LB Haringey to identify what opportunities may exist to strengthen these requirements as part of the AAP.	AAP Ch 4 Guidance Note 1	Noted. Council welcomes the opportunity to work with Transport for London on guidance for Crossrail 2.
818	AAP975.	Our Tottenham	Crossrail 2	If Crossrail 2 is to be supported the chosen sites should not threaten existing housing, communities or neighbourhoods.	AAP Guidance note 1	Noted.
665	AAP976.	Friends of the Earth	Cultural diversity	We would make a general point that the opportunities and advantages of cultural diversity should be a key part of any strategy for future development rather than attempting to create another ‘clone town’. National planning policy sets out the “the desirability of new development making a positive contribution to local character and distinctiveness;” (paragraph 126). In addition ‘improvement’ should not mean loss of small businesses, low cost premises and cultural diversity, and should not focus simply on quantity of employment and retail floorspace but also the type and accessibility level of that space. National planning policy particularly points towards the need to “promote […] a diverse retail offer and which reflect the individuality of town centres; retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;” (paragraph 23).	AAP	Noted.
665	AAP977.	Friends of the Earth	Cultural diversity	We would urge the council to consider the possibility of disconnect between standard approaches to local urban policy and small migrant ethnic economies. Tottenham has amazing ethnic diversity which should positively shape its regeneration initiatives. To reflect this, instead of putting volume housebuilders or major development corporations in charge of bringing forward proposals, the look, feel and provision of developments should be led by community visions. The AAP records (paragraph 1.17) community concerns on these issues however the policy on regeneration (AAP1) says that masterplanning should be “prepared with the council” and makes no mention of the community, and does not mention that regeneration proposals will be supported not just when they are positive, but when they respect the cultural, heritage and ethnic diversity of Tottenham. On compulsory purchase there is no condition that there is a clear and proven community input into the scheme proposed.	AAP	Noted.

421	AAP978.	Historic England	Cycle highway	In addition, we are aware that consultations in respect of a co-ordinated super cycle highway from North Tottenham to the City are under discussion which may provide opportunities for associated public realm works (potentially including integration with the High Road West Masterplan). This is does not appear to be identified in the AAP.	AAP	Noted. **Action: Addition of a paragraph referring to the cycle superhighway and the opportunities for associated public realm works.**
422	AAP979.	Environment Agency	De-culverting	The Moselle Brook and Stonebridge brook are both heavily modified waterbodies, which are largely in culvert. They are both tributaries of the Lower Lee River, classified as 'poor' ecological status and failing to meet 'Good ecological potential' under the Water Framework Directive. The allocated sites should support objectives within the River Basin Management Plan to re-open existing culverts within these areas, where feasible, as supported by strategic policy SP5 of Haringey's Local Plan which encourages all development to restore and enhance the Blue Ribbon Network.	SA & AAP Site Allocations	Noted. **Action: Ensure all sites which contain Stonebridge or Moselle brooks make reference to deculverting where possible.**
422	AAP980.	Environment Agency	De-culverting	All development on sites with culverted watercourses will be expected to investigate the feasibility of deculverting. Deculverting not only provides opportunities to reduce sewage pollution through rectification of misconnections but can also deliver the following wider benefits to the area: • Enhancing the Blue Ribbon Network by providing valuable aquatic habitat, aiding fish passage, and significantly adding to the visual attractions of an area. • Offering educational and play opportunities for children, enhancing pedestrian and cycle routes and giving people a touch of the countryside and its seasons in the town. • Using water in motion to mask city noise and provide an atmosphere of quiet and calm. • Complementing other urban regeneration initiatives, giving a place a sense of identity and bringing commercial benefits such as enhanced image for properties and up to 20% increase in land values or rents. • Reducing maintenance and construction costs by using natural bioengineering techniques rather than concrete constructions. • Reducing flood risk, and creating balancing ponds to help reduce flooding downstream.	SA & AAP Site Allocations	Noted. **Action: Ensure all sites which contain Stonebridge or Moselle brooks make reference to deculverting where possible.**
422	AAP981.	Environment Agency	De-culverting	Where it is adequately demonstrated that deculverting will be unachievable, the design principles should include a robust SuDS scheme to secure alternative environmental enhancements that provide multiple benefits. Water quality improvement is a primary aim of WFD and should be acknowledged and prioritised in all plans. This can be addressed in the AAP through greater reference to need for SUDS and dealing with misconnections. This is supported by Sustainability Appraisal paragraph 17.15.7.	SA & AAP Site Allocations	Noted. Development management policy DM25 covers the requirement for developments to incorporate sustainable drainage systems.
419	AAP982.	Haringey Liberal Democrat Group	Design	The design of buildings and new residential areas should encourage residents to spend time and money in the local area.	AAP	Noted.
801	AAP983.	Sam Davies	Development locations	It seems the Haringey plan concentrates mostly on using Tottenham to provide new housing, with very little development proposed in the more affluent areas of the borough such as the Hornsey/Crouch End area. Is this a deliberate attempt to force out the poor? If not, why not	AAP	It is considered Tottenham has the capacity to provide approximately 10,000 new homes due to the availability of developable strategic brownfield sites, its excellent transport connections, and the need for investment and change to bring

				spread the development evenly throughout the borough?		about the regeneration needed within Tottenham.
426	AAP984.	Thames Water	Drainage	To accord with the NPPF, NPPG and the London Plan text along the lines of the following should be added to the AAP: ***"Water Supply & Sewerage Infrastructure*** ***It is essential that developers demonstrate that adequate water supply and sewerage infrastructure capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water & sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water company to agree what improvements are required and how they will be funded prior to any occupation of the development.*** ***Further information for Developers on water/sewerage infrastructure can be found on Thames Water's website at: http://www.thameswater.co.uk/cps/rde/xchg/corp/hs.xsl/558.htm*** ***Or contact can be made with Thames Water Developer Services by post at:*** ***Thames Water Developer Services, Reading Mailroom, Rose Kiln Court, Rose Kiln Lane, Reading RG2 0BY;*** ***By telephone on: 0845 850 2777;*** ***Or by email: developer.services@thameswater.co.uk"*** It may be possible for public sewers or water mains to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989. The developer would be required to pay for any mains diversions. Thames Water must also be consulted regarding proposals involving building over or close to a public sewer. If building over or close to a public sewer is agreed by Thames Water it will need to be regulated by an Agreement in order to protect the public sewer and/or apparatus in question. It may be possible for public sewers or water mains to be moved at a developer's request so as to accommodate development in accordance with Section 185 of the Water Act 1989.	AAP	Noted. The development management policies already state all proposals for new development will be required to demonstrate that the local public sewer network has adequate capacity to serve the proposed and existing developments; and where such capacity does not exist, provide for suitable alternative arrangements for discharging water. **Action: Amend development management policies by adding water supply requirements**.
818	AAP985.	Our Tottenham	Economy	Our concerns: - The depiction of the existing local economy and approach to local economic development, existing SMEs and businesses	AAP	Noted. **Action: The description of Tottenham will be amended to reflect better the current local Tottenham economy.**
818	AAP986.	Our Tottenham	Edit	Site SS6 is missing from the table of content	AAP contents	Noted. **Action: amend table of contents to add SS6**
419	AAP987.	Haringey Liberal Democrat Group	Employment	Employment and retails spaces should be retained and added to appropriately so that local businesses and traders have spaces suitable for a wide range of needs.	AAP	The development management policies address the council's intention to retain in employment use any non-designated employment floorspace and sites
818	AAP988.	Our Tottenham	Employment	No net loss of employment land and facilities unless the existing site can be demonstrated to have been unviable for a clear 3 year period.	AAP	The development management policies address the council's intention to retain in employment use any non-designated employment floorspace and sites. This will either require

						replacement, or protect existing employment floorspace.
818	AAP989.	Our Tottenham	Employment	All jobs created during and following the development to be quality jobs, above the London Living Wage, with local trade union branch involvement, and earmarked for local people as far as possible, and to include local apprenticeships	AAP	Noted. Apprenticeships are sought already through the Local Plan, and Planning Obligations SPD. Requirements regarding quality of jobs and London Living Wage are outside of the scope of the AAP.
818	AAP990.	Our Tottenham	Employment land	The improvements in accessibility in Tottenham should not lead to a mass conversion of employment land into housing land for the purpose of capturing increasing land values for private developers. Any loss must be exceptional, minor, justified and unviable for a clear 3 year period.	AAP	DM37 of the development management policies addresses the council's intention to retain in employment use any non-designated employment floorspace and sites
818	AAP991.	Our Tottenham	Estate regeneration	For the Northumberland Park area and for the rest of Tottenham, this means that: • No estate regeneration programme should go ahead without a meaningful and fair process of consultation, involvement and empowerment of the existing residents as the drivers of all the decision-making related to their homes. • Such programmes should prioritize improvements to the existing housing estates and their amenities (e.g. finish the Decent Homes Works, concierges, landscaping, community facilities), for the benefit of the current occupants.	AAP	Some housing estates are currently configured in such a way that means they experience issues such as poor connectivity and legibility, socioeconomic disadvantage for existing residents, and poor quality construction. It is, therefore, the Council's conclusion that some estate renewal projects will be required in order to meet objectively identified needs while simultaneously improving the quality of lives for local residents. When considering the options for a site, the need to meet housing need may mean that redevelopment, rather than refurbishment is necessary. In order to enable these projects financially, some cross subsidy of new affordable stock from market housing may be necessary. The Council will work with existing residents to identify an approach for estate renewal which best meets the needs of current and future residents.
818	AAP992.	Our Tottenham	Estate renewal	Our concerns: - The approach to housing provision and to 'housing estate renewal' which permeates the AAP.	AAP	Noted.
818	AAP993.	Our Tottenham	Estate renewal	Refurbishment and renewal is preferred to demolition and re-build, unless this is impossible	AAP	Noted.
640	AAP994.	George Soteris, owner 6-8 Peacock Estate	Evidence	A new review of Tottenham's industrial businesses should be carried out so that the borough knows more about the businesses operating here.	AAP	The employment land study provides an appropriate basis for reviewing the borough's employment designations.
421	AAP995.	Historic England	Evidence Base	We strongly advise that the evidence base identified for the AAP needs to be strengthened in line with paragraph 169 of the NPPF. A number of the documents require updating and we have raised concerns in respect of the guidance set out in the High Road West Masterplan, potentially conflicting with the NPPF in respect of harm to heritage assets. We were not consulted on a number of the other strategies and cannot therefore comment at this stage on their approach to the historic environment. The Council's Conservation Area Appraisals are omitted and would benefit from inclusion. Although these would benefit from updating their omission from the Evidence Base Studies is of concern as these provide detailed advice which is supplemented by the Haringey Urban Characterisation Study. We would also recommend reference to the Heritage at Risk Register 2014.	AAP	Noted. Council will strengthen the heritage and conservation requirements in the AAP. The conservation area appraisals have been used as evidence for this plan however it is not felt necessary to include all of the evidence based documents in the plan. Therefore the appendix has been deleted. **Action: Strengthen heritage and conservation policy** **Action: Remove appendix on evidence based studies**
577	AAP996.	Jane Clossick, PhD	Existing uses	There is no clear evidence presented in the documentation showing an understanding of what is really on the sites proposed for development in terms of number of existing businesses or jobs.	SS1 SS2 SS3 SS5	Council is not proposing to displace businesses currently operating on sites identified in site allocations. The plan sets parameters for development should a site be identified for future

		researcher		There is a great social, cultural, civic and economic value to locally run businesses which cannot easily be replicated. Businesses take a long time to grow, and are deeply embedded in local place and people, for their suppliers and their customers. In Scott's study of the High Road connecting Uxbridge to Romford, they found 80,000 jobs and 6,500 businesses (more than Canary Wharf) and that small plots behind the frontage contained 60% of uses (Adaptable Suburbs & Vaughan, 2014). These are frequently mutually supportive (Ferm & Jones, n.d., p. 15). Standard use class surveys cannot capture this range; more fine grained methods are needed to reveal the mix of uses (Harris et al., 2012, p. 1). Haringey needs to carry out such analysis before proposing destruction of what already exists on the following sites	TG3 NT1 NT3 NT4 NT5 BG1 BG2 BG4 TH2 TH3 NT2 TH8 TH10 TH6	development.
810	AAP997.	Tynemouth Area Residents Association (TARA)	Flooding	Most sites are situated on the Flood Plain, and are at medium/high level threats of flooding and with some Critical Drainage Areas. No sites should be designated for development before an independent Flood Risk Assessment to the whole Tottenham Action Plan Area is carried out.	AAP	Noted. A requirement is being added to sites in critical drainage areas to outline that a flood risk assessment is required. **Action: Addition of a development guideline noting that a flood risk assessment is required.**
413	AAP998.	Natural England	Green roofs	One way of providing enhanced green infrastructure and biodiversity in such an environment can be through the provision of green roofs. Natural England is supportive of the inclusion of green roofs in all appropriate development. Research indicates that the benefits of green roofs include reducing run-off and thereby the risk of surface water flooding, reducing the requirement for heating and air-conditioning and providing habitat for wildlife. We would advise your council that some living roofs, such as sedum matting, can have limited biodiversity value in terms of the range of species that grow on them and habitats they provide. Natural England would encourage you to consider the use of bespoke solutions based on the needs of the wildlife specific to the site and adjacent area. I would refer you to http://livingroofs.org/ for a range of innovative solutions and http://www.london.gov.uk/sites/default/files/uploads/living-roofs.pdf (London GLA 2008) regarding the fit with the London Plan policy.	AAP	Noted, the provision of green roofs is outlined under DM21 of the development management policies. Applicants are referred to the 2014 green roof code for good practice guidance.
801	AAP999.	Sam Davies	Green Space	While I accept that there is a need to provide more affordable housing within London, this cannot be at the expense of our existing green space. If population density increases, more green space is needed, not less. Once community land has been sold to a developer we will never get it back. You don't have the right to deprive future generations of our community land.	AAP	Noted, open space will be protected through the Local Plan.
798	AAP1000.	Nora Kirkwood	Green space	I write to object to plans to build on green sites within Tottenham: 1. Lordship Recreation parkland 2. Keston Road Centre 3. Tottenham Green 4. Bruce Castle 5. 'West Tottenham' proposals Tottenham's parkland and open spaces are important to us as they offer a rural retreat, an ambiance of peace and tranquillity that is sought after so dearly in stressful times. Please, clearly hear this objection from local disabled people who cannot make their own case to the Council planners and members.	AAP	Noted. There are no plans to build on green sites in the borough.
798	AAP1001.	Nora Kirkwood	Green space	Any development on the edge of parkland would completely dominate the parkland it is planned to be built on – even if the plan is	AAP	Noted. The development management policies provides for this situation by stating that development adjacent to open space

				‘temporary’. It would set a precedent that future Council members, officers and residents would be unable to challenge if more development is suggested for our green open spaces.		should seek to protect and enhance the value and visual character of the open land.
798	AAP1002.	Nora Kirkwood	Green space	London Plan Policy identifying MOL (point 7.17) and Draft Policy DM26 quoted regarding protection of MOL and that development adjacent to sites should protect and enhance value of the land. However, in my opinion, the whole of the Tottenham Plan does not offer this protection or enhancement to the green spaces that are so needed in Tottenham and by Tottenham residents.	AAP	Noted. The Tottenham area action plan has been developed to be in line with London Plan policy and the development management policies which provide this protection.
413	AAP1003.	Natural England	Green spaces	We support Haringey Council’s proposal to incorporate “village green” spaces into new developments and to add new public spaces and improve existing spaces so that Tottenham has a quality network of green and accessible spaces (page 20). Haringey is within an area that Natural England considers could benefit from enhanced green infrastructure (GI) provision. As such, Natural England would encourage the incorporation of GI into developments in this area. GI can be designed to maximise the benefits needed for this area, for example it can be used to promote opportunities for recreation, improve links between communities and enhance flood-water management to protect surrounding homes and businesses**.** It can also be used to improve connectivity to other green spaces and to improve conservation and biodiversity.	AAP	Provision for green infrastructure in new developments is managed by the development management policies.
810	AAP1004.	Tynemouth Area Residents Association (TARA)	Guiding principles	In addition to the above we confirm our commitment to the application of the Guiding Principles of the Our Tottenham Planning Policy Working Group (Appendix 1) for all sites in the Tottenham AAP.	AAP	Noted.
810	AAP1005.	Tynemouth Area Residents Association (TARA)	Gyratory system	**Tottenham Gyratory System** Almost 1 year after completion, the Council has failed to address with TfL the unsatisfactory work carried out.	AAP	This issue is outside the scope of the Plan.
818	AAP1006.	Our Tottenham	Health	Tottenham is short of over one fifth of the GPs it needs even before we have an extra 10,000 or so homes as envisaged in the Tottenham regeneration plans. A further 16 GPs are needed to reduce the patient/doctor ratio for the *existing* registered patients to the London average. This makes a total of 31 doctors needed for the N15/N17 areas. It is unrealistic to think these can be accommodated within the premises of the 25 existing practices	AAP	Provision of GP practices will be addressed in the infrastructure delivery plan.
810	AAP1007.	Tynemouth Area Residents Association (TARA)	Health	Tottenham health needs are acknowledged to be some of the highest in the country. Plans do not address the infrastructure required to meet the current needs as well as the needs of an additional 20000+ residents in Tottenham. Recent developments at Hale Village and the Newlon estate at Tottenham Town Hall have substantially increased the population levels without commensurate capacity in health infrastructure	TH6; AAP	Provision of health facilities will be addressed in the infrastructure delivery plan.
419	AAP1008.	Haringey Liberal Democrat Group	Health	We are also concerned that not enough us being done to ensure facilities are in place to ensure local services can cope with more residents. It is particularly worrying that the lack of GP services available in areas of Tottenham has not been tackled and the site	AAP	Provision of GP services will be addressed in the infrastructure delivery plan.

				allocation policy does not provide enough reassurance that solving this problem is a priority.		
810	AAP1009.	Tynemouth Area Residents Association (TARA)	Height	The Potential Development Capacity and Design Principles of sites are excessive, overwhelming and dense; residential buildings are too high and do not offer the opportunity to develop viable local communities. Residential blocks should not exceed 6 storeys, and then only where this does not overwhelm the character and architecture of existing local neighbourhoods.	AAP	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context
805	AAP1010.	Ilona Tofahrn-Flint	Height	Development of tower block in our local community is a vital local amenity and surrounding it with extremely tall buildings will destroy this. A tower block will cause massive stress to all concerned, displacement and disruption for years, and undermine all the successful efforts over decades to build a strong and stable local community and to improve local facilities. It breaches a whole range of planning policies which should protect our community. These blocks will not provide homes for local families, and these proposals include no plans for key service such as GPs and health centres.	AAP (doesn't state which SA)	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
818	AAP1011.	Our Tottenham	Heritage	Preserve the heritage and positive characteristics of the surrounding area and of Tottenham as a whole. Any buildings of merit should be added to the official Haringey Locally Listed Buildings list	AAP	Local listing of buildings is out of scope of this Tottenham AAP.
810	AAP1012.	Tynemouth Area Residents Association (TARA)	Heritage	Tottenham has a large number of high quality existing houses and buildings which form a substantial part of neighbourhood character. Any heritage or high standard buildings must be preserved within the new plans. Buildings that are of significant local merit should be retained and added to a list of such buildings.	AAP	Tottenham contains a number of conservation areas and listed buildings. All developments will be assessed against development management policies which seek to protect the historic environment. The local listing of buildings is out of scope of the Tottenham AAP.
421	AAP1013.	Historic England	Heritage	The AAP is also an important opportunity to protect conservation-led regeneration that has already been carried out in the area, and to help encourage the momentum of investment into the area's historic environment, alongside the broader aims for economic and housing regeneration. We would therefore urge the Council to better integrate this aim into the AAP.	AAP	Noted. **Action: Strengthen conservation-led regeneration within the plan**
421	AAP1014.	Historic England	Heritage	English Heritage would strongly advise that the Borough's own conservation staff are closely involved throughout the preparation and implementation of the Area Action Plans, as they are often best placed to advise on local historic environment issues and priorities, sources of data and consideration of options relating to the historic environment.	AAP	Noted. Conservation staff are involved in the drafting of all Local Plan documents.
421	AAP1015.	Historic England	Heritage	We would be keen to continue working constructively with the Council to achieve these aims and would welcome the opportunity to discuss the above suggestions and how the AAP can better achieve its future vision for Tottenham.	AAP	Noted, Council welcomes the opportunity to continue working with Historic England.
421	AAP1016.	Historic England	Heritage	When English Heritage's London Advisory Committee visited Tottenham in September 2014 they set out a number of recommendations. These included. 1.The need to reflect the smaller character based neighbourhoods and develop local level strategies; 2. Develop clear vision and prioritised aims for local neighbourhoods; The need to pro-actively seek out opportunities to reinforce local identity 3. Set clear policies for strengthening the High Road as the centre of	AAP	Noted. **Action: Include further information from the urban characterisation study within the text introducing each neighbourhood.** **Action: Create visions for each neighbourhood.** **Action: Addition of a policy on development along the high road**

				activity through a better contextual design approach, with investment in design skills at officer and member level. 4. Develop new approaches to build understanding and interest in local character with local communities.		
806	AAP1017.	Candida Amsden	Housing	The plans for Tottenham do not address the housing problems that we have at present in this area. It appears that these building projects only benefit the property developers who stand to make a lot of profit from these sites.	AAP	The plan aims to provide approximately 10,000 new homes in Haringey to help contribute to issues in the borough such as overcrowding and to provide housing choice for current and future residents. The AAP aims to manage development to benefit both current and future residents of Tottenham.
818	AAP1018.	Our Tottenham	Housing	Our concerns: - The overall scale of housing growth (+10,000 homes) planned for Tottenham and the implications this has for existing and future social infrastructure	AAP	Social infrastructure to cater for the increased population will be addressed by the infrastructure delivery plan.
818	AAP1019.	Our Tottenham	Housing	For the Northumberland Park area and for the rest of Tottenham, this means that: • There should be no demolition of structurally sound homes, absolutely NO NET LOSS of social housing unit and no displacement of existing tenants and residents as part of any plan for the area. The approved development of the Tottenham Hotspur's FC has been done at the expense of the surrounding population's needs and the retreat of the Council with regard to S106 contributions (in particular affordable/social housing, but also the £17m contribution for local community infrastructure) from the developer in Feb. 2012 is a grave mistake that should be renegotiated and not be repeated in any future development in Tottenham.	AAP	Some housing estates are currently configured in such a way that means they experience issues such as poor connectivity and legibility, socioeconomic disadvantage for existing residents, and poor quality construction. It is, therefore, the Council's conclusion that some estate renewal projects will be required in order to meet objectively identified needs while simultaneously improving the quality of lives for local residents. When considering the options for a site, the need to meet housing need may mean that redevelopment, rather than refurbishment is necessary. In order to enable these projects financially, some cross subsidy of new affordable stock from market housing may be necessary. The Council will work with existing residents to identify an approach for estate renewal which best meets the needs of current and future residents.
634	AAP1020.	Alan Stanton, local resident	Housing mix	The housing proposed in the plans is largely high rise tower blocks 'with the emphasis being on the more affordable end of the spectrum'. (para 5.34). It goes on to say ' the delivery of 1 and 2 bed units will be prioritised in keeping with Tottenham Hale's urban character'. Yet the great need here in Tottenham Hale, as in the rest of Tottenham is for genuinely affordable public housing for families. Introducing a managed, institutionalised private rented sector will do nothing for these families who will be squeezed out as property prices and rents rise. Tottenham Hale has a high proportion of families living in private rented and temporary accommodation. There is no mention of tenants and their needs in Haringey's "Local Plan Preferred Option Development Management Policies Consultation Document February 2015. The AAP for Tottenham Hale similarly does not mention tenants once, whilst making 46 references to owners. Yet the impact on them of these council proposed policies and plans is extremely serious, especially regarding the singular lack of commitment to genuinely affordable or social housing in these developments.	DMDDPD General, AAP General	It is noted that there is a need for affordable family housing, amongst a range of needs for housing in the borough. The approach put forward in the document seeks to enable a portfolio approach to sites, where the delivery of higher densities in some areas can create uplift in affordable and family housing on others.
818	AAP1021.	Our Tottenham	Industrial land	Industrial land designation is important to safeguard the sites and their usage.	AAP	DM37 of the development management policies addresses the council's intention to safeguard industrial land and retain in employment use any non-designated employment floorspace and sites
646	AAP1022.	the Headorn Tenterden	Lack of investment	We are concerned that Tottenham Hale and South Tottenham will become the commercial centres of Tottenham, isolating our	AAP	Commercial development is expected in the north of Tottenham as well as around Tottenham Hale and in south Tottenham. The

		Beaufoy Gretton Residents Association		residents who suffer from a predominance of fast food shops and betting shops in our neighbourhood.		new Tottenham Hotspurs stadium will be a catalyst for economic regeneration of the area, including the creation of an improved leisure based local centre.
810	AAP1023.	Tynemouth Area Residents Association (TARA)	Land ownership	The land issues noted in the *Built Environment Snapshot* are of major concern. Development benefits from *high public land ownership and low land values* must accrue to existing/future local residents and communities rather than excessive profits to developers.	AAP	Noted. The AAPs vision is that Tottenham's transformation will benefit existing as well as future residents of Tottenham.
804	AAP1024.	Lesley Reeves Costi	Leaseholders	The dangers of demolishing buildings and losing value is unfair because we bought our flat in order to get in the housing market, which is has certainly helped us to do but we need it to remain there. For those who own property, it is their lifeline and the loss of this would result in further deprivation.	AAP	In the case of any compulsory purchase order leaseholders are offered compensation based on the principle of equivalence. This means they will be no worse off in financial terms after acquisition, and no better off.
806	AAP1025.	Candida Amsden	Leaseholders	Leaseholders are not given the full value of their property and therefore are removed from London, thus breaking up families and causing mental health problems.	AAP	In the case of any compulsory purchase order leaseholders are offered compensation based on the principle of equivalence. This means they will be no worse off in financial terms after acquisition, and no better off.
413	AAP1026.	Natural England	Lee Valley Regional Park	We note that Haringey Council considers that access to the Lee Valley Regional Park is poor at present and that it is considering providing enhanced connections to the Park, including creating better pedestrian and cycle links into the Park and a new Green Link leading into the Park. We would emphasise however that parts of the Park are Special Protection Areas (SPAs) and as such are strictly protected sites under European legislation, classified for rare and vulnerable birds and for regularly occurring migratory species. The following link on our website provides access to details of individual SSSIs - http://www.sssi.naturalengland.org.uk/Special/sssi/search.cfm. The impacts of such connections and links on the protected areas of the Park should be taken into account when considering such proposals.	AAP	Noted. Council will work with Lee Valley Regional Park Authority on any proposals within, or in the vicinity of, Special Protection Areas to ensure development does not impact adversely on these sites. A habitat regulations assessment will be undertaken for this plan to assess the impact of the policies on SPAs.
810	AAP1027.	Tynemouth Area Residents Association (TARA)	Health	The Kings Fund Report, General Practice in London, Dec. 2012, shows that Tottenham GP's have 22.2 percent more patients on their lists, on average, than London GPs in general. who is responsible for ensuring that sufficient GPs are set up in areas of major new housing developments?	AAP	GP provision will be addressed in the infrastructure delivery plan.
810	AAP1028.	Tynemouth Area Residents Association (TARA)	Parking	Most parking in South Tottenham is on the street so parking spaces are already at a premium. Such a large influx of people will put huge strain on this. It would also introduce a large number of new cars and heavy vehicles to an area that already suffers from high traffic congestion and the associated pollution and noise problems.	AAP	All new developments will be subject to development management policies which manage the provision of car parking and transport for new developments.
648	AAP1029.	Jennifer Williams, local resident	Pedestrian accessibility	Also the road crossings for pedestrians are more difficult. (And many at each junction) Particularly at the Monument. 1. There is a phase crossing the High Road bus lane on the North side which is perfectly safe for pedestrians, currently the busses are on a red light but so are they, as north bound traffic turns left into Monument Way.	AAP	Noted. Pedestrian crossings will be considered as public realm enhancements along the high street. **Action: Addition of a new policy regarding transport**

				2.There is no safe pedestrian crossing diagonally from the Chestnuts Estate Area to Tottenham Green / Leisure Centre, as there is no Pedestrian phase by the old well at the lights across the top of Philip Lane, or the adjacent lights across the high road at the south of the junction.		
818	AAP1030.	Our Tottenham	Planning contributions	How these amenities and services would be provided and funded – in particular through Section 106 agreements and the CIL – is not explored convincingly in the AAP.	AAP	This will be addressed through the infrastructure delivery plan.
818	AAP1031.	Our Tottenham	Planning contributions	For Site Allocations, s106 and CIL to be paid towards community benefit to be calculated as all the development profit/surplus expected less 7% for the developer (which we understand is the approx.. European average profit margin). The current CIL to be recalibrated at much higher rate to reflect this figure. At least 20% of the total to be paid shall go to local green space improvements, and at least 20% shall go to youth services and facilities in the area.	AAP	This is outside the scope of the Tottenham area action plan. Council will be undertaking a review of its CIL and will take these comments into account.
418	AAP1032.	Sport England	Playing pitches	Further clarity is required around existing playing field sites within the AAP area. It is unclear from the AAP whether existing playing field site are intended to be protected or whether it is intended that they will be lost to development. Sport England is concerned regarding the lack of specific reference to this and would like to see the AAP amended to include text which is explicit on this point on way or another. In particular, the Down Lane Park Fredrick Knight Sports Group and Power league site need to be protected in accordance with Para 74 of the NPPF. Sport England aims to ensure positive planning for sport, enabling the right facilities to be provided in the right places, based on robust and up-to-date assessments of need for all levels of sport and all sectors of the community. To achieve this our objectives are to seek to PROTECT sports facilities from loss as a result of redevelopment; to ENHANCE existing facilities through improving their quality, accessibility and management and to PROVIDE new facilities that are fi t for purpose to meet demands for participation now and in the future. We work with the planning system to achieve these aims and objectives, seeking to ensure that they are reflected in local plan policies, and applied in development management. The Government's National Planning Policy Framework (NPPF) is clear about the role that sport plays in delivering sustainable communities through promoting health and well-being. Sport England, working with the provisions of the NPPF, wishes to see direct reference to sport in local planning policy to protect, enhance and provide sports facilities, as well as helping to realise the wider benefits that participation in sport can bring. Sound policy can only be developed in the context of objectively assessed needs, in turn used to inform the development of a strategy for sport and recreation. Policies which protect, enhance and provide for sports facilities should reflect this work, and be the basis for consistent application through development management. Sport England is not prescriptive on the precise form and wording of policies, but advises that a stronger plan will result from attention to taking a clearly justified and positive approach to planning for sport.	AAP	As per SP13 of the Local Plan: Strategic Polices sports facilities (including playing fields) are protected open spaces. All fields are protected from development. In exceptional circumstances where it may be necessary to build on playing pitches this is identified and any playing field would be reprovided to ensure no net loss of pitches.

				Policies could be included in a separate chapter on sport and recreation or, following the NPPF, be part of a chapter on health and well-being. In all cases, however, policies for sport and active recreation must be properly justified, include criteria against which development proposals will be judged and be based on a robust and up-to-date assessment of need as required by paragraph 73 of the NPPF. In this way, planning authorities will be able to demonstrate that their plan has been positively prepared (based on objectively assessed needs), is consistent with national policy (reflecting the NPPF), is justified (having considered alternatives) and effective (being deliverable). Without such attention there is a risk that a local plan or other policy document could be considered unsound. The NPPF clearly recognises the role of sport and recreation as a fundamental part of sustainable development, and expects local authorities to plan positively for these needs and demands accordingly. The protection and provision of opportunities to participate in sport is seen as fundamental to the health and well-being of communities (NPPF, section 8), meaning that local authorities must plan and provide accordingly through policy and development management. Without a robust and up-to-date assessment of need (as required by paragraph 73 of the NPPF), there is a risk that a local plan document could be considered unsound. Sport England will resist the allocation of any playing field site for development unless there is a robust assessment (Playing Pitch Strategy to Sport England methodology: https://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/playing-pitch-strategy-guidance/) in place at the point of allocation which has clearly shown the open space, buildings or land to be surplus to requirements. Sport England would expect any policy in the APP to be very explicit on the need to retain (in playing field use) and not prejudice the use of the existing playing field.		
815	AAP1033.	Zena Brabazon	Portfolio approach	The entire thrust of these plans is to create a forest of tower blocks which will impact on our local physical environment; our park; and on local families who need proper affordable homes. Little account is taken of these matters in these proposals which give a green light to developers to build over 15 stories and with high densities. I oppose this approach since it will change the character of the area, pays no regard to the quality of life of existing residents and has very scant provision for social housing. Phrases such as 'the Council will take a portfolio approach to housing, using the delivery tools at its disposal to make flexible arrangements for certain uses in key areas of Tottenham Hale' needs unpicking. What does this really mean, what are the implications for local residents, and what are the Council's intentions?	AAP	The development management policies will manage the design of buildings to ensure their impact on the existing area is minimised. Design also takes into account privacy and light concerns which aim to protect the amenity of existing residents. Affordable housing in developments is also managed by the development management policies. **Action: Amend the wording to make it clear what is being proposed and minimise use of jargon.**
638	AAP1034.	Fiona Scott, local resident	Provision of new floorspace	The AAP document refers to the delivery of new workspace to replace existing employment floorspace lost (especially in relation to High Road West). However this is discussed in the context of the	AAP	Noted.

				delivery of 'residential-led mixed use development'. There is very little or no recent precedent of meaningful or viable workspace being delivered by residential-led development. Workspace must be delivered in the context of workspace-led development if it is to be meaningful. If left to the market. the outcome will either be A. small quantities or inadequate and largely un-letable ground floor units the design of which have not been led by the needs of businesses, or B. residential developers gradually reducing amount of workspace provided because of their viability concerns (as residential developers).		
818	AAP1035.	Our Tottenham	Public realm	For each development, all interfaces with streets, public areas or back gardens should enhance the view and contribute positively to local community experience of the site.	AAP	Noted. Interface with the public realm will be addressed through the development management policies.
414	AAP1036.	GLA	Public transport	The draft AAP references various planned and forthcoming connectivity improvements (including the introduction of Crossrail 2 and the delivery of three-tracking along the West Anglia Main Line), and recognises that these improvements would further contribute to the potential for future housing and economic growth in Tottenham. This is supported; however, it is also recommended that the potential four-tracking of the West Anglia line is also referenced within the draft plan.	AAP	Noted. **Action: Reference will be made to potential four tracking of West Anglia Line**
645	AAP1037.	Keith Dobie, local resident	Regeneration	As a lifelong Tottenham resident I am extremely concerned, as are many other 'locals', at the scale and complexity of the plans to "regenerate" Tottenham. Whilst these are presented as just proposals, it seems clear that the commercial interests of the private developers, now in consultation with council officers, will be a major driving force behind any future decisions. It must be questionable if their interests and the those of the wider Tottenham population are compatible.	AAP	The plans for Tottenham are intended to benefit the lives of existing residents as well as new ones.
810	AAP1038.	Tynemouth Area Residents Association (TARA)	Regeneration	The overall extent of the AAP would be to condemn Tottenham to years of upheaval and uncertainty, and large swathes of the area will be relegated to the condition of a building site.	AAP	Development is required across London to ensure there is sufficient housing for the current and future residents of London. Haringey is required to build approximately 19,820 new homes between 2015 and 2026. Development will be undertaken to ensure the impact of construction on neighbouring properties and the area in general is minimised.
589	AAP1039.	Anonymous Local resident	Retail	Build new bigger shopping market stores in Tottenham	AAP	Noted. Site allocations within Tottenham provide for the provision of retail development.
818	AAP1040.	Our Tottenham	Planning contributions	We recommend to develop the use of section 106 agreements ..... to create or improve local sports and leisure facilities. The population in Haringey is set to rise.... Haringey Council is responsible for providing the growing community with sport and recreation facilities that are accessible and inclusive to meet the demand of an increasing population'.	AAP	Noted. This is outside the scope of the Tottenham AAP. This would be addressed in an update to the planning obligations supplementary planning document.
422	AAP1041.	Environment Agency	Sequential testing	We previously highlighted that any sites allocated within the Area Action Plan would need to be sequentially tested in addition to the Site Allocations. We are pleased to see that a sequential test has now been undertaken to support the Site Allocations and Area Action Plan.	AAP	Support noted.
818	AAP1042.	Our Tottenham	Service Level Agreements	We recommend to develop Service Level Agreements with a number of schools to extend community access to school facilities and to implement dual use'	AAP	This is out of scope of the Tottenham AAP however it will be addressed within the infrastructure delivery plan.

818	AAP1043.	Our Tottenham	Site allocations	Relate to sites that are mostly vacant or derelict. Any site consisting of mostly viable buildings and usage should not be subject to a Site Allocation or earmarked for demolition or change of use, except in very exceptional circumstances (such as those buildings and activities not contributing to any of the agreed goals for Tottenham and Haringey, or being predominantly vacant or derelict). No housing that is structurally sound should be demolished. It should be recognised that a Site Allocation for development is likely to create huge uncertainty, stress and blight for the current occupants of the site – this is unnecessary and unacceptable except in the most exceptional circumstances. Local Plan policies already allow for refurbishment and renewal of existing buildings, improvements to social infrastructure and the streetscape etc.	AAP	Noted.
806	AAP1044.	Candida Amsden	Social housing	The promise to rehouse existing council tenants once these developments are built has not actually happened in other parts of London. They have not been offered a decent alternative in the same locality and they do not enjoy similar security. Housing associations do not offer the same security that council tenants enjoy and their rents are higher.	AAP	Noted.
818	AAP1045.	Our Tottenham	Social housing	Anyone displaced by the development (whether residential or commercial tenant) must be rehoused by the developer in an equivalent or improved arrangement in the final site or nearby	AAP	The Council will seek to meet the needs of any residents on housing renewal sites; however this is outside the scope of planning. Efforts will be made where possible to keep existing commercial operators within the borough.
810	AAP1046.	Tynemouth Area Residents Association (TARA)	Social infrastructure	The AAP gives no indication of the effect of 10000 new homes on the already deficient social infrastructure needed to sustain additional 20000+ residents (our own calculations suggest that this figure could be substantially higher).	AAP	Social infrastructure provision will be addressed in the infrastructure delivery plan.
818	AAP1047.	Our Tottenham	Social infrastructure	Development to include additional social infrastructure, including adequate levels of quality, public open space (including major new spaces to address areas of deficiency as set out in the London Plan), play areas/equipment, and a range of other social infrastructure and amenity infrastructure, to serve the residents in and near the site. No net loss of social infrastructure.	AAP	Where possible in new developments in areas of open space deficiency, new public open space will be sought in new developments. **Action: Add requirement for any new development in an area of open space deficiency over 1Ha to seek to provide new publically accessible open space.**
818	AAP1048.	Our Tottenham	Stakeholders	These 'delivery partners' are by and large not known to the public, although in many cases prospective developers have already been in contact with the Council for proposals regarding specific sites.	AAP Foreword	Noted.
676	AAP1049.	Lee Valley Regional Park Authority	Support	The Authority supports the Green Link concept which seeks a new east-west landscaped pedestrian and cycle route between Tottenham High Road and the Regional Park through the Tottenham Hale area. Officers from the Authority are currently involved in a working party to deliver this. Policy AAP4 'Green Link' (page 37) and the outline provision as part of the site requirements included within the Allocated Sites to safeguard the route are supported. The Authority would expect the Green Link to form part of the Infrastructure Delivery Plan (Chapter 6 para 6.11).	AAP	Support noted. The green link will be included in the infrastructure delivery plan.
620	AAP1050.	Anna Gurdaniec, local resident	Support Tottenham Civic Society	Support Tottenham Civic Society response	AAP	Noted.
421	AAP1051.	Historic	Sustainability	The Interim Sustainability Appraisal (SA) which has been published	AAP	Noted.

		England	appraisal	alongside the AAP sets out two strategic options for growth. Section 17.13 of the Sustainability Appraisal (SA) for the Draft AAP states that the proposed policies are likely to have a relatively small impact on townscape and cultural heritage issues (consummate with a "no plan" baseline impact). Therefore reliance is placed upon existing Development Management policies to manage change. We would advise that this approach does not reflect the need in the NPPF to set out a positive strategy for the conservation and enjoyment of the historic environment. In our view failure to appropriately identify and plan for the conservation and enhancement of the historic environment within the AAP may result in development which does not address all 12 principles for sustainable development. The SA in weighing both options considers similar unclear outcomes for both options and does not appear to be based on accurate information, identifying only North Tottenham as "at risk" on English Heritage's Register of Heritage Assets at Risk, and referring rather opaquely to "several" high quality listed and local buildings.		**Action: Strengthen text in document related to heritage and conservation.**
815	AAP1052.	Zena Brabazon	Tenants	There is no mention of tenants and their needs in Haringey's "Local Plan Preferred Option Development Management Policies Consultation Document February 2015. The AAP for Tottenham Hale similarly does not mention tenants once, whilst making 46 references to owners. Yet the impact on them of these council proposed policies and plans is extremely serious, especially regarding the singular lack of commitment to genuinely affordable or social housing in these developments.	AAP	Although there is no specific mention to tenants in the policy they are covered by references to the local community. However, the introductory text has been strengthened to outline that many residents in Tottenham are renting their properties. **Action: Addition of a paragraph under social demographics which outlines housing tenure within Tottenham**
419	AAP1053.	Haringey Liberal Democrat Group	Consultation	The future townscape must be presented to local people in a variety of forms, so that there can be meaningful consultation and dialogue. It is highly questionable whether the plethora of policy and strategy documents currently available from the council's website are known to more than a small proportion of Tottenham residents.	AAP	Noted. Council's consultation approach is outlined in its Statement of Community Involvement.
422	AAP1054.	Environment Agency	Water Resources	Haringey is located in the Thames Water supply zone and in an area of serious water stress, which does not appear to have been identified in the plan. With such a significant increase in the number of houses, we would expect the AAP and DM DPD to include a policy reflecting the requirements of London Plan policy 5.15 water use and supplies, for residential development to be designed so that water consumption would be at 105 litres or less per head per day. This is supported by the AAP Sustainability Appraisal paragraph 17.15.7. It is Thames Water's responsibility to manage the demand for water. Every five years, Thames Water publishes a Water Resources Management Plan in which they assess future water demand over the next 25 year period. We review and discuss any proposals to meet additional water requirements. The plan put forward by Thames Water has a strong emphasis on demand management and water efficiency to help meet future water supply requirements. The Environment Agency does support this approach but it will require others to contribute for these aims to be achieved.	DM & AAP	The Council recognises the importance of water conservation in delivering sustainable development. Information regarding Thames Water responsibility to manage demand for water is noted. The Council will continue to work with key stakeholders to ensure that growth is appropriately supported by essential infrastructure. Haringey's adopted Local Plan: Strategic Policies Policy SP5 (Water Management and Flooding) requires all development in Haringey to be water efficient and paragraph 4.2.3 states that the Council will require the incorporation of water saving measures and equipment in all new development in order to meet London Plan water consumption standard of 105 litres or less per head per day. Further guidance on water conservation is also included in the Council's Sustainable Design and Construction Guidance SPD.
805	AAP1055.	Ilona Tofahrn-Flint	Work with community	The Area Action Plan and draft local plan is unacceptable & should be withdrawn immediately. Instead the Council must work with the community to protect, support & improve all the existing homes, estates, facilities & communities in the area.	AAP	Noted.
818	AAP1056.	Our Tottenham	Youth services	An expansion of youth services and facilities and nurseries is absolutely vital across Tottenham.	AAP	Noted. Youth facilities and nurseries will be addressed in the infrastructure delivery plan.

AAP Chapter 1

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Policy Ref	Council Response
408	AAP1.	Mario Petrou	Gentrification	Objection to the change which will bring in new people looking for a stepping stone which would change the character of areas. Concerned what will happen to the existing residents who may no longer fit in with the 'New Tottenham', will they have to relocate?	AAP 1.1	Noted. The vision for Tottenham is to manage development and regeneration of the area to ensure its transformation benefits existing as well as future residents.
818	AAP2.	Our Tottenham	Edit	See our concerns and objection to these objectives in the response to the Core Strategy alterations.	AAP 1.3	Noted, please see our response in the consultation report for the Alterations to the Strategic Policies.
818	AAP3.	Our Tottenham	Estate renewal	Demolition is not 'renewal'. A policy of applying 'balance' only to social housing estates is discrimination, possibly unlawful discrimination. We strongly contest the type of 'estate renewal' proposed here. Behind the word 'a more balanced mix of housing tenure and greater housing choice' is in effect a strategy of demolition of existing social housing units and blocks, with a net loss of the total Council and social housing stock, and without input for the affected residents. We want the following principle to be including in the Tottenham AAP: No urban renewal or regeneration scheme should entail ANY demolition of structurally sound homes, or any net loss of Council or socially rented housing units.	AAP 1.4	Some housing estates are not currently configured in such a way that they make the maximum contribution to these needs, variously experiencing issues such as poor connectivity and legibility, socioeconomic disadvantage for existing residents, and poor quality construction. It is, therefore, the Council's conclusion that some estate renewal projects will be required in order to meet objectively identified needs while simultaneously improving the quality of lives for local residents. When considering the options for a site, the need to meet housing need may mean that redevelopment, rather than refurbishment is necessary. In order to enable these projects financially, some cross subsidy of new affordable stock from market housing may be necessary. The Council will work with existing residents to identify an approach for estate renewal which best meets the needs of current and future residents.
818	AAP4.	Our Tottenham	Social infrastructure	How and where these will be provided to accompany the planned 10,000 new homes is NOT demonstrated in this AAP. There is a chronic lack of community infrastructure already (see our cover letter).	AAP 1.5	An updated infrastructure delivery plan will outline where new or improved infrastructure is required to support population growth.
818	AAP5.	Our Tottenham	Inequality	We welcome all these objectives. However, at present the AAP proposal will not only NOT address the inequalities present across Tottenham but will reinforce and make them worse, through processes of displacement of homes and businesses at particular sites.	AAP 1.6	Support for the objectives is noted.
818	AAP6.	Our Tottenham	Consultation	[Clarity and increased certainty] cannot be the case if the broad public does not know about the interests, preliminary proposals and stakeholders who have already held discussions with the Council about potential development at particular sites	AAP 1.8	Noted.
818	AAP7.	Our Tottenham	Development ; infrastructure	How this balance will be achieved is not demonstrated and highly questionable. See our overall comment about social and community infrastructure.	AAP 1.8	Noted. **Action: Amend text to outline that the infrastructure delivery plan will be used to inform the delivery of infrastructure to support growth outlined in the AAP.**
818	AAP8.	Our Tottenham	Consultation	See our general comment about the consultation process and its flaws.	AAP 1.8	Noted.
818	AAP9.	Our Tottenham	Infrastructure ; growth target	This is not the function of an AAP. These things should have been thought through before the final draft of the AAP.	AAP 1.9	Noted, this paragraph will be amended to make the role of the AAP clearer. **Action: Amend text to make it clear that the infrastructure**

						delivery plan will be used in conjunction with the AAP
818	AAP10.	Our Tottenham	Edit	Incomplete sentence…	AAP 1.9	Noted, this will be amended. **Action: amend text as appropriate**
818	AAP11.	Our Tottenham	Map	A much more detailed map, with the name of the streets marking the exact boundaries, need to be included.	AAP figure 1.0	Noted, clearer maps will be produced to ensure they are easier to understand.
818	AAP12.	Our Tottenham	Community	Who is 'the community' here? That there is such an agreement is the Council's view, but has been seriously contested and challenged by many community groups in Tottenham. See comment made on p. 3 about that.	AAP 1.11	In October 2013 a five-month consultation exercise called Tottenham's Future was undertaken to gather views from the community on their views and ambitions for the next 20 years. More than 3,700 people contributed to the consultation through a variety of methods.
818	AAP13.	Our Tottenham	Consultation	No evidence that comments, feedback, demands, objections made by many community groups have been taken into account. See comment made on p. 3. For High Road West, see Appendix A2: Local traders condemn 'sham' Council consultation for North Tottenham High Road West. Backed by 4,000-strong local petition against demolitions, they call for a new scenario for the area.	AAP 1.13	Noted.
818	AAP14.	Our Tottenham	Consultation; evidence base	Several of these studies were released to the public on the same day as the public consultation for the 4 Local Plan documents opened. This is unacceptable as it does not give any member of the public or community group the time to read and process some key studies which underpin the policy choices proposed by the Council.	AAP 1.13	Noted, however there is a requirement to hold statutory consultation and the Council has followed this in regard the Local Plan. Evidence documents are generally made available as soon as they are prepared on the Council's website.
799	AAP15.	Bob Lindsay-Smith	Issues of importance	AAP does not address the matters that people care about most - not even points listed in the document itself..	AAP 1.17	Noted, Council believes this AAP will help to address concerns outlined in 1.17. Consultation responses from the community will help to address this further.
818	AAP16.	Our Tottenham	Community	These summarizing themes (1.17) actually describe quite well what the core concerns expressed in our previous responses to the January 2014 consultation were. However, there is no evidence in the current draft AAP document that they have been seriously taken into account in the actual proposals made for various key sites.	AAP 1.17	Noted, Council believes this AAP will help to address concerns outlined in 1.17. Consultation responses from the community will help to address this further.
818	AAP17.	Our Tottenham	Edit	That link is invalid. Where is the report referred to? It is not here either: http://www.haringey.gov.uk/housing-and-planning/planning/planning-policy/local-development-framework-ldf/tottenham-area-action-plans-aaps	AAP 1.17	Noted, a new link will be provided in the document. **Action: update link to January 2014 consultation**
799	AAP18.	Bob Lindsay-Smith	Local services	The AAP does not address the difficulty of attracting primary care groups and new schools to take up sites in new developments. They are businesses or at least, social enterprises that still have to show return on capital, and will go where there is the most S106 or CIL support. Sadly large developers in Tottenham have recently not provided as much S106 funding as was originally required of them.	AAP 1.17 3rd Bullet point.	Noted. The provision of primary care facilities and new schools will be addressed through the infrastructure delivery plan. Section 106 planning obligations for large developments are set out in the planning obligations supplementary planning document.
408	AAP19.	Mario Petrou	Healthcare	Angered by comments of deficiencies in healthcare when the Council granted planning permission for St Ann's hospital.	AAP 1.17, 3rd Bullet point.	Noted.
799	AAP20.	Bob Lindsay-Smith	Regeneration	The AAP does not address the problem that these regeneration schemes would increase rental and land values, so that it would become increasingly difficult for people to live in the area. Many existing residents and businesses will be forced out. Even if a resident owns the freehold of their house or flat, their adult children are unlikely to be able to continue to live in the area unless they stay with their parent.	AAP 1.17 4th Bullet point.	Noted.
799	AAP21.	Bob Lindsay-Smith	Community preservation	The AAP fails in the preservation of existing communities, with their existing character of buildings. High Road West with its mix of	AAP 1.17 5th Bullet	Noted.

				residential and business would be destroyed. The residential blocks there could have been improved with concierges, as local Councillors have argued for years. Northumberland Park would be transformed completely - the residential blocks there also have plenty of life left in them and do not need to be demolished.	point NT3; NT2	
421	AAP22.	Historic England	Heritage	In respect of the statement "A desire to see distinctiveness existing character of neighbourhoods retained and preserved, including local heritage", we would suggest that the term "designated and undesignated local heritage assets" is used in order (to more closely tie this to the policies set out the NPPF).	AAP 1.17 5th Bullet point	Noted.
799	AAP23.	Bob Lindsay-Smith	Decent homes	The best single thing that could be done to support local communities would be to complete the Decent Homes programme for all social housing. The AAP does not even mention this programme. The prospect of regeneration, far from benefiting tenants, has been used to justify putting it off because 'it needs to be considered within the context of more comprehensive regeneration options for the area' ('Housing Capital and Decent Homes Programme 2014-16', Section 2.5).	AAP 1.18	As outlined in the document, the Decent Homes programme is not always the best way to improve housing stock. This is because the programme can not deal with issues of estates which were poorly laid out and constrained in their ability to make further modifications.
818	AAP24.	Our Tottenham	Previous consultation	The AAP ignores most of the above points (1.17 and 1.18) or its proposals would go in the opposite direction to what is expressed.	AAP 1.18	Noted.
818	AAP25.	Our Tottenham	Consultation	See our concern about the flaws of that process [Tottenham's Future consultation] in the comment made on p. 3	AAP 1.18	Noted.
818	AAP26.	Our Tottenham	Local businesses	'Support local independent traders' - Many proposals (e.g. NT3) contradict this directly.	AAP 1.18	Noted. **Action: strengthen text in document to reflect comment.**
818	AAP27.	Our Tottenham	Social housing	Explicit reference should be made to the principle of NO NET LOSS of Council or social housing units anywhere in the Borough.	AAP 1.18	Local Plan: Strategic Policies SP2 Housings states that there will be no net loss of existing affordable housing, by habitable rooms, in new development.
799	AAP28.	Bob Lindsay-Smith	Affordable housing	The AAP does not address one cause of overcrowding: the fact that private rents for small houses are already so high that large numbers of people are compelled to share each house, to be able to afford the total cost. The AAP would appear (see above) to set a target in this area for social housing to comprise just 20% of the total housing (40% of the 'affordable' which would be 50% of the total). Has the effect of this figure on waiting lists been evaluated?	AAP 1.18 (d)	Noted. The Plan seeks to maximise the proportion of overall affordable housing, within viability and policy constraints which limit the number, and price, of new stock.
799	AAP29.	Bob Lindsay-Smith	Wind tunnelling	Some improvements to the physical environment are suggested, but where there are high rise buildings planned the well-known effects on ground wind speed are likely to detract from the physical environment. Local amenities which are currently available to all the public will be reduced by the requirements of new schools for playing areas - at Northumberland Park and at Tottenham Hale.	AAP 1.18 (e)	Design guidelines in the development management policies will help ensure that any adverse effects of tall buildings on the area are minimised or mitigated. The infrastructure delivery plan will address local amenities including where these should be located in Northumberland Park and Tottenham Hale.
799	AAP30.	Bob Lindsay-Smith	Playground	The AAP does not mention the fantastic Somerfield Grove Adventure Playground. Does that mean that it would be built on? Nor Bruce Grove Youth Club.	AAP 1.18 (b)	This section outlines comments made by the community from previous consultations. It is not making any management suggestions for any facilities already in the borough.
818	AAP31.	Our Tottenham	Consultation	The previous High Road West consultation was highly criticised and contested by key local stakeholders. See Appendix A2. Following the highly biased and flawed consultation any objections were ignored, and the Council's spinning of the results would have sent a clear message that it was futile to object in any future 'consultation'.	AAP 1.19	Noted.

818	AAP32.	Our Tottenham	Edit	'Broad agreement' - This is not true.	AAP 1.19	The High Road West consultation document reports that of those who responded to the consultation between 50 and 83 per cent of each household was in support of all Love Lane properties being included in the redevelopment plans. Considering all residents were given the same opportunity to respond to the consultation it is considered this statement is correct.
810	AAP33.	Tynemouth Area Residents Association (TARA)	Consultation	AAP Reg 18 Consultation Document, page 11, omitted Tottenham from the list of public consultation meetings. This omission gives some indication of the misguided perceptions of Tottenham.	AAP 1.19	Noted.
421	AAP34.	Historic England	Previous consultation	We responded in detail to the High Road West Consultation (this was submitted after the consultation date at the Council's agreement as we were not initially consulted). Our letter of 31 October 2014 to Sarah Lovell sets out our concerns and observations.	AAP 1.19	Noted.
818	AAP35.	Our Tottenham	Consultation	There needs to be clearer evidence that the broad concerns outlined in para. 1.17 and 1.18 have been addressed and if so through which amended, removed or added concrete proposals, principles or policies. It is not enough to list those concerns. We believe that these concerns have in fact largely been ignored. Vague references to these consultations 'shaping' future iterations, or creating 'shared objectives' compound the misuse of these consultations.	AAP 1.20	Noted. The objectives and policies are being updated to reflect better some of the concerns outlined in sections 1.17 and 1.18. It is considered that much of the existing document, in particular the vision and site allocations, addresses these concerns **Action: Amend APP as appropriate to reflect concerns listed under previous consultation outcomes**
818	AAP36.	Our Tottenham	Consultation	Again, the short time window for consultation leaves no time for residents and community groups to engage with the vast quantity and size of all those supporting documents.	AAP 1.21	Note. Council fulfilled its statutory requirements for consultation. However, the Council is reviewing its statement of community involvement which will inform how consultation is undertaken in Haringey.
818	AAP37.	Our Tottenham	Consultation	How can a document which is in draft form, has not been through Examination in Public, has not been approved, be a material consideration in the determination of planning applications? This should be clarified.	AAP 1.22	Noted. Documents which have been through at least one phase of public consultation may be considered as material considerations in the determining of planning applications. Less weight is afforded to these plans at this stage. The weight afforded them will increase as they go through Examination in Public and are adopted.
818	AAP38.	Our Tottenham	Consultation	See our overall concerns with the public consultation process.	AAP 1.24	Noted.
799	AAP39.	Bob Lindsay-Smith	Consultation	It is unclear what the end date for this consultation is. Section 1.26 says 'Consultation will commence on 5 February 2015 for an eight week period' which would take it to 2nd April. Section 1.28 says 23rd March. The website says 27th March	AAP 1.26; AAP 1.28	Noted, the council apologies for this mistake in the document which caused confusion regarding the end date of consultation. The final day for consultation was 23 March 2015.

AAP Ch2 Issues, Challenges and Opportunities

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Policy Ref	Council Response
422	AAP40.	Environment Agency	Evidence base	In our response dated 20 March 2014 to the previous version of this document we raised a number of concerns mainly with regard to the level of utilisation of the evidence bases. It is disappointing that environmental issues, challenges and opportunities are still largely absent in Sections 2 and 3. I refer you to our previous response as the comments are still relevant.	AAP Sections 2 & 3	Noted. We will work with the Environment Agency to identify the relevant evidence to inform plan production and take this into account. **Action: Addition of information on environmental challenges in Tottenham**
421	AAP41.	Historic England	Heritage	The AAP area encompasses significant development from the early 18th Century and many of the most important heritage assets date from that period. We would recommend this paragraph is edited to reflect the wider historic and architectural significance of heritage assets within the plan area, to better reflect Tottenham's rich historic built legacy. It may also be worth acknowledging the harm to character and amenity caused by much of the planned post war development which was poorly designed and severed local through road connections. An issue which the council wishes to address, particularly at Northumberland Park and High Road West (alternatively this could be identified at para. 2.25.).	AAP 2.2	Noted. **Action: Amend urban character section of the document to make reference to the historic nature of Tottenham.**
818	AAP42.	Our Tottenham	Social housing; affordable housing	See comments under the proposals for NT1 and NT2. We strongly challenge the negative depiction made of social housing concentrations in Tottenham. Indeed the level of social housing in Haringey is low (less than 30%) when it is the only genuinely affordable and secure housing available and there is a recognised London-wide affordable housing crisis. The same applies to Tottenham, where many people are being priced out by housing costs – the Council's current strategy if not amended will accelerate this. There is a massive imbalance in the housing market and the chronic deficiency of genuinely affordable housing must be addressed urgently. Up until 1988 rent controls on private landlords ensured much private accommodation was affordable. This should be brought back. Until then, the protecting and expanding social housing is the only way of addressing this scandalous failure of market housing.	AAP 2.2	The social housing stock is disproportionately located in Northumberland Park ward. One aim of the AAP is to rebalance levels of social, intermediate, and private stock across the borough to create mixed and balanced communities. Private rent controls are outside the scope of planning (apart from affordable rent products through new developments).
818	AAP43.	Our Tottenham	Social housing	The Council's uniquely targeted approach to social housing estates as needing the insertion of private housing to create a 'mixed and balanced community' is blatant discrimination against local people on the basis of their economic status. This approach is quite rightly not being used to criticise streets of predominantly owner occupiers by claiming they are in need of social housing to make a 'mixed and balanced community'. All such references and bias against social and council housing should be removed from all Council documents as insulting, untrue, discriminatory and potentially unlawful breaches of Equalities Legislation. This approach is clearly a cover to try to justify the sell-off or use of some Council land cheaply to property developers, and to justify the increasing abandonment of the need to address the needs of local people for more (not less) social housing as the only genuinely affordable and secure housing for thousands of residents.	AAP 2.2	Some housing estates are not currently configured in such a way that they make the maximum contribution to these needs, variously experiencing issues such as poor connectivity and legibility, socioeconomic disadvantage for existing residents, and poor quality construction. It is, therefore, the Council's conclusion that some estate renewal projects will be required in order to meet objectively identified needs while simultaneously improving the quality of lives for local residents. When considering the options for a site, the need to meet housing need may mean that redevelopment, rather than refurbishment is necessary. In order to enable these projects financially, some cross subsidy of new affordable stock from market housing may be necessary. The Council will work with existing residents to identify an approach for estate renewal which best meets the needs of current and future residents.

421	AAP44.	Historic England	Heritage	We would recommend referring to the Historic Tottenham Town Hall "complex" to encompass the important civic group which includes the listed former fire station and public baths buildings.	AAP 2.6	Noted. **Action: A new policy supporting the continued improvement of this civic area will be included.**
818	AAP45.	Our Tottenham	Edit	Please state very clear what are the precise source(s) and year of the various pieces of statistics mentioned in this section.	AAP 2.7	Noted. **Action: Reference statistics appropriately**
643	AAP46.	Giota Alevizou, local resident	Local business diversity	Paragraph 2.7 describes the ethnic diversity of Tottenham's population. The ethnic diversity of its business community should also be acknowledged. Nowhere in the AAP is it discussed how this has been taken into account. We have been unable to locate the Equalities Impact Assessment mentioned in other planning documents out for consultation online, and have therefore been unable to comment on this. Specifically in relation to the West Green Road / Seven Sisters Development Trust, the Further Alterations to the London Plan introduced by the Mayor in March 2015 include a requirement for boroughs to manage the cluster of uses in town centres having regard to (amongst other things) the 'potential to realise the benefits of London's diversity' (Policy 4.8 para Bgviii).	AAP 2.7	Noted.
644	AAP47.	Wards Corner Coalition	Local business diversity	Paragraph 2.7 describes the ethnic diversity of Tottenham's population. The ethnic diversity of its business community should also be acknowledged. Nowhere in the AAP is it discussed how this has been taken into account. We have been unable to locate the Equalities Impact Assessment mentioned in other planning documents out for consultation online, and have therefore been unable to comment on this. Specifically in relation to the West Green Road / Seven Sisters Development Trust, the Further Alterations to the London Plan introduced by the Mayor in March 2015 include a requirement for boroughs to manage the cluster of uses in town centres having regard to (amongst other things) the 'potential to realise the benefits of London's diversity' (Policy 4.8 para Bgviii).	AAP 2.7	Noted. **Action: Amend paragraph to mention the ethnic diversity of the business community.**
408	AAP48.	Mario Petrou	Life expectancy	Life expectancy figures are false and too low. The Council should be using the London Health Observatory Figures rather than the GLAs which suits a pro development agenda	AAP 2.12	The health observatory figures are only available by council area. The GLA figures however are by ward. This shows the clear difference between the life expectancy of a person living in the west of the borough compared to the east.
818	AAP49.	Our Tottenham	Economy	We strongly dispute the picture painted of the Tottenham economy paras 2.14-2.16. This is entirely inadequate in both length and understanding. Para 2.14 suggests that there are no major manufacturers in Tottenham any more – this is not the case – as work from CASS Cities from Mark Brearley and Jane Clossick and students, as well as the From Around Here survey of industrial estates in Tottenham shows http://www.gortscott.com/media/uploads/639-final-3.pdf (see separate submission by Mark Brearley and Jane Clossick for this consultation). The description of the existing economy as 'fragmented' is not based in evidence. The one sentence mention of a recent increase in SME activity warrants much more detailed study and consideration. More generally, small businesses make up the majority of the Tottenham economy and are a major focus of regeneration and economic development policy, yet are given very little attention. Overall, these paras present an inadequate evidence base for the AAP, rendering it unsound.	AAP 2.13	Noted. Support for SMEs in and around the High Rd. New policy to manage the transfer of employment space in this area. Note that there are significant quantities of SIL in north/east Tottenham, which provide an important reservoir for industry, including SMEs. **Action: Update the economy section to reflect better the Tottenham economy.**
818	AAP50.	Our Tottenham	Affordable housing;	All developments to address deficiencies of genuinely affordable housing and social infrastructure, and conform to and enhance the	AAP 2.14	Noted. Developments will be assessed against the development management policies which include affordable housing. Social

			social infrastructure	principles of Lifetime Neighbourhoods.		infrastructure provision will be addressed in the infrastructure delivery plan. Lifetime homes is being
643	AAP51.	Giota Alevizou, local resident	Local economy	I disagree with the way the local economy has been described at paragraphs 2.14 - 2.16 and do not see that any evidence has been provided to support this view. I consider that in this regard the AAP fails to meet the NPPF requirement for local plans to support existing business sectors (para 21) and work closely with the business community and develop a clear understanding of business needs (para 160). For instance, no mention is made of the many strengths and assets in the local economy; how Haringey Council has working with local business groups to ensure a good understanding of the local economy; nor of the various initiatives underway in Tottenham in relation to local economy. I provide below some detailed suggestions about how these aspects could be addressed in relation to the Seven Sisters / West Green Road Town Centre.	AAP 2.14	Noted. **Action: Update the economy section to reflect better the Tottenham economy. Include information on how council is working with local business groups.**
644	AAP52.	Wards Corner Coalition	Local economy	I disagree with the way the local economy has been described at paragraphs 2.14 - 2.16 and do not see that any evidence has been provided to support this view. I consider that in this regard the AAP fails to meet the NPPF requirement for local plans to support existing business sectors (para 21) and work closely with the business community and develop a clear understanding of business needs (para 160). For instance, no mention is made of the many strengths and assets in the local economy; how Haringey Council has working with local business groups to ensure a good understanding of the local economy; nor of the various initiatives underway in Tottenham in relation to local economy. I provide below some detailed suggestions about how these aspects could be addressed in relation to the Seven Sisters / West Green Road Town Centre.	AAP 2.14	Noted. **Action: Update the economy section to reflect better the Tottenham economy. Include information on how council is working with local business groups.**
643	AAP53.	Giota Alevizou, local resident	Local business organisations	Local business organisations should be referred to in the sub-section on 'Economy' (paras 2.14-2.16), and the council should set out its approach to working with those groups here. Reference should be made to the Tottenham Traders Partnership, Tottenham Traders Group, Federation of Small Businesses, West Green Road / Seven Sisters Development Trust etc. A new section should also be added to Chapter 2 to set out Tottenham's assets in terms of community and business engagement, organising and development, and the Council's approach to working in partnership with community groups and organisations to secure developments that benefit and involve local groups. For example, this should mention the various community groups that are taking action to develop their own ideas and pursue their own projects in Tottenham. In relation to the West Green Road / Seven Sisters Town Centre, this should include Wards Corner Community Coalition, the West Green Road / Seven Sisters Development Trust, Pueblito Paisa Association, Pedro Achata Trust and local residents groups. The London Plan requires boroughs to support and encourage community engagement and business involvement in the management of town centres (Policy 2.15 para Dc3).	AAP 2.14	Noted. **Action: Update the economy section to reflect better the Tottenham economy including particular mention of council's relationship with local business organisations. Also refer to community groups and their contribution to the economy.**

644	AAP54.	Wards Corner Coalition	Local business organisations	Local business organisations should be referred to in the sub-section on 'Economy' (paras 2.14-2.16), and the council should set out its approach to working with those groups here. Reference should be made to the Tottenham Traders Partnership, Tottenham Traders Group, Federation of Small Businesses, West Green Road / Seven Sisters Development Trust etc. A new section should also be added to Chapter 2 to set out Tottenham's assets in terms of community and business engagement, organising and development, and the Council's approach to working in partnership with community groups and organisations to secure developments that benefit and involve local groups. For example, this should mention the various community groups that are taking action to develop their own ideas and pursue their own projects in Tottenham. In relation to the West Green Road / Seven Sisters Town Centre, this should include Wards Corner Community Coalition, the West Green Road / Seven Sisters Development Trust, Pueblito Paisa Association, Pedro Achata Trust and local residents groups. The London Plan requires boroughs to support and encourage community engagement and business involvement in the management of town centres (Policy 2.15 para Dc3).	AAP 2.14	Noted. **Action: Update the economy section to reflect better the Tottenham economy including particular mention of council's relationship with local business organisations. Also refer to community groups and their contribution to the economy.**
421	AAP55.	Historic England	Heritage	We would suggest referring to Bruce Grove as the historic centre for retail, reflecting its former prominence, its retail designation, and the neighbourhood characteristics identifies in the site allocations section.	AAP 2.16	Noted. **Action: Amend text to mention that Bruce Grove is the retail centre of the area as per the text in the Bruce Grove neighbourhood section.**
810	AAP56.	Tynemouth Area Residents Association (TARA)	Health	Given the Council's slowness in acknowledging the increasing healthcare deficit in the area, we question the ability of the NHS and the Council to deliver 21st century healthcare to existing residents, let alone those of 10,000 new dwellings - which could amount to 30-40,000 new patients. Any new development must meet with an absolute planning guarantee that the health needs of addition residents will be met via NHS provision.	AAP 2.18	Noted. The provision of healthcare to support the increased population will be addressed in the infrastructure delivery plan.
818	AAP57.	Our Tottenham	Affordable housing; inequality	Low cost home ownership is only one way of addressing inequality. Given the cost of housing in London, only genuinely socially rented housing units can cater for lower income groups.	AAP 2.18	Noted.
818	AAP58.	Our Tottenham	Mixed communities	See comments made for NT1 and NT2 and in the overall response letter to this AAP. We strongly question the strategy behind the vocabulary of 'balanced and mixed communities', which is effectively about social housing estate demolitions. High levels of social housing is NOT the problem per se.	AAP 2.18	The London Plan states that "communities mixed and balanced by tenure and household income should be promoted across London through incremental small scale as well as larger scale developments which foster social diversity, redress social exclusion and strengthen communities' sense of responsibility for, and identity with, their neighbourhoods". This does not mention any demolition of social housing estates.
818	AAP59.	Our Tottenham	education	The level of need (both current backlog and future need) and where the provision for it will be achieved is not demonstrated in this AAP.	AAP 2.18	Education provision will be addressed in the infrastructure delivery plan.
818	AAP60.	Our Tottenham	Small businesses;	Para's 2.19 and 2.20 explore the potential for Tottenham to provide space for start-ups in new industries that could employ local people. Where will this be delivered? No acknowledgement is made of the importance of low cost and industrial typologies in achieving this. No mention is made of the existing businesses that employ and train local people. None of these ambitions are realised in the AAP. Make references to Craving Coffee, which is often cited example of a successful new business in Tottenham, having their premises in Gaunson House on Markfield Road. Loss of employment land to	AAP 2.18	Noted. Council seeks to maximise the amount of new employment floorspace in developments as per DM50 of the development management policies. **Action: Amend text to reflect better the existing businesses providing employment in Tottenham.**

				housing will reduce the supply of the units that have enabled Craving Coffee to start-up in the area.		
818	AAP61.	Our Tottenham	housing	See our comment about this target in the response to the Alterations to the Strategic Policies.	AAP 2.23	Noted, this has been addressed in the strategic policies document. This figure will reflect the one agreed in that document.
818	AAP62.	Our Tottenham	Housing; employment; population density; social infrastructure	We disagree with the fact that Tottenham should host half of this targeted growth. The target of 10,000 new homes in Tottenham is totally over-estimated. Several wards of Tottenham already have the highest densities in the Borough (see table and map in the overall response to this APP). Bruce Grove, Saint Ann's Seven Sisters and Tottenham Green have densities which range from twice to three times the density of the wards in the Western part of the Borough (such as Highgate). White Hart Lane, Northumberland Park and Tottenham Hale have lower densities than the above mentioned wards, but this is due to the presence of large areas of employment land – which means that the population density in the residential areas of those North Tottenham wards is high, too. Tottenham has the highest level of social deprivation and shortages in social infrastructure. Tottenham cannot cater for 10,000 extra residents without grave problems for its social infrastructure and existing population. Unrealistic expansion in housing, in advance of providing for the other essential needs of the existing as well as the future population of the borough.	AAP 2.23	It is considered Tottenham has the capacity to provide approximately 10,000 new homes due to the availability of developable strategic brownfield sites, its excellent transport connections, and the need for investment and change to bring about the regeneration needed within Tottenham. Infrastructure to support proposed development will be addressed through the infrastructure delivery plan.
818	AAP63.	Our Tottenham	Estate regeneration; brownfield land	Council housing estates should NOT be considered brownfield sites. Many of the sites listed here are not brownfield in the sense that they are being used by viable economic activities or homes.	AAP 2.23	Council defines brownfield land as "previously developed land which is or has been occupied by a permanent structure" (Local Plan: Strategic Policies). Therefore council estates (and all other developed land) may be considered brownfield sites.
818	AAP64.	Our Tottenham	Estate regeneration	We contest this model of renewal. See points below made about NT1 and NT2.	AAP 2.23	Noted
818	AAP65.	Our Tottenham	Estate regeneration	We contest this model of renewal. See points below made about NT1 and NT2.	AAP 2.25	Noted.
818	AAP66.	Our Tottenham	Social housing	No structurally sound estate should be demolished. No net loss of Council or social housing units through urban renewal.	AAP 2.26	Some housing estates are not currently configured in such a way that they make the maximum contribution to their needs, variously experiencing issues such as poor connectivity and legibility, socioeconomic disadvantage for existing residents, and poor quality construction. It is, therefore, the Council's conclusion that some estate renewal projects will be required in order to meet objectively identified needs while simultaneously improving the quality of lives for local residents.
259	AAP67.	Archdeacon of Hampstead Fr Luke Miller	Faith	Underplayed as an important social driver. Tottenham is an area of great strength and growth of faith organisations yet this is not mentioned or planned for. Faith organisations often provide affordable and sustainable community facilities. Para 2.27 attempts to cover social infrastructure but makes no mention of faith.	AAP 2.27	In the development management policies reference to community facilities includes religious facilities. **Action: amend meeting social needs section to make reference to religious facilities.**

818	AAP68.	Our Tottenham	Social infrastructure	The AAP needs to make it explicit that the Council will retain and protect existing community centres, some of which are currently under threat of eviction or seeking extended leases.	AAP 2.29	The provision of community centres will be covered by the infrastructure delivery plan.
818	AAP69.	Our Tottenham	Affordable housing	The Council should revisit the £17m s106 planning obligation and the affordable housing commitment the club were allowed to abandon. See comments under NT5.	AAP 2.33	Noted. This is outside the scope of the Tottenham area action plan.
818	AAP70.	Our Tottenham	Conservation	All listed and locally listed buildings should be protected and valued. But heritage is not just about a few key buildings but also about the historic fabric and character of an area. This policy fails to demonstrate the Council's commitment to protect Tottenham's heritage and character at a time when massive profit-led development is being proposed throughout the area.	AAP 2.35	Much of Tottenham is protected as conservation area. Conservation areas can be designated for their special architectural interest that may derive from the setting or features provided by a collection of buildings and spaces. **Actions:** **Amend text to make it clear it is all listed buildings which should be protected.** **Addition of information under Tottenham today regarding conservation areas and heritage buildings** **Addition of a policy that outlines Haringey's heritage and the council's approach to conservation led development.**
259	AAP71.	Archdeacon of Hampstead Fr Luke Miller	Heritage	No mention of listed church buildings. These range from medieval to Tudor All Hallows church which is one of most significant heritage assets through fin Victorian buildings to the award winning S Paul's Harringay. These are maintained for community at the expense of the parishes concerned.	AAP 2.35	Noted. **Action: Amend text to make it clear it is all listed buildings which should be protected.**
421	AAP72.	Historic England	Heritage	We are pleased to note the acknowledgement of the importance of heritage and cultural assets. We would suggest that the AAP needs to ensure heritage assets are appropriately identified and that new development should seek opportunities to enhance both heritage assets and their setting, whilst putting them to viable uses consistent with their conservation (as set out in NPPF Para. 131). The area includes numerous heritage assets "at risk" from neglect and poor condition which would benefit from a positive, proactive approach, beyond "integration" into new developments. This could include repair, adaptation and, where appropriate reuse to secure the best long term viable use. Some of these assets are identified in the site allocations, however the proposed AAP would benefit from an overarching commitment to a positive strategy to address the condition of the historic environment through working with partners, including developers, English Heritage, the GLA, HLF, Charities and Trusts.	AAP 2.35	Noted. **Action: Addition of a policy that outlines Haringey's heritage and the council's approach to conservation led development.**
818	AAP73.	Our Tottenham	Consultation	This document does not do that [ensures community knows what is being proposed]. It does not communicate well what is being proposed in many sites (see overall response to the AAP) and does not reflect well the input by community groups in previous consultations.	AAP 2.37	There are no fixed plans for most sites in the borough. Where planning permission has been granted this is referred to in the document. The allocations set additional parameters that developers must consider when seeking to develop a site.
643	AAP74.	Giota Alevizou, local resident	Affordable workspace	A new sub-section should be added on 'Affordable Workspace' to the section on 'key drivers for change and regeneration'. Haringey Council's recently announced £3.65m Opportunity Investment Fund for Tottenham is based on the understanding that the availability of low-cost workspace will be essential to the sustainable and inclusive development of Tottenham's economy. This understanding is entirely missing from the AAP and should be included within Chapter 2.	AAP Ch2	Noted. Affordable workspace is covered in the DMDPD.
644	AAP75.	Wards Corner	Affordable workspace	A new sub-section should be added on 'Affordable Workspace' to the section on 'key drivers for change and regeneration'. Haringey	AAP Ch2	Noted.

		Coalition		Council's recently announced £3.65m Opportunity Investment Fund for Tottenham is based on the understanding that the availability of low-cost workspace will be essential to the sustainable and inclusive development of Tottenham's economy. This understanding is entirely missing from the AAP and should be included within Chapter 2		**Action: addition of information regarding affordable workspace in chapter 2**
643	AAP76.	Giota Alevizou, local resident	Seven sisters market	For instance, no mention is made of the many strengths and assets in the local economy; how Haringey Council has working with local business groups to ensure a good understanding of the local economy; nor of the various initiatives underway in Tottenham in relation to local economy. I provide below some detailed suggestions about how these aspects could be addressed in relation to the Seven Sisters / West Green Road Town Centre. Seven Sisters market (housed in the historic Wards Building at Seven Sisters, and home to one of London's two main markets providing Latin American goods and services) is not referred to in the description of 'Tottenham Today'. References should be added to this at key points in which the High Street and town centres; heritage and cultural assets; and diversity are mentioned i.e. at paragraph 2.4, 2.6, 2.7 and 2.16. Other markets in Tottenham should also be mentioned. This is necessary because the NPPF (para 23) and the London Plan (Policy 4.8) require boroughs to plan positively to support and enhance markets, as well as the more general requirements mentioned above. Additionally, Seven Sisters market has been listed by the Council as an asset of community value; the Council is required by the Further Alterations to the London Plan adopted in March 2015 to prevent the loss of 'valued local community assets' (Policy 4.8 para Bc).	AAP Ch2	Noted.
644	AAP77.	Wards Corner Coalition	Seven Sisters Market	For instance, no mention is made of the many strengths and assets in the local economy; how Haringey Council has working with local business groups to ensure a good understanding of the local economy; nor of the various initiatives underway in Tottenham in relation to local economy. I provide below some detailed suggestions about how these aspects could be addressed in relation to the Seven Sisters / West Green Road Town Centre. Seven Sisters market (housed in the historic Wards Building at Seven Sisters, and home to one of London's two main markets providing Latin American goods and services) is not referred to in the description of 'Tottenham Today'. References should be added to this at key points in which the High Street and town centres; heritage and cultural assets; and diversity are mentioned i.e. at paragraph 2.4, 2.6, 2.7 and 2.16. Other markets in Tottenham should also be mentioned. This is necessary because the NPPF (para 23) and the London Plan (Policy 4.8) require boroughs to plan positively to support and enhance markets, as well as the more general requirements mentioned above. Additionally, Seven Sisters market has been listed by the Council as an asset of community value; the Council is required by the Further Alterations to the London Plan adopted in March 2015 to prevent the loss of 'valued local community assets' (Policy 4.8 para Bc).	AAP Ch2	Noted. **Action: Make reference to the current economy including how council is working with local business groups and various initiatives currently underway. Reference to the seven sisters market will also be included.**

AAP Ch3 The vision and strategic objectives for Tottenham

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Policy Ref	Council Response
421	AAP78.	Historic England	Design quality	We support the aspiration for “Tottenham to be a unique place of beauty and interest as its historic character and natural environment is enhanced through investment and high quality and low-carbon building and space design”. However this will only be achieved if the poor condition of the environment and quality of new design is addressed.	AAP 3.1 Vision	All development will be assessed against the development management policies which seek a high level of design in all new developments.
629	AAP79.	DP9 on behalf of undisclosed	Supports Vision	Supports vision on P23	AAP 3.1 vision	Support noted.
669	AAP80.	HTA Design LLP on behalf of The Woodgate Group	Vision	The Woodgate Group fully supports the vision for Tottenham as set out in the AAP, and look forward to working with the Council to achieve this objective on the Island Site:	AAP 3.1 vision	Support noted.
818	AAP81.	Our Tottenham	Community	Most local residents and businesses are already happy and proud to live, work and invite their friends to Tottenham. It is already ‘a place for diverse communities that people are proud to belong to',	AAP 3.1 vision	Noted.
818	AAP82.	Our Tottenham	Gentrification	The aim of attracting new investments, new residents, new businesses and new development to Tottenham which underpins the AAP should not be done at the expense of the existing community, i.e. by displacing local residents and local businesses; and it should actually improve the lives of existing residents. Regeneration should not lead to gentrification in which local residents are forced or priced out of the area, and should not be done at the expense of the people of Tottenham.	AAP 3.1 vision	Noted. It is the aim of the area action plan to benefit the existing residents as well as any future ones.
818	AAP83.	Our Tottenham	Education	A listing of the exact sites where this is planned for needs to be included, otherwise this remains a rhetorical statement.	AAP 3.2	A number of sites make provision for education facilities including NT2, NT3, TH2 and TH3. The infrastructure delivery plan will further address the provision of education facilities.
818	AAP84.	Our Tottenham	Edit	[through the planning process] i.e.? Specify.	AAP 3.2	Training and employment provision may be secured through planning obligations or conditions on major applications.
818	AAP85.	Our Tottenham	Wording	Strong reservations with the wording, and approaches, proposed under Obj. 2, Obj. 3 and Obj. 7	AAP 3.2-3.10	Noted.
818	AAP86.	Our Tottenham	Economy	Objective 2 and para 3.3 is a formulaic approach to urban economic development that is totally ungrounded in an understanding of the existing economy and its strengths. No mention of how existing businesses will be involved in and benefit from changes rather than be displaced by them. No mentions of how the plan will ensure new jobs are quality jobs and can be accessed by local people. The Our Tottenham Local Economy section of the Charter (Appendix A1) should be considered and incorporated.	AAP 3.3	Noted. **Action: addition of a policy related to supporting existing local businesses in regeneration of Tottenham.**
818	AAP87.	Our Tottenham	Local businesses	This should be re-written to ensure small businesses, markets, affordable workspace, the contribution of ethnic retailers, local business and community development groups are included and supported within the objective and the policies of the AAP	AAP 3.3	Noted. **Action: Amend text to specify the contribution of existing businesses to Tottenham’s economy.**

818	AAP88.	Our Tottenham	Estate regeneration	See comment about estate renewal in the overall response to the AAP, and in relation to Sites NT1 and NT2.	AAP 3.3	Noted.
643	AAP89.	Giota Alevizou, local resident	Objective 2	Our comments on Chapter 2 apply to Objective 2 (improved access to jobs and business opportunities) and para 3.3. This should be re-written to ensure small businesses, markets, affordable workspace, the contribution of ethnic retailers, local business and community development groups are included and supported within the objective and the policies of the AAP.	AAP 3.3	Noted. **Action: Addition of a point under objective 2 regarding supporting of small businesses, markets, affordable workspace, the contribution of ethnic retailers, local business and community development groups**
644	AAP90.	Wards Corner Coalition	Objective 2	Our comments on Chapter 2 apply to Objective 2 (improved access to jobs and business opportunities) and para 3.3. This should be re-written to ensure small businesses, markets, affordable workspace, the contribution of ethnic retailers, local business and community development groups are included and supported within the objective and the policies of the AAP.	AAP 3.3	Noted. **Action: Amend text to specify the contribution of existing businesses to Tottenham's economy.**
818	AAP91.	Our Tottenham	Housing	'for having a different London housing market' -? What does this mean? Unclear.	AAP 3.4	Noted. **Action: Amend text to outline that a range of tenures will be provided**
818	AAP92.	Our Tottenham	Social housing	No mention is made of low cost rental options. This is a clear weakness in the plan. The word "tenants" does not appear in this APP, but "owners" appear 46 times.	AAP 3.4	
818	AAP93.	Our Tottenham	Social housing	[Mixed and balanced communities] should not hide net losses of Council or social housing units. In any event this is a discriminatory and arguably unlawful policy if only applied to social housing residents.	AAP 3.4	Some housing estates are not currently configured in such a way that they make the maximum contribution to these needs, variously experiencing issues such as poor connectivity and legibility, socioeconomic disadvantage for existing residents, and poor quality construction. It is, therefore, the Council's conclusion that some estate renewal projects will be required in order to meet objectively identified needs while simultaneously improving the quality of lives for local residents. When considering the options for a site, the need to meet housing need may mean that redevelopment, rather than refurbishment is necessary. In order to enable these projects financially, some cross subsidy of new affordable stock from market housing may be necessary. The Council will work with existing residents to identify an approach for estate renewal which best meets the needs of current and future residents.
818	AAP94.	Our Tottenham	Infrastructure	A precise list of sites where such infrastructure can be provided needs to be included, otherwise this remains a rhetorical statement.	AAP 3.6	Individual site allocations specify opportunities for the provision of this infrastructure. It will also be further addressed in the infrastructure delivery plan.
818	AAP95.	Our Tottenham	Objective 6	Objective 6 (great places) and para 3.7 should mention Seven Sisters market and the Wards building. WCC's response to the Tottenham Futures consultation and the community plan for Wards Corner (attached to this submission) have already set out how retaining, refurbishing and bringing back into use Wards building can provide a great town centre at Seven Sisters and West Green Road	AAP 3.7	Noted. The objectives have been amended to outline more clearly the goals for Tottenham. Specific mention of targets and other more specific detail will be covered by the policies. **Action: Amend objective to reflect only the high level goals for Tottenham**
643	AAP96.	Giota Alevizou, local resident	Objective 6	Objective 6 (great places) and para 3.7 should mention Seven Sisters market and the Wards building. WCC's response to the Tottenham Futures consultation and the community plan for Wards Corner (attached to the submission from Wards Corner Community Coalition) have already set out how retaining, refurbishing and bringing back into use Wards building can provide a great town centre at Seven Sisters and West Green Road. Comments above on Chapter 2 in relation to involvement of local business and community	AAP 3.7	Noted. The objectives have been amended to outline more clearly the goals for Tottenham. Specific mention of targets and other more specific detail will be covered by the policies. **Action: Amend objective to reflect only the high level goals for Tottenham**

				groups in management of town centres and on the role of markets and ethnic retailers also apply here.		
644	AAP97.	Wards Corner Coalition	Objective 6	Objective 6 (great places) and para 3.7 should mention Seven Sisters market and the Wards building. WCC's response to the Tottenham Futures consultation and the community plan for Wards Corner (attached to the submission from Wards Corner Community Coalition) have already set out how retaining, refurbishing and bringing back into use Wards building can provide a great town centre at Seven Sisters and West Green Road. Comments above on Chapter 2 in relation to involvement of local business and community groups in management of town centres and on the role of markets and ethnic retailers also apply here.	AAP 3.7	Noted. The objectives have been amended to outline more clearly the goals for Tottenham. Specific mention of targets and other more specific detail will be covered by the policies. **Action: Amend objective to reflect only the high level goals for Tottenham**
421	AAP98.	Historic England	Heritage	The Council needs to develop the objective of recognising and enhancing the historic environment into policy and through seeking to address "at risk" status and ensuring that new investment addresses existing issues of neglect and disrepair.	AAP 3.7	Noted. **Action: amend strategic vision to cover the importance of enhancing the historic environment in Tottenham**
818	AAP99.	Our Tottenham	Local economy	The Tottenham AAP DPD does not consider research on stadium led development and regeneration, which finds very little contribution to the local economy – jobs provided are generally small scale and part time and arguments about local multiplier effects do not take place in practice. Therefore, the new Spurs stadium should not be presented as a driver of economic development in Tottenham. See separate submission from Mark Panton, Birkbeck University, on this point for more information, and the recent London Assembly Regeneration Committee report on this topic.	AAP 3.8	The London Assembly Report concludes that while there is "a lack of firm data about the economic impact of a stadium, our evidence indicates that stadium-led regeneration schemes can act as a catalyst for physical and social regeneration" (London Assembly, March 2015). Therefore it is considered appropriate to present the new Spurs stadium as a driver of economic development in Tottenham.
818	AAP100.	Our Tottenham	Spatial strategy	Dividing the Tottenham in 4 areas does not make a spatial strategy.	AAP 3.10	Noted.
818	AAP101.	Our Tottenham	Site allocations	See comments made below about the Tottenham Hale sites and proposed developments.	AAP 3.12	Comments are addressed under Tottenham Hale sites.
818	AAP102.	Our Tottenham	Green link	See comments on the Green Link made below in the section about the Tottenham Hale sites and proposed developments. The planned crossing of Down Lane Park is strongly opposed.	AAP 3.12	Noted.
818	AAP103.	Our Tottenham	Local economy	The Tottenham AAP DPD does not consider research on stadium led development and regeneration, which finds very little contribution to the local economy – jobs provided are generally small scale and part time and arguments about local multiplier effects do not take place in practice. Therefore, the new Spurs stadium should not be presented as a driver of economic development in Tottenham. See separate submission from Mark Panton, Birkbeck University, on this point for more information, and the recent London Assembly Regeneration Committee report on this topic.	AAP 3.14	The London Assembly Report concludes that while there is "a lack of firm data about the economic impact of a stadium, our evidence indicates that stadium-led regeneration schemes can act as a catalyst for physical and social regeneration" (London Assembly, March 2015). Therefore it is considered appropriate to present the new Spurs stadium as a driver of economic development in Tottenham.
818	AAP104.	Our Tottenham	Estate renewal	This estate renewal programme is strongly contested (see comments about NT1 and NT2).	AAP 3.15	Noted.
799	AAP105.	Bob Lindsay-Smith	Document	The AAP fails to be clear at all. I live in Northumberland Park Ward, and there is no clear information about what is proposed, just (Section 3.15)	AAP 3.15 (1.17a)	The North Tottenham site allocations (NT1 to NT5) set out what development may be expected in Northumberland Park.
799	AAP106.	Bob Lindsay-Smith	Social housing	What does 'better mix of social housing' in Section 3.15 mean? If it means that the total number of social housing units would be reduced, that is a kick in the teeth for people who have been waiting for a place for years. Intermediate housing is promised, but NO social housing is mentioned in Policy AAP2 Housing, paragraph B subsection b. Maybe it contains a misprint: It says 'the affordable tenure split (DM17 A(c)which in the case of development in the	AAP 3.15 (1.17b); Policy AAP2; DM17 A(c)	Noted. A better mix of housing refers to there being a range of housing types and tenures provided. The policies outline that there will be no net loss of social housing by habitable room.

				Tottenham AAP area will result in an overall tenure mix of 60% intermediate accommodation and 40% affordable rented accommodation.' Perhaps it should read '... development in the Tottenham AAP area will result in an overall tenure mix of 60% intermediate accommodation and 40% social rented accommodation.' That would make social housing 40% of 50% of the total - ie 20% of all housing. This can be compared with 24% over the borough as a whole. Having less social housing in the East implies a reversal of the current East-West poverty/prosperity trend. No-one has been asked whether that is desirable, or if so, achievable.		
818	AAP107.	Our Tottenham	Green space	Where? There needs to be a clause ensuring that existing open and green space be protected from development.	AAP 3.16	SP13 of the adopted Local Plan: Strategic Policies outlines that new development shall protect and improve Haringey's parks and open spaces.
421	AAP108.	Historic England	Infrastructure	Bruce Grove has been the subject of on-going conservation-led regeneration for many years but remains at risk, following damage during the riots and a number of designated heritage assets at risk. Co-ordinated public realm works, high quality design, enforcement and strategic improvement of targeted buildings are required to help address this. We would encourage the Council to work with partners to set out how this can be achieved, setting out specific goals to address the issues identified.	AAP 3.17	Noted. **Action: Addition of a policy on heritage and character which discusses conservation led regeneration and the historic environment**.
421	AAP109.	Historic England	Infrastructure	The public realm works at Tottenham Green need to co-ordinate with the proposed Cycle Super-Highway.	AAP 3.18	Noted. **Action: Amend text to make reference to the cycle superhighway**
818	AAP110.	Our Tottenham	Planning permissions	1. See comments about Wards Corner and Apex House made under SS3 and SS5. This does not convey that there are two planning permissions in place for Wards Corner, which both have been determined to meet planning policy. Yet para 3.19 is written on the basis of the Grainger plan going ahead. Para 3.19 should be amended to provide a more balanced position in line with the Council's role as local planning authority, communicating the vision of the community plan for Wards building as well as that of the Grainger plan for the site. We propose a new sentence is added to this para as follows: *The community plan for Wards Corner, which also has planning permission, would restore the existing heritage buildings at the heart of the town centre, providing affordable workspace and community space and enhancing the existing market to provide a unique destination and gateway to Tottenham.* to confirm the Council's willingness to work with the community on the future development of the West Green Road / Seven Sisters Town Centre.	AAP 3.19	This paragraph states that there will be new landmark buildings around the station as provided in various site allocations for seven sisters. It makes no specific mention of any buildings in particular and so it is not considered necessary to discuss the planning permission here.
644	AAP111.	Wards Corner Coalition	Planning permissions	The Spatial Strategy for Seven Sisters / West Green Road set out at para 3.19 does not convey that there **are two planning permissions** in place for Wards Corner, which both have been determined to meet planning policy. Yet para 3.19 is written on the basis of the Grainger plan going ahead. Para 3.19 should be amended to provide a more balanced position in line with the Council's role as local planning authority, communicating the vision of the community plan for Wards building as well as that of the Grainger plan for the site. In drawing the Community Plan, several groups comprising of residents' and traders' (including the Wards	AAP 3.19	This paragraph states that there will be new landmark buildings around the station as provided in various site allocations for seven sisters. It makes no specific mention of any buildings in particular and so it is not considered necessary to discuss the planning permission here.

				Corner Community Coalition), worked together with researchers from the Open University who have government funding (i.e., from AHRC and EPSRC) to enable civic engagement for urban regeneration. Local community groups and researchers co-designed a digital consultation platform and virtual tour to the plan and orchestrated several public engagement events to create a collective vision for the future. In April 2014, the plan received overwhelming support on the planning website, StickyWorld site and on the ground by traders, residents and other local stakeholders (with more than 400 expressions of support). Local groups have since been working together to set up a Trust and suggest aspects for business and entrepreneurial vitality that would ensure community-led regeneration and sustainability for Tottenham. I propose a new sentence is added to Para 3.19 as follows: *The community plan for Wards Corner, which also has planning permission, would restore the existing heritage buildings at the heart of the town centre, providing affordable workspace and community space and enhancing the existing market to provide a unique destination and gateway to Tottenham.* We propose a new sentence is added to para 3.19 to confirm the Council's willingness to work with the community on the future development of the West Green Road / Seven Sisters Town Centre		
643	AAP112.	Giota Alevizou, local resident	Planning permissions	The Spatial Strategy for Seven Sisters / West Green Road set out at para 3.19 does not convey that there **<u>are two planning permissions</u>** in place for Wards Corner, which both have been determined to meet planning policy. Yet para 3.19 is written on the basis of the Grainger plan going ahead. Para 3.19 should be amended to provide a more balanced position in line with the Council's role as local planning authority, communicating the vision of the community plan for Wards building as well as that of the Grainger plan for the site. In drawing the Community Plan, several groups comprising of residents' and traders' (including the Wards Corner Community Coalition), worked together with researchers from the Open University who have government funding (i.e., from AHRC and EPSRC) to enable civic engagement for urban regeneration. Local community groups and researchers co-designed a digital consultation platform and virtual tour to the plan and orchestrated several public engagement events to create a collective vision for the future. In April 2014, the plan received overwhelming support on the planning website, StickyWorld site and on the ground by traders, residents and other local stakeholders (with more than 400 expressions of support). Local groups have since been working together to set up a Trust and suggest aspects for business and entrepreneurial vitality that would ensure community-led regeneration and sustainability for Tottenham. I propose a new sentence is added to Para 3.19 as follows: *The community plan for Wards Corner, which also has planning permission, would restore the existing heritage buildings at the heart of the town centre, providing affordable workspace and*	AAP 3.19	This paragraph states that there will be new landmark buildings around the station as provided in various site allocations for seven sisters. It makes no specific mention of any buildings in particular and so it is not considered necessary to discuss the planning permission here.

				community space and enhancing the existing market to provide a unique destination and gateway to Tottenham. We propose a new sentence is added to para 3.19 to confirm the Council's willingness to work with the community on the future development of the West Green Road / Seven Sisters Town Centre		
818	AAP113.	Our Tottenham	Estate regeneration	We disagree with the estate renewal approach taken. See overall response to the AAP.	AAP 3.20	Opposition noted.
818	AAP114.	Our Tottenham	Support	We support Obj. 1, Obj. 4, Obj. 5, Obj. 6	AAP Ch3	Support noted.

Ch 5 neighbourhood areas and opportunity sites

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Policy Ref	Council Response
815	AAP115.	Zena Brabazon	Infrastructure	The introduction to the individual plans, titled the *Character of the Neighbourhood Area,* states that this is an area where '*targeted investment can best accelerate the delivery of substantial volumes of new homes and jobs'.* It suggests that for 5000 homes and 4000 jobs to be created, there is a need for 'early infrastructure planning' with reference to utility providers. Yet, the infrastructure is more than utilities; scant and superficial mention is made of the need for a health infrastructure for example, which even now, before 5000 people move in, is entirely inadequate for the local population. People moving into Hale Village find it difficult to register with a GP for example and things are not improving.	AAP Ch5	Infrastructure provision to support growth will be addressed by the infrastructure delivery plan.
415	AAP116.	Transport for London	AAP Infrastructure	A coordinated approach to the provision of infrastructure to support each of the opportunity sites identified in the AAP will be necessary. Whilst infrastructure requirements are listed under each specific site, reference should be made to the Upper Lee Valley Development Infrastructure Funding Study (DIFS), which is currently being undertaken jointly by the GLA, TfL and the four Upper Lee Valley boroughs. The purpose of the DIFS is to identify and cost the strategic infrastructure required to deliver anticipated levels of growth, to identify the phasing of this in line with development and highlight the timing and scale of funding gaps and possible ways of addressing these. The associated financial model will be flexible and available for use by Haringey Council in the future.	AAP Chapter 5	Noted. **Action: make reference to the DFIS in the AAP**
421	AAP117.	Historic England	AAP Allocations	We recognise this section largely sets out the site allocations but identifies large neighbourhoods which encompass varied local character. As such the neighbourhood analysis would benefit from greater detail informed by the Urban Character Study. It would be useful to clarify the split with the Site Allocations document.	AAP Chapter 5	Noted. **Action: strengthen the character text in each of the neighbourhood areas to provide more information drawn from the urban characterisation study**
421	AAP118.	Historic England	Heritage	It would be helpful to identify archaeological priority areas within site allocations as these will impact on the planning requirements for potential developers.	AAP Chapter 5	Noted. **Action: Identify sites in archaeological priority areas**
414	AAP119.	GLA	Site Allocations	The proposed neighbourhood area objectives and opportunity site allocations are broadly supported in strategic planning terms. Nevertheless, specific comments with respect to various allocations are provided for the Council to consider below. In addition, the Council is encouraged to provide indicative figures for residential capacity and/or employment generating potential (as relevant) as part of the various site allocation profiles. Whilst it is acknowledged that this information currently resides in Appendix A of the draft plan, the aforementioned approach is likely to assist with the practical implementation of the plan.	AAP Chapter 5	Noted. **Action: Amend site allocations to show the approximate number of units each site could contain.**

Chapter 6 Implementation Delivery and monitoring

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Policy Ref	Council Response
818	AAP120.	Our Tottenham	Delivery	Add community groups and trusts	AAP 6.4	Noted. **Action: add community groups and trusts to the list of council partners in paragraph 6.4**
818	AAP121.	Our Tottenham	Ownership	Public land belongs to everyone and we are against it being sold off. There may of course be options for leasing which might be considered	AAP 6.8	Noted.
818	AAP122.	Our Tottenham	Employment	[One major education institution] Is that enough to match the population growth target?	AAP 6.14	The infrastructure delivery plan will provide for education needs of the borough. It is considered that in order for the plan to have been successful at least one major institution should have been delivered.
818	AAP123.	Our Tottenham	Monitoring	Deficiencies of social infrastructure should be addressed and overcome.	AAP 6.14	Social infrastructure delivery will be addressed in the infrastructure delivery plan.
818	AAP124.	Our Tottenham	Housing	As expressed elsewhere Tottenham may not be able to realistically accommodate 10,000 new and well-designed homes and the social and other infrastructure needed to support them.	AAP 6.14	Noted. Council believes there is capacity within the Tottenham AAP area to deliver 10,000 new homes.
818	AAP125.	Our Tottenham	Affordable housing	'Affordable' needs to be defined so that it is genuinely affordable. This is a totally inadequate target, and should be revised upwards to nearer 100%.	AAP 6.14	The alterations to the strategic policies set a new target of 40% affordable housing in the borough. The final target in the strategic policies will be the one used in this document as well.
818	AAP126.	Our Tottenham	Affordable housing	Spell out an explicit and high target for social rented housing	AAP 6.14	This is set out in the Local Plan: Strategic Policies DPD.
818	AAP127.	Our Tottenham	Transport	[strategic transport infrastructure] Clarify the definition and threshold	AAP 6.14	Strategic infrastructure is generally, but not always, regional or sub-regional, for example projects which link, or have benefits for, multiple suburbs.
414	AAP128.	GLA	Infrastructure delivery	The Council is encouraged to include a reference to the Development Infrastructure Funding Study (DIFS) for the Upper Lee Valley - which has been jointly commissioned by the GLA, Transport for London and the London Boroughs of Enfield, Hackney, Haringey and Waltham Forest, and is currently underway. The DIFS is due to be completed in spring 2015, and will identify the strategic infrastructure required to deliver the growth outlined in the Upper Lee Valley OAPF (including transport, utilities, social/community facilities). The DIFS will set out how infrastructure delivery may be phased and prioritised in line with forecast development, identifying existing funding streams and quantifying funding gaps, as well as suggesting how such gaps may be bridged through a variety of funding mechanisms.	AAP Ch6 Page 120	Noted **Action: make reference to the Development Infrastructure Funding Study.**
415	AAP129.	Transport for London	Monitoring	TfL welcomes the indicator of better transport links, however the reference to Edmonton Green should be deleted.	AAP Chapter 6	Support noted.
799	AAP130.	Bob Lindsay-Smith	Affordable housing	Section 6.12 states 'Given market values there is a demonstrable prospect of raising funding through private developer contributions as indicated by the Borough's existing planning evidence base....'	AAP 6.12	Noted.

				So far we have had the developer and landowner Tottenham Hotspur Football Club reduce their promised £16m S106 contribution to £0.5m, and remove any affordable homes from their plan. The AAP plays into the hands of developers and landowners.		

Appendix 2.2 - Comments on AAP1-5 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Comments on AAP1 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
408	AAP132.	Mario Petrou	Approach to comprehensive redevelopment	Offended and insulted to read that development cooperating with the Council will be rewarded with fast-tracking their planning permission. Development proposals should be radical, innovative and far exceed any building standards.	The Council's intention is to take a proactive approach to working with relevant stakeholders to ensure development delivers positive regeneration in Tottenham. The design of developments will be in line with relevant design policies.
414	AAP133.	GLA	Regeneration	The Council's stated intention to take a proactive approach to working with relevant stakeholders in order to ensure that redevelopment proposals would positively contribute towards comprehensive regeneration in Tottenham is supported in principle.	Noted
562	AAP134.	Cllr John Bevan	Compulsory Purchase	I fully support use of compulsory purchase to enable site assembly and to prevent the piecemeal development that has often taken place in the past. The use of compulsory purchase should be more greatly emphasised in this document.	Noted. The 'supporting site assembly' section of AAP1 is now a separate policy. **Action: Separate supporting site assembly from AAP1**
624	AAP135.	Tottenham & Wood Green Friends of the Earth	Support	We welcome "*D. Development proposals will be expected to maximise the use of public and private sector investment to provide a range of types and sizes of homes, create mixed and balanced communities, create economic opportunities for local residents and businesses, improve and enhance the local environment, reduce carbon emissions and adapt to climate change, in accordance with the other policies of this AAP and Haringey's Local Plan.*"	Noted.
629	AAP136.	DP9 on behalf of undisclosed	Supports	Supports thrust of this policy, and in particular reference to potential use of CPO powers at point G.	Noted.
643	AAP137.	Giota Alevizou, local resident	Involving local residents	A new paragraph should be added to Policy AAP1 (Regeneration) to require that regeneration schemes benefit and involve existing communities, and a commitment to working in partnership with the community to plan, deliver and manage projects, with reference to the Localism Act and London Plan requirements in relation to the management of town centres.	The vision and objectives of the plan sets out the importance of consultation and involvement of the community in the delivery of the Plan. It is considered that the policy and supporting text sufficiently set out the requirements to work with the community. **Action: Amend supporting text to include reference to local communities**
643	AAP138.	Giota Alevizou, local resident	Against comprehensive development	Policy AAP1.E and para 4.8 propose a 'comprehensive' approach to development. We disagree that a 'comprehensive' approach necessarily discounts 'incremental' development (as para 4.8 suggests), nor that the latter is inappropriate for Tottenham. Incremental development can be comprehensive by considering a particular development in its wider context. A step by step approach is better able to include and incorporate existing residents, businesses and community uses than large scale major redevelopment schemes. An incremental approach can build on and support existing strengths and diversity, while large scale major development is more likely to wipe them out. We therefore propose that para 4.8 is re-written to clarify this.	Supporting text regarding comprehensive redevelopment sets out when it is appropriate to achieve the Plan's objectives in the public interest and to avoid piecemeal development.

644	AAP139.	Wards Corner Coalition	Involving local residents	A new paragraph should be added to Policy AAP1 (Regeneration) to require that regeneration schemes benefit and involve existing communities, and a commitment to working in partnership with the community to plan, deliver and manage projects, with reference to the Localism Act and London Plan requirements in relation to the management of town centres.	The vision and objectives of the plan sets out the importance of consultation and involvement of the community in the delivery of the Plan. It is considered that the policy and supporting text sufficiently set out the requirements to work with the community. **Action: Amend supporting text to include reference to local communities**
644	AAP140.	Wards Corner Coalition	Development	Policy AAP1.E and para 4.8 propose a 'comprehensive' approach to development. We disagree that a 'comprehensive' approach necessarily discounts 'incremental' development (as para 4.8 suggests), nor that the latter is inappropriate for Tottenham. Incremental development can be comprehensive by considering a particular development in its wider context. A step by step approach is better able to include and incorporate existing residents, businesses and community uses than large scale major redevelopment schemes. An incremental approach can build on and support existing strengths and diversity, while large scale major development is more likely to wipe them out. We therefore propose that para 4.8 is re-written to clarify this.	Supporting text re: comprehensive redevelopment sets out when it is appropriate to achieve the Plan's objectives in the public interest and to avoid piecemeal development.
644	AAP141.	Wards Corner Coalition	Compulsory purchase	Policy AAP1.G on the use of compulsory purchase powers to support site assembly is weak and provides little guarantee that the use of such powers would be in the public interest. Acquiring authorities need to be able to defend their use of compulsory purchase powers in the event of an enquiry and are advised to take certain issues into account when considering use of such powers (para 16 of ODPM Circular 06/2004 on Compulsory Purchase and the Crichel Down Rules). This includes whether use of the powers is in the public interest and whether the reasons for using the powers justify sufficiently interfering with the human rights of those affected (para 17). The ODPM Circular advises that 'the more comprehensive the justification which the acquiring authority can present, the stronger its case is likely to be' (para 18). No mention is made of the public interest in Policy AAP1.G. A vague mention of contributing to the delivery of the Tottenham AAP objectives does not seem to be sufficient or comprehensive. Explicit mention to 'a compelling case in the public interest' was made in the report to Haringey Council Cabinet (dated 15 July 2014) in relation to the potential future use of CPO powers in relation to Wards Corner (para 5.44, page 11). At a minimum, Policy AAP1.G should make a similar declaration.	Policy AAP1.G will be a separate policy AAP2 'Supporting Site Assembly'. AAP2.Ab sets out the requirement of developers to demonstrate CPO and comprehensive redevelopment is in the public interest. **Action: Separate site assembly into its own area wide policy. Outline the requirement that compulsory purchase and redevelopment are in the public interest**
659	AAP142.	Haringey Federation of Residents Associations (HFRA)	Our Tottenham Charter	PROMOTE QUALITY DESIGN AND RESPECT FOR HERITAGE: - Protect Tottenham's listed buildings, conservation areas and general positive architectural characteristics, and ensure any new development is of good quality	Noted. A new policy on conservation and heritage will be added to the document. **Action: Addition of a new area wide policy**
669	AAP143.	HTA Design LLP on behalf of The Woodgate Group	Supports policy	It is positive that the Council will work with landowners to help deliver the changes needed in Tottenham **(Emerging AAP1)**. Our client strongly supports our involvement in any masterplanning exercise which takes place. Our client has proactively been in discussion with the Council and adjoining landowners since June 2014.	Noted.
818	AAP144.	Our Tottenham	Regeneration	A new paragraph should be added to Policy AAP1 (Regeneration) to require that regeneration schemes benefit and involve existing	The vision and objectives of the plan sets out the importance of consultation and involvement of the community in the delivery of

				communities, and a commitment to working in partnership with the community to plan, deliver and manage projects, with reference to the Localism Act and London Plan requirements in relation to the management of town centres.	the Plan. It is considered that the policy and supporting text sufficiently set out the requirements to work with the community. **Action: Amend supporting text to include reference to local communities**
818	AAP145.	Our Tottenham	Community	What does 'positive' mean? Against which critieria will the positive nature of a proposal be assessed? This is vague and therefore not a sound basis for a policy. It is not clear how 'positive' will reflect the needs and aspiration of local communities.	Noted. This will be clarified in the policy. **Action: For clarity add "in line with the principles of the Strategic Regeneration Framework" to the policy.**
818	AAP146.	Our Tottenham	Criteria	Will this actually be explicitly required in planning applications? Can these considerations count as 'material considerations'?	Noted. This will be clarified in the policy. **Action: For clarity add "in line with the principles of the Strategic Regeneration Framework" to the policy.**
818	AAP147.	Our Tottenham	Development approach	Policy AAP1.E and para 4.8 proposes a 'comprehensive' approach to development. We disagree that a 'comprehensive' approach necessarily discounts 'incremental' development, nor that the latter is inappropriate for Tottenham. Incremental development can be comprehensive by considering a particular development in its wider context. A step by step approach is better able to include and incorporate existing residents, businesses and community uses than large scale major redevelopment schemes. An incremental approach can build on and support existing strengths and diversity, while large scale major development is more likely to wipe them out.	Supporting text regarding comprehensive redevelopment sets out when it is appropriate to achieve the Plan's objectives in the public interest and to avoid piecemeal development.
818	AAP148.	Our Tottenham	Community; local businesses	Many proposals in this AAP are highly controversial and opposed by the residents and businesses of the affected areas.	Noted.
818	AAP149.	Our Tottenham	Safeguarding; housing	There is uncertainty that the democratic safeguard of local authority planning application procedures will be maintained and not made 'lite' to speed up the delivery of the Housing Zone agenda.	The Council will maintain all statutory processes and be in line with relevant policies in the processing and decision making of all planning applications.
818	AAP150.	Our Tottenham	Sustainability	'sustainable development outcomes' - Vague/imprecise	Sustainable development principles are set out in the Strategic Policies, against which the objectives and outcomes in this Plan are based.
818	AAP151.	Our Tottenham	Development; scale	Policy AAP1.E and para 4.8 proposes a 'comprehensive' approach to development. We disagree that a 'comprehensive' approach necessarily discounts 'incremental' development, nor that the latter is inappropriate for Tottenham. Incremental development can be comprehensive by considering a particular development in its wider context. A step by step approach is better able to include and incorporate existing residents, businesses and community uses than large scale major redevelopment schemes. An incremental approach can build on and support existing strengths and diversity, while large scale major development is more likely to wipe them out.	Supporting text regarding comprehensive redevelopment sets out when it is appropriate to achieve the Plan's objectives in the public interest and to avoid piecemeal development.

Comments on AAP2 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
653	AAP152.	CBRE on behalf of Hermes and	Affordable housing	We recommend that the Council adds further text to make clear that the delivery of affordable housing is dependent on viability, and that	The policy refers to SP2 of the Local Plan: Strategic Policies and therefore it is not necessary to repeat it.

		Argent		schemes should include the 'maximum reasonable proportion' of affordable housing, up to 50% of the total, informed in each case by viability analysis. This is consistent with the approach set out at Policy SP2 of the Local Plan Strategic Policies.	
818	AAP153.	Our Tottenham	Affordable housing	See comments about that in our responses to these 2 documents.	Noted.
818	AAP154.	Our Tottenham	Affordable housing	Affordable rented accommodation is NOT socially rented accommodation. Does this mean that NO socially rented accommodation at all is to be foreseen in the Tottenham AAP? We strongly contest that and demand the inclusion of a clear target to optimise the % of desperately needed NEW socially rented housing in all new developments.	The Council is setting out a policy to maximise affordable housing in new developments, but this is constrained by viability and the grants available to provide different types of affordable housing.
818	AAP155.	Our Tottenham	Affordable housing	'Affordable' should mean genuinely affordable – and this % should be optimised to the maximum. Within any 'affordable' target a clear figure for SOCIALLY RENTED housing needs to be included.	The Council is setting out a policy to maximise affordable housing in new developments, but this is constrained by viability and the grants available to provide different types of affordable housing.
414	AAP156.	GLA	Housing	The target to deliver 10,000 new homes across the AAP area over the plan period represents 67% of Haringey's London Plan housing target up to 2025. This level of provision reflects Tottenham's status as one of the Mayor's Housing Zones, and is supported in line with London Plan Policy 3.3 and in broad accordance with the objectives of the Upper Lee Valley Opportunity Area Planning Framework (OAPF).	Noted.
414	AAP157.	GLA	Housing	It is noted that whilst the Council's proposed alterations to strategic policies seek to revise Haringey's affordable housing target from 50% to 40% for the majority of the borough (in response to up to date market data), it is proposed to retain a 50% target for the Tottenham AAP area. Mindful of the Housing Zone package for Tottenham, and the proposed locally specific variation to Haringey's strategic residential tenure split target (discussed in comment 5 below), GLA officers support the higher affordable housing target for Tottenham.	The policy has been amended to ensure Tottenham Hale is in line with the rest of the borough in its affordable housing targets. **Action: Amend policy to align Tottenham Hale with the rest of the borough**
414	AAP158.	GLA	Housing	The Council proposes a strategic tenure split target for Tottenham of 40% affordable rent and 60% intermediate. This represents a notable localised departure from the pan-London tenure split within London Plan Policy 3.11. The Council's reasoned justification makes clear that this is intended to rebalance existing high levels of social rented accommodation in Tottenham (which currently accommodates more than 60% of Haringey's total social rented stock). London Plan Policy 3.9 makes clear that a more balanced mix of tenures should be sought in all parts of London, particularly in neighbourhoods where social renting predominates. Accordingly, having regard to the existing balance of residential tenures in Tottenham, GLA officers are satisfied that the tenure split within draft Policy AAP2 is in general conformity with the London Plan. It is also acknowledged that, in practice, discussions around the balance of tenure at any given site will be negotiated and considered on a case by case basis.	Agreed.
414	AAP159.	GLA	Housing	The principle of promoting higher density housing redevelopment (including the introduction of private and intermediate tenures) to assist with financially enabling estate renewal is strongly supported. Related to this matter it is noted that the Council's proposed alterations to strategic policies introduce the principle of reprovision of housing on a habitable room (rather than unit) basis. This approach is in broad accordance with	Support is noted.

				London Plan Policy 3.14 (which effectively seeks to allow a degree of flexibility with respect to the assessment of re-provision, in order to facilitate the delivery of units which meet current needs). The Council is, nevertheless, invited to consider whether a specific reference to the approach to re-provision in Tottenham (either in the policy or supporting text) may assist with the reading and implementation of this policy in practice.	
818	AAP160.	Our Tottenham	Housing	See overall comment about the scale of housing growth.	Noted.
669	AAP161.	HTA Design LLP on behalf of The Woodgate Group	Housing Zone	**Policy AAP2 Part (B) (a)** expects allocated sites within the Tottenham Hale AAP Neighbourhood area (the Housing Zone) to deliver 50% market housing and 50% affordable housing. The Woodgate Group would like to see the **viability of delivering a 50% affordable housing target tested on sites within the Housing Zone that are brought forward by landowners without public subsidy**. The **Site Allocation Viability Assessment by GVA (February 2015)** notes the following with regard to sites outside of the Housing Zone, and at this stage it is **questionable** that the situation would be different within the Housing Zone	The policy has been amended to ensure Tottenham Hale is in line with the rest of the borough in its affordable housing targets. **Action: Amend policy to align Tottenham Hale with the rest of the borough**.
644	AAP162.	Wards Corner Coalition	Marketing new homes overseas	Attracting wealthier people to live in the area should not require the removal of existing residents. For example, homes built by Bellway in Lawrence Rd, do not appear to be marketed to residents of Tottenham. They are currently being advertised in China. Therefore it is unclear how this new housing, if it is expensive is going to do anything to alleviate the local housing problem.	Marketing of housing is beyond the remit of planning and this Plan.
628	AAP163.	DP9 on behalf of Tottenham Hotspur Football Club	Minimum housing targets	Request Part A of this policy is amended to state a minimum of 10,000 new homes	This figure is based on up to date evidence and it is not deemed necessary to set it as a minimum target.
629	AAP164.	DP9 on behalf of undisclosed	Minimum housing targets	Request Part A of this policy is amended to state a minimum of 10,000 new homes	This figure is based on up to date evidence and it is not deemed necessary to set it as a minimum target.
644	AAP165.	Wards Corner Coalition	Object to overall target	Delivering 10,000 homes in Tottenham (para 4.9) is not realistic and will place incredible stress on the community, especially given the existing lack of social, community and public facilities and services.	This figure is based on up to date evidence and the impact of this growth is considered by the Local Plan through planning for supporting infrastructure and services.
644	AAP166.	Wards Corner Coalition	Rebalancing housing stock	Rebalancing the high levels of social housing in Tottenham (para 4.10) is a euphemism for social cleansing and highly offensive. Council and social housing should not be removed from Tottenham at a time of housing crisis and yet at the moment, the policy approach will mean that this happens. We do not consider that this policy approach has the support of residents and has not come up in public consultations.	The Council is setting out a policy to maximise affordable housing in new developments, but this is constrained by viability and the grants available to provide different types of affordable housing.
644	AAP167.	Wards Corner Coalition	Social housing	Policy AAP2 and supporting text does not address the need to alleviate the severe shortage of social housing, nor ensuring that council tenants are not displaced from council estates in Tottenham. Compulsory purchase is moving former council tenants out of London. There are many cases of this happening all over London (Elephant and Castle, Woodberry Down Estate, Carpenters Estate). There is nothing in any of Haringey's policy to ensure that this does not happen here. Infact the policy approach rather poses a threat to the security of existing Council tenants, with no assurance that they	The Council is setting out a policy to maximise affordable housing in new developments, but this is constrained by viability and the grants available to provide different types of affordable housing.

				will be able to return. A hugely flawed consultation on the Love Lane estate makes one doubt that this estate will be for the existing tenants after it is rebuilt. Private tenants are also under threat of eviction through major development schemes e.g. at Suffield Road. If there is no mention of social housing then rent rises will price existing tenants out of Haringey.	
799	AAP168.	Bob Lindsay-Smith	Social housing	This can be compared with 24% over the borough as a whole. Having less social housing in the East implies a reversal of the current East-West poverty/prosperity trend. No-one has been asked whether that is desirable, or if so, achievable.	London Plan policy 3.9 makes clear that a more balanced mix of tenures should be sought in all parts of London, particularly in neighbourhoods where social renting predominates. Accordingly, having regard to the existing balance of residential tenures in Tottenham, the tenure split within draft the draft policy is in general conformity with the London Plan. It is also acknowledged that, in practice, discussions around the balance of tenure at any given site will be negotiated and considered on a case by case basis.
818	AAP169.	Our Tottenham	Social housing	What is the evidence for this claim? The expert evidence is that the opposite is generally the case.	London Plan policy 3.9 makes clear that a more balanced mix of tenures should be sought in all parts of London, particularly in neighbourhoods where social renting predominates. Accordingly, having regard to the existing balance of residential tenures in Tottenham, the tenure split within the draft policy is in general conformity with the London Plan. It is also acknowledged that, in practice, discussions around the balance of tenure at any given site will be negotiated and considered on a case by case basis.
799	AAP170.	Bob Lindsay-Smith	Social housing; affordability	What does 'better mix of social housing' in Section 3.15 mean? If it means that the total number of social housing units would be reduced, that is a kick in the teeth for people who have been waiting for a place for years. Intermediate housing is promised, but NO social housing is mentioned in Policy AAP2 Housing, paragraph B subsection b. Maybe it contains a misprint: It says 'the affordable tenure split (DM17 A(c)which in the case of development in the Tottenham AAP area will result in an overall tenure mix of 60% intermediate accommodation and 40% affordable rented accommodation.' Perhaps it should read '... development in the Tottenham AAP area will result in an overall tenure mix of 60% intermediate accommodation and 40% social rented accommodation.' That would make social housing 40% of 50% of the total - ie 20% of all housing.	London Plan policy 3.9 makes clear that a more balanced mix of tenures should be sought in all parts of London, particularly in neighbourhoods where social renting predominates. Accordingly, having regard to the existing balance of residential tenures in Tottenham, the tenure split within the draft policy is in general conformity with the London Plan. It is also acknowledged that, in practice, discussions around the balance of tenure at any given site will be negotiated and considered on a case by case basis.
628	AAP171.	DP9 on behalf of Tottenham Hotspur Football Club	Support	Supports higher densities in town centre locations and areas with good facilities and amenities.	Noted.
629	AAP172.	DP9 on behalf of undisclosed	Support	Supports higher densities in town centre locations and areas with good facilities and amenities.	Noted.
644	AAP173.	Wards Corner Coalition	Tall buildings	AAP2 should provide a policy framework for where tall buildings will be acceptable in Tottenham and the supporting text should provide the evidence base for this. There is currently no policy on this and yet it is likely that Tottenham will be the main location for tall buildings in Haringey – as the draft Development Management DPD says (para 2.28). The Development Management DPD cross refers to the Tottenham AAP (par 2.29) but no policy is provided here. This is a significant omission because more locations are being earmarked for tall buildings in the Tottenham AAP than are identified in the local plan (Haringey Heartlands/Wood Green and Tottenham Hale). Para 2.29 of the Development Management DPD confirms	A new policy addressing design and tall buildings has been included in the Plan. **Action: Addition of a policy on tall buildings**

				that tall buildings were found to be 'inappropriate to Haringey's predominately 2-6 storey prevailing heights and character' in all other locations. Without a policy or an evidence base set out in the AAP for other locations having been identified as suitable for tall buildings, the local plan is unsound on this matter.	
644	AAP174.	Wards Corner Coalition	Temporary accommodation	The AAP does not address the problem of high numbers of people in temporary accommodation	This is a borough wide issue and addressed in the Strategic Policies.
818	AAP175.	Our Tottenham	Tenure; social housing	This policy is discriminatory if only applied to social housing residents. Where are the clauses elsewhere in the document which similarly call for optimising social housing % in all proposed developments in areas where market housing is in the majority? It also must not lead to any net loss of social housing units.	The Council is setting out a policy to maximise affordable housing in new developments, but this is constrained by viability and the grants available to provide different types of affordable housing.
669	AAP176.	HTA Design LLP on behalf of The Woodgate Group	Town Centre densities on affordable %	**Part (C) of Policy AAP2** on Housing should **emphasise the link between high density, housing led redevelopment and the vitality of town centres**. At present it states that higher densities and capacities **'may'** be acceptable in appropriate locations, close to town centres, in areas with good local facilities and amenities in areas well served by public transport. In the accompanying **Interim Sustainability Appraisal by URS (February 2015)**, high density housing performs well against all sustainability objectives, providing supporting infrastructure for health and community can be provided in the borough. The detailed **Sustainability Appraisal of the Development Management DPD (Appendix II, 2015)** states that land is restricted in Haringey and allowing higher density in some circumstances will help increase the amount of housing provision in the area. It should be recognised that a significant quantum of development would be required in order to support and fund public realm improvements which would be essential to the vitality of a new district centre, and not publicly funded in all instances. The Development Guidelines within the AAP in relation to Site B, for example, suggests that: "...each development will be expected to contribute to a comprehensive public realm strategy through the use of pooled S106 contributions". It is not made clear, however, which specific portions of public realm is expected to be funded in each instance. Simultaneously, these contributions could also affect the amount of affordable housing that would be deliverable	Noted.
818	AAP177.	Our Tottenham	Viability; density; mix tenure	See comment in the overall response to the AAP.	Noted.

Comments on AAP3 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
625	AAP178.	Stride Treglown on behalf of Micuber Estates and Berkely Square	Ashley Rd	In THDCF, the Ashley Road area is firmly placed as the heart of the District Centre; an approach we fully support and believe is critical to realising the full potential for Tottenham Hale.	Support is noted.

		Developments			
625	AAP179.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Ashley Rd North/South	We do not concur with the AAP's reclassification of the Ashley Road into Ashley Road North and Ashley Road South, such an approach is detrimental to the aspirations of the Housing Zone and Council objectives to create a place with a single identity, and moves away from the principles established in the District Centre Framework	Noted: It is noted that the District Centre at the present time is expected to only extend to the Green Link, with the area north of the Green Link being a Regeneration Area. The Green Link would act as a boundary between the two sites.
653	AAP180.	CBRE on behalf of Hermes and Argent	Clarity	Add further text to make clear that applications which are consistent with the district centre designation will be approved We suggest: *The Council will support planning applications for appropriate development within the Tottenham Hale District Centre as indicated in Map 4.1 (that is, development consistent with the district centre designation) to promote the positive regeneration of Tottenham Hale.*	The policy will set the parameters for development in the area, but further detail will be set out in the District Centre Framework. The framework will be used as an implementation tool to deliver the strategic objectives of the Local Plan.
653	AAP181.	CBRE on behalf of Hermes and Argent	Core District Centre	Retain proposed district centre boundary but add a new 'core district centre'	"Core district centre" is not a planning designation in the Local Plan.
634	AAP182.	Alan Stanton, local resident	District Centre	There are serious concerns about Tottenham Hale being designated a district centre. The proposals for development do not mention the impact of a night time economy which can be detrimental to a community's quality of life and this is largely a residential area. This is a serious omission and needs to be rectified and spelt out so local people can make an informed judgement.	The policy will set the parameters for development in the area, but further detail will be set out in the District Centre Framework. The framework will be used as an implementation tool to deliver the strategic objectives of the Local Plan.
625	AAP183.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	District Centre focus on Green Link	A more northern, than southern orientation for key town centre uses would reflect the geographical disposition of the area, and the relationship with the key public realm improvements (namely the Green Link) and the public amenity space (Down Lane Park and the Lea Valley water park).	The Council believes strongly that the district centre should be centred on Tottenham Hale station.
625	AAP184.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	District Centre vision	We therefore believe that Station Square West as a destination/arrival point should form the central hub of the District Centre, with Ashley Road increasing its commercial profile by assisting more promptly in bringing forward District Centre uses alongside the ability of TH5 to re-provide larger scale town centre / retail uses in the future when such a development can be delivered.	Noted, it is expected that the station square area will be the centre of the new District Centre and Ashley Rd will also have an important role to play.
623	AAP185.	Cllr Felicia Opoku, and separate identical response as local resident	District Centres	There are multiple District Centres proposed in the document however no thought has been given to the existing businesses along Tottenham High Road between Tottenham Green/Tottenham Hale and Northumberland Park. This could prove detrimental to these businesses and result in an increase to unemployment.	The policy will set the parameters for development in the area, but further detail will be set out in the District Centre Framework. The framework will be used as an implementation tool to deliver the strategic objectives of the Local Plan.

625	AAP186.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	District-wide approach	With the Housing Zone status now applied to Tottenham Hale and the rapidity required to ensure complimentary services such as retail, healthcare and community uses are provided alongside these new homes, we believe that the Ashley Road area, alongside Station Square West (TH1) and the retail park TH5 should be jointly considered to provide these complementary services and therefore encourage a broader mix of use and movement through the District Centre	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
421	AAP187.	Historic England	Heritage	The Council's Urban Characterization Study 2015 identifies potential local heritage assets which should be formerly identified. The Council should seek to identify opportunities to better reveal their significance and their contribution to local character and distinctiveness. In addition we would recommend that new developments should ensure that they avoid a wall of development blocking views into the Lee Valley and seek opportunities to expand visual permeability and access to one of Tottenham's great assets, the Lee Valley Park.	Noted.
654	AAP188.	Latin Elephant on behalf of Pueblito Paisa Ltd	Impact assessment	The proposed town centre appears as isolated and fragmented from its current context. We feel the proposal of a new town centre at Tottenham Hale merits an impact assessment of existing town centres so that threats and opportunities for small migrant and ethnic businesses could be identified.	The District Centre is allocated in both the London Plan and in the Council's adopted Strategic Policies DPD. These documents have already made the case for this allocation. It is noted that the types of business, including taking into account the local town centre offer at Seven Sisters/West Green Rd, and Tottenham High Rd/Bruce Grove can be expanded in the District Centre Framework, but the overarching policy framework will be set out in the AAP.
653	AAP189.	CBRE on behalf of Hermes and Argent	Jobs targets	Make clear that references to numbers of jobs are simply overall targets	The floorspace and jobs estimates will expect to be delivered.
818	AAP190.	Our Tottenham	Local businesses	Many proposals (see detailed comments below for individual sites) threaten the survival of existing businesses and residents.	It is not considered that industrial uses are being put at risk by this particular policy. Additionally, lower density B2/B8 uses are not suitable for areas highly accessible by public transport. Where there are existing lower density businesses on potential development sites, the Council will strive to relocate them on more suitable industrial locations within the borough.
624	AAP191.	Tottenham & Wood Green Friends of the Earth	Support	We welcome "*B. Development proposals should provide:* *a. A substantially improved public realm that unifies the streets and spaces around the gyratory, improves access to the station and prioritises pedestrian and cyclist circulation and safety*;"	Support is noted.
669	AAP192.	HTA Design LLP on behalf of The Woodgate Group	Support	The Woodgate Groups supports the Council's ambition to create new urban form within the Tottenham Hale District Centre, supporting navigation, permeability and legibility of streets (Policy AAP3). Urban form and massing of Tottenham Hale centre needs to be considered. In particular, how schemes coming forward will impact on a new skyline for the area. The impact of taller buildings on a three dimensional scale needs to be considered from close and far	Support is noted.
414	AAP193.	GLA	District centre	The proposed policy approach at Tottenham Hale is supported, and accords with the principles of the Upper Lee Valley Opportunity Area Planning Framework in terms of promoting the creation of a new	Support is noted.

				mixed use district town centre.	
815	AAP194.	Zena Brabazon	District centre	Concerns about developing a new district centre have also been set out above. I re-iterate that the document is silent on the matter of the night time economy which is a glaring and unacceptable omission.	Noted, the development of an evening/ night time economy is essential for any District Centre.

Comments on AAP4 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
632	AAP195.	The Friends of Down Lane Park	Alternative link	There is no case made for the need for a new green road link from the Tottenham High Road to the Tottenham Hale station. There is already a good route along Monument Way and along Hale Road. This is a route with a wide cycle lane on the pavement along Hale Road, and a set-back path along Monument Way. Both are safe and the Monument Way stretch is picturesque. In addition, the proposed green road link takes no account that people from the residential areas close the Tottenham High Road actually pass through Down Lane Park to use Ashley Road to get to the station. That is the desired walking and cycling route of importance from the residential streets through Down Lane Park to the transport station.	The existing link along Monument Way is not considered to be of a high quality. It is considered that it can be improved by adding passive surveillance to the road itself. A new link will offer an improved dedicated pedestrian and cycle route to Tottenham Hale from the High Rd.
632	AAP196.	The Friends of Down Lane Park	Alternative route	The impetus for linking green areas and building bridges would be better applied to improving access points at the northern edge of Down Lane Park for people to get to the Tottenham Marshes and the Lea Valley. In addition, there should be improvement of the walking bridge further north linking the 'avenues area of N17 via a walking bridge over the tube lines and Watermead Way to the Tottenham Marshes. This would further open the Lea Valley to people from that residential area	Noted; the options to proliferate the number of access routes into Lee Valley Regional Park will be considered.
648	AAP197.	Jennifer Williams, local resident	Bridge	If there are going to be bridges across the Lea, are there also plans to improve and clean up the access from Down Lane Park to the Marshes under Meridian Way / the railway (now next door to a school). Can there be a footbridge from the south end of Cavendish Marsh across Pymm's brook to th Lea Tow path, thus improving choices for walking and cycling routes? (suspect this is a q. for LVPA)	The Green Link will not be the only route around the area linking green spaces, but the Green Link also has an important place making function in the new District Centre (marking its northern boundary), and linking the High Rd with Lee Valley Regional Park.
634	AAP198.	Alan Stanton, local resident	Children's play area	This proposal includes a 'green link' from Hale Village to the Tottenham High Road. This cuts directly across Down Lane Park and specifically across the children's play area. We object to this since the play area is sited near to the families living on Chesnuts Estate, Warren Court and the flats around Monument Way. No account is taken of their needs or wants or of this loss of amenity. At the same time the development guidelines say the 'interface with Down Lane Park should be treated with care'. The development of the green link would not do so.	The Green Link connects Tottenham High Rd with Lee Valley, via Down Lane Park. Work is ongoing to reconcile how the green link can positively benefit Down Lane Park.
818	AAP199.	Our Tottenham	Children's play area	See comment made about TH2: This plan proposes a green link which cuts directly across Down Lane Park, and specifically through the children's play area. We object to this proposal. Down Lane Park	The Green Link connects Tottenham High Rd with the Lee Valley, via Down Lane Park. Work is ongoing to reconcile how the green link can positively benefit Down Lane Park.

				is one of the very few amenities for people living in Tottenham Hale's residential roads and estates. This is treasured and valued, and its development has been fought for by the local community and we now have a thriving green flag park with new tennis courts, a recently installed outdoor gym and children's playground, and other facilities.	
818	AAP200.	Our Tottenham	Cost	The proposed green link is very expensive and could be seen as an unnecessary project since there are many ways people living in Hale Village and Ferry Lane can reach Tottenham High Road should they wish to do so. There are existing and used routes to Lea Valley and Marshes from the residential area north of Down Lane Park.	The Green Link will not be the only route around the area connecting green spaces. The Green Link has an important place making function in the new District Centre (marking its northern boundary), and connecting the High Rd with Lee Valley Regional Park.
632	AAP201.	The Friends of Down Lane Park	Down Lane Park	The green road link will damage Down Lane Park with a thoughtless planned straight link throughway. It pushes through the new fence secured by the Friends through negotiation with Transport for London, at a point where there is play equipment and a natural play area plus some trees. The route will cut through the large grassed mound that is a distinctive feature of the park and a popular play feature for younger children.	The Green link connects Tottenham High Rd with the Lee Valley, via Down Lane Park. Work is ongoing to reconcile how the green link can positively benefit Down Lane Park.
632	AAP202.	The Friends of Down Lane Park	Down Lane Park	The first thing to mention is that the Tottenham Area Action Plan section on the green road link doesn't actually refer to it passing through Down Lane Park. The park is the significant bit of green land along the way and it is bizarre that it is not mentioned. That creates the suspicion that the proposals avoid any reference the route going through the park because Haringey Council is seeking to avoid any public discussion of the damaging impact of the route going through the park.	The Green Link connects Tottenham High Rd with the Lee Valley, via Down Lane Park. Work is ongoing to reconcile how the green link can positively benefit Down Lane Park.
634	AAP203.	Alan Stanton	Down Lane Park	The Green Link referred to in this introduction does not mention its proposed route through Down Lane Park. The Park is a vital local amenity fought for by local people when there were previous proposals to build houses on it. This was opposed by the community, who then worked to secure funding for the new children's playground. This is a lifeline for families living locally, especially those in temporary housing or in flats. The green link will cut through this and it is entirely unacceptable to us that this should go ahead at vast public cost, and at great social cost to the community living in the areas to the north west of Tottenham Hale Station	The Green link connects Tottenham High Rd with the Lee Valley, via Down Lane Park. Work is ongoing to reconcile how the green link can positively benefit Down Lane Park.
669	AAP204.	HTA Design LLP on behalf of The Woodgate Group	Ferry Lane	Haringey should also consider the east-west connection along Ferry Lane and how the new District Centre as a vibrant heart of activity will be viewed from the park as a destination.	Ferry Lane is an important asset for the District Centre. Details about how it will function as part of the new District Centre will be explored in the DCF.
625	AAP205.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Further detail	The Green Link as a principle is supported by Micuber Estates and Berkeley Square Developments, however, further information is required to ensure it delivers the promised connectivity. Notwithstanding this, the potential to connect the residential areas on Ashley Roads to both the Tottenham High Road and Lea Valley Water Park will be a significant contributor to the sense of place and overall identity of Tottenham Hale when considered against other destinations in London.	Support is noted.
414	AAP206.	GLA	Green Infrastructure	The principle of the proposed east-west 'green link' – envisaged to comprise a high quality landscaped connection between Tottenham High Road and the Lee Valley Regional Park (via Tottenham Hale District Centre) is strongly supported.	Support is noted.

422	AAP207.	Environment Agency	Green infrastructure	Green infrastructure should be a key aim of the AAP because a network of green spaces, green roofs and river corridors can not only provide flood storage and provide habitat for wildlife, but also increase resilience to future climate change and recreational spaces for people. Paragraphs 114 and 117 of the NPPF advocate this approach and the link with climate change adaptation is highlighted in paragraph 004 (Climate Change) in the National Planning Practice Guidance.	Noted.
579	AAP208.	Laura Harrison, resident	Access	Providing better access to high quality green spaces should be a priority for regeneration. There are many small green areas, such as along Tottenham High road, and along Monument way, where better design and management of existing strips of public 'green' space could significantly include the quality and character of the area. Providing better connections to the significant asset of the Lea Valley could also beneficially improve quality of life for residents. The proposed green route from Tottenham Police station and through Down Lanes park is a good suggestion.	Support is noted. The establishment of a network of green spaces in Tottenham, and Haringey, is also noted, and further work will explore how these can be created.
648	AAP209.	Jennifer Williams, local resident	Traffic	What will this look like? Will buildings along Chesnut Way need to be demolished? Will traffic on Park view Road go across it? If so this is already a busy residential road, with queues during the rush hour and after football matches, any more traffic lights could make the queues worse.	Noted, the green link will not be a new road, and will be designed to have a minimal impact on traffic in the area.
624	AAP210.	Tottenham & Wood Green Friends of the Earth	Habitat	This should be green as in providing SUDS and linear habitat (esp if green open space is lost to development long Monument Way) not just green as in walking and cycling	Noted, policy will be amended to reflect this. **Action: Amend policy to include SuDS and habitats.**
422	AAP211.	Environment Agency	Meaning	We welcome a policy in the plan to encourage the retention of existing and promotion of new green infrastructure in the borough. However it is not clear as to the aim of the green link identified in this policy or specifically what is meant by "green". We agree with the statements within the Sustainability Appraisal which highlights uncertainty as to what the potential impacts of the link are and its value in terms of biodiversity (paragraph 17.12.9.).	The principal aim of the green link is to connect open spaces, increasing utility by increasing local people's ability to access them. It is noted that the potential sustainability impact on biodiversity could be more complex therefore this will be assessed through the Sustainability Appraisal of the Plan.
632	AAP212.	The Friends of Down Lane Park	Misleading objectives	The green road link is not about linking Tottenham to the Lea Valley. Rather, it is about claiming that the developers' zone that is Hale Village has connectivity to a number of places for base marketing reasons. So, the future advertising puff for the new flats will have great illustrations of what 'vibrant' retail and entertainment areas you can reach if you choose to leave your flat using the link. The green road link idea has been dismissed in the past by the community as irrelevant to the needs of local people. It is wrong to remove existing successful businesses such as Murphy Ltd on Ashley Road from the area to enable the green road link to pass through. For a designers folly the area will lose jobs and employment land. If the existing businesses on Ashley Road are not immediately going then the green link road is going nowhere for a number of years. The dangers of starting it in stretches is that the project might be dropped and then the community is left with an unfinished and useless green road adding problems to the area.	Disagree; the Green Link is about connecting the High Rd with the Lee Valley. It also has an important place shaping function, as noted in the response. The Council is putting forward a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. While it is noted that lower density employment (ie industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. The Council is hopeful that affected industrial enterprises will remain in the borough, and is willing to work with businesses to achieve this.
632	AAP213.	The Friends of Down Lane Park	Park assets	The route also involves re-positioning or removing altogether the new play and other facilities positioned there in the past few years. The route is bizarre given that there is an existing gateway, recently	The Green Link connects Tottenham High Rd with the Lee Valley, via Down Lane Park. Work is ongoing to reconcile how the green link can positively benefit Down Lane Park.

				restored, where people can access the playground area of the park. It is stupid to introduce a new gate a very short distance from a well-established gate, where those entering and leaving the park can be observed by those in the playgrounds	
632	AAP214.	The Friends of Down Lane Park	Park loss	The route will also result in the loss of actual park land and effectively isolate the southern edge of the park along Hale Road. The intention in isolating that part of the land might be to come back at a later date with plans to build flats there because of alleged under-use.	The Green Link connects Tottenham High Rd with the Lee Valley, via Down Lane Park. Work is ongoing to reconcile how the green link can positively benefit Down Lane Park. Additionally there is a principle against loss of open space in draft policy DM26.
632	AAP215.	The Friends of Down Lane Park	Security	The green road link will result in security problems both for parks users and the managers of the park. At present the southern section of the park is fenced off, with access being through a gate on Park View Road and then through internal fencing to the children's playground. It is this enclosed aspect that means toddlers and young children can roam safely. They can't get out onto the road and the public can't simply wander in unseen. A new route through here ends that safety feature as well as creating management of the park issues	The Green Link connects Tottenham High Rd with the Lee Valley, via Down Lane Park. Work is ongoing to reconcile how the green link can positively benefit Down Lane Park.
657	AAP216.	Canal & River Trust	Support	The Trust supports the provision of the axial Green Link, which will provide an east-west connection to the Lee Valley Regional Park and the River Lee. We think that there should be greater recognition of the existing Blue Ribbon Network, which provides an important north-south route that continues to central London. As part of the regeneration of Tottenham there should be improved signage and connections to the River Lee towpath.	Support is noted. The importance of the blue ribbon network to the borough is outlined in Local Plan: Strategic Policies. The vision for Tottenham Hale will also outline the importance of the Lee Valley's waterways for the area. **Action: Addition of a vision for Tottenham Hale which sets out importance of waterways to the area.**
669	AAP217.	HTA Design LLP on behalf of The Woodgate Group	Support	The Woodgate Group is of the view that there is a significant opportunity to increase connections to the Lee Valley Regional Park and the wider green grid of Haringey **(AAP4)**. The new east-west link along the axis of Chesnut Road will improve access	Support is noted.
422	AAP218.	Environment Agency	Thames River Basin Management Plan	Given that the proposed link is proposed to cross at least two main waterbodies and link to the sites adjacent to the Walthamstow Wetlands (designated RAMSAR and SSSI) it is disappointing that the Thames River Basin Management Plan has not been utilised to support this policy. There should also be greater recognition within this policy of biodiversity and in particular the Blue Ribbon Network Policies of the London Plan which is supported by paragraph 17.12.2 of the Sustainability Appraisal).	The policy has been amended and includes reference to nature conservation. Where relevant, the Blue Ribbon Network is highlighted as a planning designation in specific site allocations. **Action: Highlight blue ribbon network in site allocations**
634	AAP219.	Alan Stanton, local resident	Unnecessary project	The proposed green link is a very expensive and unnecessary project since there are many ways people living in Hale Village and Ferry Lane can reach Tottenham High Road should they wish to do so. The millions proposed for this could be better spent on social housing or local environmental improvements.	It is argued that this project is a local environmental improvement by virtue of improving access to local open space assets.
669	AAP220.	HTA Design LLP on behalf of The Woodgate Group	Wetlands	The Upper Lee Valley Opportunity Area Planning Framework (2013) highlights a number of links which need to considered and reviewed as alternatives or secondary green links routes for the District Centre, linking to Waltham Forest Council's ambition for the restoration of the wetlands. The main entrance to the Wetlands will be from Forest Road south leading to the Marine Engine House Visitor Centre. The AAP green link should connect to the Walthamstow Wetland Project. This is absent from the AAP (2015) and DCF (2014). This is a missed opportunity to extend the green	It is noted that the Green Link will not be the only route around the area connecting green spaces, but it has an important place making function in the new District Centre (marking its northern boundary), and linking the High Rd with the Lee Valley Regional Park, including the Wetlands Centre.

				grid particularly as the DCF (2014) highlights Forest Road bridge may need to be widen as result of Cross rail (Page 34, DCF, 2014). The works at the Ferry Lane Bridge could provide an ideal opportunity to create a primary green link to the Lee Valley Regional Park from Station Square West and Tottenham Hale.	

Comments on AAP5 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
414	AAP221	GLA	Designated Employment Areas	The Council proposes revisions to a number of areas of employment land in Tottenham. The revisions strengthen protection at Constable Road (proposed to be recognised as 'Local Employment Area: Regeneration Area') and Willoughby Lane (proposed to be promoted to 'Locally Significant Industrial Site' status); maintain the existing level of protection at High Road East; provide greater flexibility for employment led mixed use regeneration at High Road West and (part of) South Tottenham; and, de-designate two local employment sites (southern part of Tottenham Hale 'Regeneration Area' and 784 to 788 High Road) so that these may contribute towards urban renewal at Tottenham Hale and Tottenham High Road respectively. The 2015 Haringey Employment Land Review acknowledges the intention to nurture and protect a diverse local employment base in Tottenham for the long-term, as well as strategic objectives for the promotion of regeneration through revisions to the designation of selected employment sites - where these are well placed to contribute towards urban renewal in accordance with the London Plan and Upper Lee Valley OAPF. These principles feed through accordingly into the strategic approach of the draft Tottenham AAP. Having regard to the conclusions of the employment land review, and the proposed allocations within the draft AAP, the proposed approach to managing employment land within the Tottenham AAP area is supported in principle. Nevertheless, in line with overarching comments made in respect to the Council's alterations to the Strategic Policies DPD, GLA officers would welcome further discussion on how, at a borough-wide level, the proposals for employment land management relate to the strategic benchmarks for industrial land release within the Mayor's Land for Industry and Transport SPG.	Support is noted. Engagement with GLA will be ongoing.
415	AAP222	Transport for London	Clarification	Please note that the Department for Transport, not TfL, have issued the safeguarding directions. These have been provided separately to Haringey Council.	Noted, however the guidance note has been removed. **Action: Delete guidance note on cross rail 2.**
428	AAP223	Mr Green (CgMs)	Local Employment Area	Supports the re-designation of RA14b (Fountayne Road and Markfield Road) to a Local Employment Area: Regeneration Area. This more accurately reflects and acknowledges the site is no longer locally significant comprising entirely commercial uses, but more accurately recognises the mix of uses present at the site and the poor quality of the site for traditional employment provision. The re-designation of the site from a LSIS to LEA Regeneration Area, will allow for a mixture of uses on the site including retaining the existing warehouse community, employment provision and the provision of private rented sector residential use.	Support is noted.

661	AAP224	Tottenham Business Group	Evidence	The description of the economy (2.14/2.15/2.16) demonstrates a shocking misunderstanding of the existing Tottenham Economy. There is no reference to an evidence base. Where is the evidence base and when was it carried out? Why is it not included in the evidence base consultation documents? AAP 5 deals with changes to designated employment areas. All designated employment should be listed. The high density of housing will restrict employment space. There is no provision of industrial use contrary to the recommendations in the evidence base (7.19 Employment Land Study) These proposals (2.19 /2.20) on employment were particularly stressed and a key focus during public consultations. However they are not followed through into any policies (example DM 57) Strategic Objective 2 shows no commitment to celebrating existing local strengths. Intensification of employment workspace makes the recommended protection of existing B2/B8 uses (particularly in High Road West) untenable. No consideration has been given to small businesses. Existing small businesses do not have a role. This conflicts with recommendations in the evidence base (Retail and Town Centres study): “Local shopping Centres will continue to be supported in providing core local shopping facilities and services. for their prospective local communities” Current proposals for High Road West will constrict rather than strengthen the High Road. Retail offer will be limited to a visitor economy rather than a residential community. Core local shopping for the existing community (particularly specialist ethnic) will be virtually eliminated	Concerns are noted. The policy has been amended to demonstrate a clear direction for employment and business growth. **Action: Amend policy in line with comments**
818	AAP225	Our Tottenham	Employment	Policy AAP5 should list all designated employment areas, not just the designations which are being proposed to change, for ease of reference and clarity. It should also be affirmed within the AAP that the Council is seeking to protect all non-designated employment land also, as per its Development Management DPD and Strategic Policies amendments. See also previous comments on the proposed changes to the designations.	Noted/ A full list of designated employment sites will be included. **Action: Include a full list of all employment designations in the Plan.**
818	AAP226	Our Tottenham	Employment	Policy AAP5 warrants much more detailed consideration of how the Council’s policies as regards employment land are to be given effect in Tottenham. Just listing changes to employment land designations does not amount to a strategic policy for Tottenham. We also need to know how the site allocations as a whole add up to the vision for Tottenham’s economy. All employment areas that are active and viable should be protected and supported.	Concern is noted. **Action: Amend policy to reflect role of designated sites in regeneration of Tottenham.**
818	AAP227	Our Tottenham	Map size	Map key unreadable	Noted, the maps will be updated to ensure they are clearer and easier to understand. **Action: Amend map key to make clearer**

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Appendix 2.3 – Comments on the Tottenham High Rd, including Seven Sisters, Tottenham Green, and Bruce Grove sections of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

General comments on Tottenham High Rd in the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
577	AAP228.	Jane Clossick, PhD researcher	Mixed use	In light of the above, 'mixed-use' including residential is not appropriate for any existing employment sites adjacent to the High Road, or in its wider hinterlands. Mixed use developments supposedly integrate housing with employment uses, but many business occupiers do not like mixed use (especially divided vertically) because they need access, there are often too many restrictions (eg. for 24 hr operation) and space is often badly designed and laid out. It is seen as a 'loss leader' by developers, who have long term plan to convert to residential (Roger Tym & Partners, 2011, p. 21) and often mixed use remains unlet. Planning should also restrict the conversion of upper floors to housing—otherwise there is too much incentive for small individual developers to reduce potential for a thriving High Road by conversion to flats. Employment-classed land is also cheaper for businesses because of its separation in planning from higher value uses (housing) which keeps units affordable for a wide range of local businesses. The kind of uses adjacent to Tottenham High Road include niche, bespoke, 'just-in-time' services (bakers, recording studios, taxis), artists, creative industries, businesses which need office/industrial, charities, education, community uses and faith uses (CAG Consultants, 2008). The important multiplier effects of these uses on the vitality and viability of the High Road will be lost if the depth of the blocks is filled with housing or 'mixed use' developments. Examples of this filling of depth are at site BG2 Tottenham Delivery Office or at BG4 Moorefield Road. Densifying a block adjacent to the High Road with a new flat adds a handful of new residents to the area. Densifying it with new business adds all the people who work there, plus all of their customers, who will make linked trips to other uses on the High Road. This is the vital multiplier effect.	It is noted that a variety of different spaces are required in order to support a variety of different business typologies. The plan seeks to protect employment land in suitable areas, but in highly accessible locations, such as Tottenham High Rd, the provision of a mixed use typology is necessary in order to meet objectively identified housing and employment needs. It is considered that the mixed use developments encouraged in these areas will increase the number of local jobs available.
643	AAP229.	Giota Alevizou, local resident	Affordable workspace	Bullet 4 of para 5.9 should extend the aim to provide affordable workspace to Wards Corner as well as Gourley Place and Lawrence Road, in line with the planning permission in place for Wards building.	This is considered inappropriate. Affordable rents for commercial uses are appropriate to ensure occupancy. It is considered that by restricting the size of plots in a retail environment, the range of users will be limited, and hence price growth will not be an issue.
644	AAP230.	Wards Corner Coalition	Affordable workspace	Bullet 4 of para 5.9 should extend the aim to provide affordable workspace to Wards Corner as well as Gourley Place and Lawrence Road, in line with the planning permission in place for Wards building.	This is considered inappropriate. Affordable rents for commercial uses are appropriate to ensure occupancy. By restricting the size of plots in a retail environment, the range of users will be limited; hence price growth will not be an issue.
577	AAP231.	Jane Clossick, PhD researcher	Block structure	I have found that businesses need a range of kinds of places with different attributes, depending on their particular needs—like proximity to custom, cheapness, civic presence, an office, yard or workshop. There are commonalities between types of businesses and their needs which mean that certain kinds of business are often located in similar spots in the depth of blocks. It is advantageous for shops to have a position where they can maximize passing trade so they are generally on the High Road, but other businesses or civic	It is noted that a variety of spaces is required in order to support a variety of business typologies. The plan seeks to protect employment land in suitable areas, but in highly accessible locations, such as Tottenham High Rd, the provision of a mixed use typology is necessary in order to meet objectively identified housing and employment needs. It is considered that the mixed use developments encouraged in these

				uses also need places proximate to the High Road. Where different activities sit in the depth of blocks adjacent to the High Road is determined by what value they place on the qualities of different locations, and how important these qualities are to their particular business activities. In order to provide the best environment for entrepreneurs in Tottenham to thrive, this structure must be understood properly and the needs of a range of wide variety of businesses provided for appropriately.	areas will lead increase the number of local jobs available.
421	AAP232.	Historic England	Bruce Grove	We would welcome inclusion of an objective to address the “at risk” status of a number of designated heritage assets within the neighbourhood, including the conservation area itself. Much has been achieved in respect of conservation-led regeneration but the area would benefit from an identification of target objectives to resolve the issues which undermine the wider positive work undertaken. We note that the site allocations do seek to address some of these issues – particularly through requirements for BG1 & BG2.	Noted. **Action: Include reference to the opportunities to enhance existing heritage assets around the High Rd.**
259	AAP233.	Archdeacon of Hampstead Fr Luke miller	Church views	Protecting views of local churches is important if people are to feel proud of where they live and find their way around. It is unfortunate that other authorities have allowed the views of St Paul’s Cathedral to be despoiled but we would hope that this view and that of other landmarks that signify London (e.g. Alexandra Palace) should be protected. It is welcomed that two views of Churches are included in 5.10.	Views are analysed in the urban characterisation study and where appropriate are protected in local policy.
818	AAP234.	Our Tottenham	Clarification	Bruce grove aspirations - Whose aspirations?	Noted. **Action: Clarify wording in supporting text**
818	AAP235.	Our Tottenham	Community partner	All developments of the kind identified in this document should have at least one community partner involved in its design, implementation and long-term management.	Planning permission exists to ensure there is a level of democratic control over development. This includes a requirement for public consultation on larger schemes to ensure local residents, businesses and stakeholders can have their say on proposed developments. It is not considered to be within the scope of the plan to create a requirement for community involvement of this type.
643	AAP236.	Giota Alevizou, local resident	Conservation	In addition, the heritage assets at the Seven Sisters / West Green Road town centre should be acknowledged as they are for Tottenham Green (e.g. the Wards building and 1A West Green Road).	Noted. **Action: Include reference to the opportunities to enhance existing heritage assets around the High Rd.**
644	AAP237.	Wards Corner Coalition	Conservation	In addition, the heritage assets at the Seven Sisters / West Green Road town centre should be acknowledged as they are for Tottenham Green (e.g. the Wards building and 1A West Green Road).	Noted. **Action: Include reference to the opportunities to enhance existing heritage assets around the High Rd.**
627	AAP238.	Alison Armour, local resident	District Centre	Re Bruce Grove (paras 3.10, 3.17) – the idea that BG should be a District Centre and so be targeted for new development because it is going to get new investment is misconceived. New housing in the BG Ward is extremely limited as the area is already almost 100% developed. The retail in the High Road at BG is restricted by small sizes of shops. E.g. ASDA is too small to offer a decent range of food and one has to shop elsewhere outside the area for many essential items. None of the many national chains which have used this shop premises over the past 30 years have made a success of it. The new Sainsbury’s in Park Road has the attraction of wide choice and short queues but is so under used as to be	Bruce Grove is not being targeted for redevelopment due to its designation as a District Centre. Growth in this part of Tottenham is very modest compared to Tottenham Hale and North Tottenham. The policy aims to retain small independent traders and assist small businesses setting up in the area. Therefore small floor plate units are considered appropriate for this area.

				unsustainable. The Council's attempt to engineer retail offer is bound to fail and social engineering is not the answer.	
643	AAP239.	Giota Alevizou, local resident	Diversity of businesses	paras 5.5-5.8: the text should be re-drafted to acknowledge the importance and community value of Seven Sisters market, ethnic retailers, small independent shops and local community and business groups to the town centre, as well as the vision of the community plan for the town centre.	Noted. **Action: Include reference to the market in the policy.**
644	AAP240.	Wards Corner Coalition	Diversity of businesses	Paras 5.5-5.8: the text should be re-drafted to acknowledge the importance and community value of Seven Sisters market, ethnic retailers, small independent shops and local community and business groups to the town centre, as well as the vision of the community plan for the town centre.	Noted. **Action: Include reference to the market in the policy.**
818	AAP241.	Our Tottenham	Employment	Should extend the aim to provide affordable workspace to Wards Corner as well as Gourley Place and Lawrence Road, in line with the planning permission in place for Wards building.	This is considered inappropriate. Affordable rents for commercial uses are appropriate to ensure occupancy. It is considered that by restricting the size of plots in a retail environment, the range of users will be limited, and hence price growth will not be an issue. There is a requirement included in the development guidelines for capped commercial rent in the Gourley Place site allocation. **Action: Include a requirement for capped commercial rents on Lawrence Rd.**
577	AAP242.	Jane Clossick, PhD researcher	Employment sites	Over the course my research I have studied the blocks adjacent to Tottenham High Road and found a complex and interconnected metabolism of business and civic uses. The generalisations made in the Tottenham Area Action Plan in particular are very concerning, as it proposes redevelopment of sites immediately adjacent to and in the hinterlands of the High Road without a clear understanding of precisely what will be lost, and what this might mean for Tottenham's liveability and competitiveness in the future	Noted.
644	AAP243.	Wards Corner Coalition	Evidence Base	We have concerns about the evidence base in relation to the West Green Road / Seven Sisters town centre, as set out in the Retail and Town Centres study and appendices. These concerns include: a. No mention is made of Seven Sisters market in the Retail and Town Centre study, despite NPPF requirements to enhance and support existing markets and the London Plan policies relating to specialist functions, clustering and diversity (see above). On this aspect, the evidence base and the AAP is therefore unsound. Seven Sisters market, as one of only two markets offering Latin American goods and services in London, should be explicitly mentioned in the summary of the High Road on page 69. b. The Town Centre Health checks were conducted in 2011, while the financial recovery was still underway. Seven Sisters market remained lively and full during the crisis, but is now reporting a further resurgence. Since then, West Green Road has begun receiving investment through the Mayor's Outer London Fund e.g. new shopfronts and pocket parks. Additionally, the listings of existing uses for the town centre do not include arrivals since 2011 e.g. Sainsburys and Costa Coffee. Being based in 2011, the retail and town centre reviews are out of date.	Noted. The existing Seven Sisters market is valued, and a requirement for retention will be included within the AAP. **Action: Include reference to the market in the policy.**

				c. Description of the town centre as being perceived to be in decline (para 11.2e and 11.3): long-term neglect and uncertainty are important factors here. The community plan for Wards Corner provides a basis for addressing these factors, facilitating the investments and improvements that have been stalled while large scale redevelopment has been on the horizon.	
818	AAP244.	Our Tottenham	Floorspace	We disagree with bullet 1 under para 5.9, which suggest a key objective is to increase retail floorspace at Seven Sisters town centre. The Further Alterations to the London Plan adopted in March 2015 make clear that as changes to retailing impact, it will become increasingly important for town centres to develop distinctive roles. Delivering more retail floorspace without consideration for the likely use of that floorspace goes counter to the policy direction introduced by the Further Alterations to the London Plan (in particular, Policies 2.10, 4.7 and 4.8). Instead, the aim should be to support the development of a distinctive, specialist retail offer, such as that provided by Seven Sisters market, as has been the case in Camden and Brixton, for example.	Noted, the evidence does not support increased retail offer in Seven Sisters/West Green Rd District Centre. However, the evidence does suggest that improvements from regeneration could lead to uplift in the area. **Action: Remove reference to increasing retail floorspace, and instead focus on improving the quality of urban realm with the aim of enhancing the retail experience in Seven Sisters.**
624	AAP245.	Tottenham & Wood Green Friends of the Earth	Green grid	The key objectives for this neighbourhood area are: We would like to see an additional objective, “to create and enhance green corridors in new developments”	Noted. This will be considered through the Green Grid policy in the DMDPD.
421	AAP246.	Historic England	Heritage	We would recommend alteration of the final sentence along the following lines “Any new development must seek opportunities and demonstrate how it enhances the historic character and setting of the area”.	Noted. **Action: Include reference to the opportunities to enhance existing heritage assets around the High Rd.**
421	AAP247.	Historic England	Heritage	We would recommend the final sentence states. The area is significantly enriched by a number of prominent listed buildings and includes the Tottenham Green, Seven Sisters, and Clyde Circus conservation areas.	Noted. **Action: Include reference to the opportunities to enhance existing heritage assets around the High Rd.**
577	AAP248.	Jane Clossick, PhD researcher	High Rd	The existing literature about high roads is full of discussions of how they are under threat (eg. From large shopping centres). There is a general agreement that careful spatial design/planning is key to strengthening the functional linkages between regenerative improvements and the existing facilities (Wrigley & Lambiri, 2014, p. 8) and recommendations that town centres should include community hub activities like health, housing, education, arts, entertainment, business space, manufacturing and leisure (see for example Grimsey, 2013; Portas, 2011). Haringey should lead the way in clever husbandry of employment land in Tottenham, particularly around its fantastic, historic High Road. Nurturing the existing adaptability of the High Road would maintain its capacity to support local businesses and be a heart of economic and civic life. The first step is to really understand what is there. This is not a naïve view which sees the High Road as some kind of relic, but one which recognises that its adaptability is its strength and social value. Rather than mixed use with housing, High Road sites should contain mixed use with community infrastructure, so sorely lacking in and around Tottenham. The resultant multiplier effect and circular trips would increase footfall on the High Road and enable more	Noted.

				businesses to set up there, either at the front of the block as a retail shop on in the vertical or lateral depth, as a business. The answer to increasing the vitality and vibrancy of Tottenham High Road lies not in blocking up the valuable, adaptable depth on the blocks on either side with housing, but to make the depth more accessible, with more delivery points and more premises and to make these financially accessible to the smallest entrepreneurs. Entrepreneurial spirit from Tottenham's huge and diverse immigrant population is an extremely valuable asset; it just needs places to flourish.	
695	AAP249.	Russell Dove, local resident	Incremental change	Bruce Grove and the High Road area do not need redevelopment or demolition (I would argue that is also true of most of Tottenham), but they do require systematic environmental improvement and enforcement, matched with initiatives to promote local retail/restaurant businesses. Guidance should also be available to local businesses to improve the appearance of shops and the quality of their offer. The buildings in the High Road at Bruce Grove make an interesting and diverse patchwork but they need support - with restoration (particularly the Art Deco Methodist church building and the east side from Chesnut Road to Stoneleigh Road), sensitive floodlighting (the same, the police station, former Tottenham Palais) and trees planted at the wider sections. This would create an attractive environment to encourage local businesses to invest.	Noted. It is considered that this is in line with the thrust of the plan in this area.
818	AAP250.	Our Tottenham	Lifetime neighbourhoods	Add additional point: Protection and enhancement of each area's character, heritage, communities, small business opportunities, open spaces, play spaces, culture and diversity, and range of necessary local accessible social infrastructure serving all ages and interests to ensure compliance with Lifetime Neighboods policies. In fact such policies are increasingly embedded in the London Plan and there should be a specific section reflecting the importance of this.	Noted. **Action: Include reference to the opportunities to enhance existing heritage assets around the High Rd.**
818	AAP251.	Our Tottenham	Local businesses	The text should be re-drafted to acknowledge the importance and community value of Seven Sisters market, ethnic retailers, small independent shops and local community and business groups to the town centre, as well as the vision of the community plan for the town centre.	Noted. **Action: Include reference to the market in the policy.**
643	AAP252.	Giota Alevizou, local resident	Local distinctiveness	We disagree with bullet 1 under para 5.9, which suggests a key objective is to increase retail floorspace at Seven Sisters town centre. The Further Alterations to the London Plan adopted in March 2015 make clear that as changes to retailing impact, it will become increasingly important for town centres to develop distinctive roles. Delivering more retail floorspace without consideration for the likely use of that floorspace goes counter to the policy direction introduced by the Further Alterations to the London Plan (in particular, Policies 2.10, 4.7 and 4.8). Instead, the aim should be to support the development of a distinctive, specialist retail offer, such as that provided by Seven Sisters market, as has been the case in Camden and Brixton, for example.	Noted, the evidence does not support increased retail offer in Seven Sisters/West Green Rd District Centre. The evidence does suggest that improvements from regeneration could lead to uplift in the area however. **Action: Remove reference to increasing retail floorspace, and instead focus on improving the quality of urban realm with the aim of enhancing the retail experience in Seven Sisters.**
644	AAP253.	Wards Corner Coalition	Local distinctiveness	We disagree with bullet 1 under para 5.9, which suggests a key objective is to increase retail floorspace at Seven Sisters town centre. The Further Alterations to the London Plan adopted in March 2015 make clear that as changes to retailing impact, it will become increasingly important for town centres to develop distinctive roles. Delivering more retail floorspace without consideration for the likely use of that floorspace goes counter to the policy direction introduced	Noted, the evidence does not support increased retail offer in Seven Sisters/West Green Rd District Centre. The evidence does suggest that improvements from regeneration could lead to uplift in the area however. **Action: Remove reference to increasing retail floorspace, and instead focus on improving the quality of urban realm with**

				by the Further Alterations to the London Plan (in particular, Policies 2.10, 4.7 and 4.8). Instead, the aim should be to support the development of a distinctive, specialist retail offer, such as that provided by Seven Sisters market, as has been the case in Camden and Brixton, for example.	**the aim of enhancing the retail experience in Seven Sisters.**
577	AAP254.	Jane Clossick, PhD researcher	Maintaining high road adaptability	The depth of some blocks adjacent to Tottenham High Road is also very adaptable. Businesses can expand upwards or sideways, they can move about within adjacent premises as their needs change, and boundaries between neighbours can be re-negotiated. This adaptability allows people without much capital to establish a tiny business which can grow so a business owner can occupy incrementally more elaborate premises. In Seven Sisters Market it is this flexibility of small cheap units which means they easily change hands, so they can respond very quickly to economic changes and help the market sustain itself. This applies to the high street as a whole, businesses can respond very rapidly to economic, social or technological shifts. In general, high roads can undergo anticipatory and reactive reorganisation which minimises the impact of economic shock by reconfiguring internal structures—diversity is protective (Wrigley & Dolega, 2011, pp. 2345–6). High roads which were most resilient in the economic crisis of 2008 were small, with a high proportion of services relative to retail, small independent shops and are easy to reconfigure (Wrigley & Dolega, 2011, p. 2353). The source of this resilience is complex and adaptable block depth *behind* the retail facade. This is how much of Tottenham High Road is at the moment and this adaptability to the rapidly changing local and global economy should be maintained and improved through extremely careful husbandry of the existing as well as careful additions.	One of the principles of the relevant DMDPD policy is to create flexible units which allow businesses to start, and to expand.
818	AAP255.	Our Tottenham	Open space	Address all deficiencies relating to open space, play facilities and other social infrastructure in accordance with London Plan guidance. Address deficiencies of genuinely affordable and family-sized housing in the area.	Policy SP13 of the adopted strategic policies sets out that it is difficult to increase public open space in Haringey as it is an urban borough. Instead the focus is on improving the function, accessibility and quality of existing open space. New developments will be expected to accommodate a range of new affordable housing.
577	AAP256.	Jane Clossick, PhD researcher	Parking in town centre locations	In order that businesses and other civic or 'town centre' uses can be located inside blocks as well as on high street frontage, there must be accessible physical links to the High Road. Places along the High Road which have such access, such as Morrison Yard, are well developed and thriving with a mix of civic and employment uses. This should be understood and replicated, which is not the case currently in the documents. For example, “Car free development is suitable for this site.” (from p.50, of Tottenham AAP)—car free is never appropriate where you want small a range of businesses to run. The physical link to the High Road via Morrison Yard enables access to road transport (eg. for Flourish Bakery, whose fleet of vans can easily drive out and access major routes) and means vehicles can be parked (for deliveries or distribution). Accessibility of site depth also means that new buildings can be incrementally built inside blocks (because there is a route for vehicles and building materials). This chimes with a major finding from UCL Adaptable Suburbs project (Vaughan & Griffiths, 2013, p. 6), that non-residential density usually corresponds with most spatially accessible	The Workspace viability assessment states: “Businesses are increasingly demanding of their surroundings, with start-ups seeking to locate in areas with strong accessibility, a good residential offer and a wider ambiance and character that matches how the business and entrepreneurs view themselves” It is considered that a town centre location with a high quality urban realm is the preferred location for new workspace. Parking will be considered through any planning application in line with the DMDPD.

				streets.	
654	AAP257.	Latin Elephant on behalf of Pueblito Paisa Ltd	Recognise diverse economies	More evidence on small local businesses is needed and we feel that a detailed survey of local businesses and in particular migrant and ethnic businesses is needed in order to gain greater understanding of small local business, their contribution to the local economy and how to provide support throughout and after regeneration. The document seems to miss opportunities where the case for migrant and ethnic economies could have been made stronger. There are ample opportunities in the document for Seven Sisters Market and other markets in Tottenham to be acknowledged and referred to as key components to Haringey's economic strategy for the period consulted. These should be included where possible and in particular at paragraphs 2.4, 2.6, 2.7, 2. 14, 2.16, 3.7, 5.5 - 5.8 This is consonant and in line with National Planning Policy Framework (NPPF – paragraph 23) and London Plan (FALP 2015 policy 4.8), both of which require boroughs to support markets, prevent the loss of valued community assets and take advantage of the 'potential to realise the economic benefits of London's diversity'.	The Council considers that the document creates significant opportunity for new employment space, but notes this can be more clearly set out in the introduction to the document, and in the introduction to the character areas. **Action: set out in greater detail the vision for employment included in the Plan in the introduction to the document, and in each area.**
818	AAP258.	Our Tottenham	Refurbishment	should be amended to reflect the fact that refurbishment is also an option for Wards Corner, as well as redevelopment (as evidenced by the two planning permissions in place for the site).	Noted. **Action: Balance wording in relation to Wards Corner to reflect the two extant planning permissions.**
643	AAP259.	Giota Alevizou, local resident	Refurbishment of Wards Corner	Bullet 2 of para 5.9 should be amended to reflect the fact that refurbishment is also an option for Wards Corner, as well as redevelopment (as evidenced by the two planning permissions in place for the site).	Redevelopment can also be the adaptive reuse of a building which would cover refurbishment. Therefore both planning permissions would be covered by this bullet point.
644	AAP260.	Wards Corner Coalition	Refurbishment of Wards Corner	Bullet 2 of para 5.9 should be amended to reflect the fact that refurbishment is also an option for Wards Corner, as well as redevelopment (as evidenced by the two planning permissions in place for the site).	Redevelopment can also be the adaptive reuse of a building which would cover refurbishment. Therefore both planning permissions would be covered by this bullet point.
644	AAP261.	Wards Corner Coalition	Seven Sisters Market	The importance of small independent businesses to Tottenham's economy is not acknowledged in the description of 'Tottenham Today'. In relation to the Seven Sisters / West Green Road Town Centre, these small and independent businesses that sustain the vitality and vibrancy of the centre. Amendments should be made to set out the Council's vision for small and independent businesses in high streets, town centres and employment areas in Tottenham at relevant places e.g. paragraph 2.4, 2.6, 2.14-2.16. Consideration of small shops is required by London Plan Policy 4.9 and is acknowledged and addressed in other Haringey Council policies and projects.	Noted, the wording will be updated to reflect the current state of the economy paying attention to small independent businesses. **Action: Addition of text within the Tottenham description regarding small independent businesses.**
421	AAP262.	Historic England	Site requirements	Re. the requirement to preserve or enhance, we would suggest deleting "as per the statutory requirements". This implies a minimum standard of design in this context. It would be helpful to identify any design guidance or proposed strategy which will ensure high design quality in this location.	
818	AAP263.	Our Tottenham	Social housing	Add additional bullet pt: All residential development should address the low % of social housing in Tottenham relative to the desperate need for genuinely affordable housing and overwhelming public support identified in Council consultations. If many people can't afford to live in Tottenham this will undermine efforts to protect existing communities and ensure they remain mixed and balanced	All development will contribute to balancing the mix of housing tenures in Tottenham.

				into the future.	
624	AAP264.	Tottenham & Wood Green Friends of the Earth	Support Policy	We welcome: "5.22 This situation is worsened by the high volumes of traffic and the car dominated movement corridor of the High Road which does not promote pedestrian movement. In general there are a number of transport infrastructure issues that need to be addressed through proactive planning if the Council's aim of facilitating a modal shift from the car in this area is to be achieved. These issues include the quality of Bruce Grove station which serves this area but is poorly located and inaccessible to people with limited mobility, parking standards, poor east west movement to the Lee Valley Park and the lack of safe routes for cycling". So all development needs to be car-free and surrounded by CPZ streets.	Support noted. Car free developments will be considered appropriate for all proposed developments in sites close to Bruce Grove station.
635	AAP265.	Christopher Phiniefs, local resident	Urban realm	I am supportive, in principle on the proposals to improve the urban realm around Seven Sisters, but would like to raise some concerns on some aspects of the document.	Noted.
818	AAP266.	Our Tottenham	Town centre	The heritage assets at the Seven Sisters / West Green Road town centre should be acknowledged as they are for Tottenham Green (e.g. the Wards building and 1A West Green Road).	Noted. **Action: Addition of heritage assets to Seven Sisters / West Green Road town centre description**
644	AAP267.	Wards Corner Coalition	Vision	An additional bullet point should be added to communicate the vision for the West Green Road / Seven Sisters town centre, as is the case for Tottenham Green.	Noted. **Action: Add vision for West Green Rd/ Seven Sisters District Centre in the introduction to the chapter.**
415	AAP268.	Transport for London	Wayfinding	For new wayfinding and signage, TfL would support the use of Legible London signage, which is already being provided in Wood Green.	Preference for Legible London signage is noted. Urban realm improvement will be updated to clarify that way finding signage will not be part of separate Tottenham branding.

Comments on SS1 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
643	AAP269.	Giota Alevizou, local resident	Affordable workspace	Bullet 4 of para 5.9 should extend the aim to provide affordable workspace to Wards Corner as well as Gourley Place and Lawrence Road, in line with the planning permission in place for Wards building.	**Agreed.**
644	AAP270.	Wards Corner Coalition	Affordable workspace	Bullet 4 of para 5.9 should extend the aim to provide affordable workspace to Wards Corner as well as Gourley Place and Lawrence Road, in line with the planning permission in place for Wards building.	
422	AAP271.	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**

				requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	
818	AAP272.	Our Tottenham	Green space	Extra pt: Expand the green space to the north into a substantial public park.	Noted. **Action: Allocate as SLOL the area of green space at the northern end of Lawrence Rd.**
635	AAP273.	Christopher Phiniefs, local resident	Height	In relation to page 45, proposals to continue redevelopment on Lawrence Road, I have some concerns about the height and rise of proposed buildings which would back on to Bedford Road. Specifically, considerations for rights of light for Bedford Road residents, as the proposed height of the buildings is higher than the current factory units.	The Council considers the proposed heights to be appropriate for the context of Lawrence Road, taking account of existing and future character of neighbourhood. Specific heights will be removed from the document. Any proposed development will be assessed against the development management policies which require buildings to respect their context. Issues of lights and impact of neighbouring amenity will be assessed as part of any future planning application for the development sites. **Action: Delete specific height references in the policy**
818	AAP274.	Our Tottenham	Local businesses	No loss of existing businesses.	The proposal here makes provision for a new use of the land, as and when an application for development comes forward. Replacement employment generating an increased number of jobs will be required as part of the development.
422	AAP275.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
635	AAP276.	Christopher Phiniefs, local resident	Security	Secondly, the properties on Bedford Road have security/safety benefits arising from the secure access implemented by the existing dwellings. Replacing these factory units with open mews roads raises concerns about how security can be maintained.	The Local Plan design policies will ensure all future development ensures security is maintained. Any future planning application will need to meet all the design standards of the Local Plan. Residential development by its nature is a more active use and will ensure better surveillance across the site than the current uses.

Comments on SS2 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
643	AAP277.	Giota Alevizou, local resident	Affordable workspace	Bullet 4 of para 5.9 should extend the aim to provide affordable workspace to Wards Corner as well as Gourley Place and Lawrence Road, in line with the planning permission in place for Wards building.	**Noted. Where the council considers site specific requirements for affordable workspace these will be set out in site allocations otherwise provision will be managed through development management policies.**
644	AAP278.	Wards Corner Coalition	Affordable workspace	Bullet 4 of para 5.9 should extend the aim to provide affordable workspace to Wards Corner as well as Gourley Place and Lawrence Road, in line with the planning permission in place for Wards building.	**Noted. Where the council considers site specific requirements for affordable workspace these will be set out in site allocations otherwise provision will be managed through development management policies.**
422	AAP279.	Environment Agency	De-culverting	This site has been included in your SFRA but the site outline is different to that depicted in the site allocation. Assuming that the red line boundary is correct in the AAP, the SFRA must be amended to reflect the presence of Stone Bridge Brook in culvert running across the site. The culvert runs beneath the site and it will affect how the site can be developed. Therefore we suggest you change the text in your development guidelines to include a bullet point stating: *The Stone Bridge Brook runs in a culvert under the site. Development proposals must explore opportunities to de-culvert the Moselle Brook, with clear and robust justification provided if considered unachievable. No new buildings will be permitted within 8m of the edge of the culvert and it's condition must be commensurate with the lifetime of the development.*	The site allocation is the same as Gourley Triangle in the SFRA. Haringey Council does not believe that an 8 metre buffer zone on culverts is consistent with meeting the borough's housing targets. Where deculverting is considered viable as part of a development, an 8 metre buffer zone to the open watercourse could be acceptable. **Action: Addition of a development guideline regarding deculverting of Stone Bridge Brook**
422	AAP280.	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required.**
612	AAP281.	Carlsons Solicitors on	Interest in obtaining	Interested in obtaining a transfer of the freehold title.	This is outside of the scope of the plan.

		behalf of Myrtezan Krasniqi, commercial leaseholder	freehold		
624	AAP282.	Tottenham & Wood Green Friends of the Earth	Open space	We were pleased to see two items in the draft version of the TAAP presented to the Cabinet on 20 January, in the Gourley Triangle section, a reference to the possibility of creating a public park on the Plevna Crescent open space. We hope this objective will be re-included in the TAAP once the public inquiry has taken place.	Noted, there is a possibility that Plevna triangle may be required as a Crossrail 2 works site. Any development that comes forward after the works will be required to preserve the ecological corridor and SINC status of the site.
422	AAP283.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone**
612	AAP284.	Carlsons Solicitors on behalf of Myrtezan Krasniqi, commercial leaseholder	Security of tenure	Our client wish to investigate what the Council have in mind so far as our client's continuing occupation, use and leasing of the premises, are concerned and given the very significant investment he has already made in the premises since he took up occupation in 2011. Could the Council give an indication as to how secure the client is?	This is outside the scope of the plan.

Comments on SS3 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
579	AAP285.	Laura Harrison, resident	Affordable housing	Given its public ownership, any supplementary residential development at this site should be 100% affordable.	There are costs associated with the development that mean that a 100% public scheme will render it unviable. DM13 of the proposed development management policies and AAP3 of this document set out the affordable housing requirements for any proposed development.
622	AAP286.	Rebecca Opoku, local resident	Affordable housing	I strongly object to any developments taking place that does not include social housing	DM13 of the proposed development management policies and AAP3 of this document set out the affordable housing requirements for any proposed development.
623	AAP287.	Cllr Felicia Opoku, and separate identical response as local resident	Affordable housing	Any developments should include the same amount of social housing reprovided on site (reference to Seacole Court).	Agreed, this is in line with the aspiration included in SP2 of the amendments to the Local Plan: Strategic Policies.
803	AAP288.	Liz Young	Amenities	Concerned about proposals to shift staff from Apex House and to reduce Marcus Garvey Library space and provision. Libraries are an essential service. It is important to provide a comprehensive library service for children. able to read increase people's socio economic success (OECD). One in three children in London have no books in	Noted, library provision will be managed through the IDP.

				their home. Crucial that the library continues to have professional qualified librarians.	
567	AAP289.	Page Green Residents' Association	Capacity	Breaks Haringey Council's draft plan for only 95 units on this site, Breaks London Plan Density Matrix – too many people per room	There is no planning permission for this site therefore no laws or rules are being broken. Any future proposal will be designed according to the Mayors Housing Supplementary Planning Guidance.
818	AAP290.	Our Tottenham	Community; sustainability	We support the response by Wards Corner Coalition with respect to this site. We consider this site allocation does not provide a strong enough vision for such a key strategic site, either in terms of meeting needs of Tottenham's diverse communities; ensuring a high-quality sustainable building; or ensuring a vital and viable town centre as required by the London Plan. This is especially important in relation to the value of the site and its potential to yield benefits for Tottenham.	Noted, new commentary will set out the overall vision for each site. **Action: Commentary will be added to set out the strategic role of this site.**
644	AAP291.	Wards Corner Coalition	Cross referencing	Further cross referencing is needed to key council policies relating to tall buildings (DM5 but also DM1, DM2, DM3 and DM6), given this is the first time such a building has been proposed in this area and given the height Grainger are currently considering. A blanket reference to the Development Management DPD does not provide sufficient clarity to developers nor to the community as to what they can expect from any development on this site. If this development goes ahead, this will likely be the first time these new policies allowing taller buildings are tested. There is therefore a need for caution to ensure that a precedent is not set that damages Tottenham's character and strengths. See also out comments on the need for policy and supporting evidence for the Council's approach to tall buildings in Tottenham in relation to policy AAP2. The following policies should be explicitly referred to in SS3: a. High quality design (DM1, DM5) b. Privacy (DM3) c. Light (DM2, E) d. Need to relate to surrounding buildings and heritage – it should be clarified that the building must not be so tall that it cannot relate to the surrounding area (DM2, A; DM5, B)	Council does not consider it necessary to cross reference development management policies and site allocations. All proposed developments will be subject to all relevant development management policies.
818	AAP292.	Our Tottenham	Cross referencing	We propose the following aspects should be mentioned and the relevant policies cross-referred to: a. Need for the highest environmental standards to be achieved b. Need to ensure lifetime homes, mixed communities and affordable housing. (NB it should be clarified in policy that separate entrances for access to affordable homes would not be acceptable) c. Need to reflect and support the culture and diversity of the area d. Need to deliver affordable workspace, space for small shops, space for cultural and creative uses e. Need to enhance the public realm f. Need to ensure safety	Council does not consider it necessary to cross reference development management policies and site allocations. All proposed developments will be subject to all relevant development management policies.
242	AAP293.	Karin Lock	Height	Scale of homes planned is ridiculous (a 22 floor tower at seven sisters - really?)	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required to gain planning permission and any development will be assessed against the relevant development management policies.

345	AAP294.	S. Dobie, Local resident	Height	Concern about future height of development at Apex House site. Understand that Council have sold site to developers to build a 22-storey building. Object to a building of this height in Tottenham.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required to gain planning permission and any development will be assessed against the relevant development management policies.
587	AAP295.	Carol Sykes	Height	This site is NOT suitable for a tall building. That is not the sort of "gateway" that Tottenham needs.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required to gain planning permission and any development will be assessed against the relevant development management policies.
622	AAP296.	Rebecca Opoku, local resident	Height	I also object to the current proposal of the high tower which will cast a shadow over nearby residential housing and also overlook my garden. There should not be any poor doors in Haringey like other boroughs have.	Any future proposal will be assessed against development management policies which manage the effect on light and privacy of neighbouring properties.
623	AAP297.	Cllr Felicia Opoku, and separate identical response as local resident	Height	Height restrictions should be in place	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
643	AAP298.	Giota Alevizou, local resident	Height	Further cross referencing is needed to key council policies relating to tall buildings, given this is the first time such a building has been proposed in this area and given the height Grainger are currently considering. If this goes ahead, this will likely be the first time these new policies allowing taller buildings are tested. There is therefore a need for caution to ensure that a precedent is not set that damages Tottenham's character and strengths. In particular the following policies should be explicitly referred to: g. Privacy h. Light i. Need to relate to surrounding buildings and heritage – it should be clarified that the building must not be so tall that it cannot relate to the surrounding area The density and height allowable on this site should be clarified with reference to an evidence base, policy and other relevant factors (e.g. flood study).	Council does not consider it necessary to cross reference development management policies and site allocations. All proposed developments will be subject to all relevant development management policies.
644	AAP299.	Wards Corner Coalition	Height	Further cross referencing is needed to key council policies relating to tall buildings, given this is the first time such a building has been proposed in this area and given the height Grainger are currently considering. If this goes ahead, this will likely be the first time these new policies allowing taller buildings are tested. There is therefore a need for caution to ensure that a precedent is not set that damages Tottenham's character and strengths. In particular the following policies should be explicitly referred to: j. Privacy k. Light l. Need to relate to surrounding buildings and heritage – it should	Council does not consider it necessary to cross reference development management policies and site allocations. All proposed developments will be subject to all relevant development management policies.

				be clarified that the building must not be so tall that it cannot relate to the surrounding area The density and height allowable on this site should be clarified with reference to an evidence base, policy and other relevant factors (e.g. flood study).	
695	AAP300.	Russell Dove, local resident	Height	"Suitable location for a high quality tall building" and "high-quality public realm" *I object to aspects of these plans as described.* *The high-rise building is presented as a foregone conclusion. What I would argue, however, is that any high-rise building on the prow of the Apex House site will have a major impact on the light for any businesses at the front of the Wards Corner site, which will be cast into shadow for a large part of the day. The controversy over Wards Corner is likely to continue but, in any event, the existing Grainger proposals for that site are now several years old. In that time, Tottenham and its economic prospects have moved on. I believe the existing designs are disproportionate in size and risk creating an entirely sterile location (cf. the similar development at Spouters Corner in Wood Green). Proposals for this entire area need to be revisited.*	Objection noted. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required to gain planning permission and any development will be assessed against the relevant development management policies which address effects on light and privacy of neighbouring properties.
695	AAP301.	Russell Dove, local resident	Height	"Suitable location for a high quality tall building" and "high-quality public realm" *I object to aspects of these plans as described.* *The high-rise building is presented as a foregone conclusion. What I would argue, however, is that any high-rise building on the prow of the Apex House site will have a major impact on the light for any businesses at the front of the Wards Corner site, which will be cast into shadow for a large part of the day. The controversy over Wards Corner is likely to continue but, in any event, the existing Grainger proposals for that site are now several years old. In that time, Tottenham and its economic prospects have moved on. I believe the existing designs are disproportionate in size and risk creating an entirely sterile location (cf. the similar development at Spouters Corner in Wood Green). Proposals for this entire area need to be revisited.*	Objection noted. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required to gain planning permission and any development will be assessed against the relevant development management policies which address effects on light and privacy of neighbouring properties.
695	AAP302.	Russell Dove, local resident	Height	"Suitable location for a high quality tall building" and "high-quality public realm" I object to aspects of these plans as described. The high-rise building is presented as a foregone conclusion. What I would argue, however, is that any high-rise building on the prow of the Apex House site will have a major impact on the light for any businesses at the front of the Wards Corner site, which will be cast into shadow for a large part of the day. The controversy over Wards Corner is likely to continue but, in any event, the existing Grainger proposals for that site are now several years old. In that time, Tottenham and its economic prospects have moved on. I believe the existing designs are disproportionate in size and risk creating an entirely sterile location (cf. the similar development at Spouters Corner in Wood Green). Proposals for this entire area need to be	Objection noted. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required to gain planning permission and any development will be assessed against the relevant development management policies which address effects on light and privacy of neighbouring properties.

				revisited.	
810	AAP303.	Tynemouth Area Residents Association (TARA)	Height	The 22 storey tower block being proposed for this site is entirely unacceptable and an inappropriate development for this area. The link between high-rise buildings and social problems is well documented (see Appendix 3). We acknowledge that this site is suitable for more appropriate development that is in keeping with the local character and environment of the area.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required to gain planning permission and any development will be assessed against the relevant development management policies.
818	AAP304.	Our Tottenham	Height	A tower block, let alone a 22-storey building, is inappropriate at this site. Further cross referencing is needed to key council policies relating to tall buildings, given this is the first time such a building has been proposed in this area and given the height Grainger are currently considering. If this goes ahead, this will likely be the first time these new policies allowing taller buildings are tested. There is therefore a need for caution to ensure that a precedent is not set that damages Tottenham's character and strengths. In particular the following policies should be explicitly referred to: Privacy, Light, Need to relate to surrounding buildings and heritage – it should be clarified that the building must not be so tall that it cannot relate to the surrounding area. The density and height allowable on this site should be clarified with reference to an evidence base, policy and other relevant factors (e.g. flood study).	Council does not consider it necessary to cross reference development management policies and site allocations. All proposed developments will be subject to all relevant development management policies.
808	AAP305.	Christine Lewis	Height; views;	This is partly a conservation area and the proposed building is totally in contradiction to this. The presence of a high rise block will ruin the views for miles around as well as mar the High road which residents were hopeful would be improved. People do not want to live in a high rise unless it is an iconic tasteful building in a desirable areas - none of these apply to Grainger's proposed design.	Planning permission has not yet been granted for any development on this site. Development management policies will help to ensure that any development on the site is of a high quality and design led.
798	AAP306.	Nora Kirkwood	Height	I am also concerned that the development of a multi-storey block at the current Apex House site is not suitable for the location as the area is already over populated and numerous studies have identified that people do not want to live in multi storey blocks once dismissed as 'sky-scrappers'	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
654	AAP307.	Latin Elephant on behalf of Pueblito Paisa Ltd	Impact of new development	The proposals for development at either side of the Seven Sisters / West Green Road Town Centre and the development of a new town centre at Tottenham Hale does not acknowledge the potential impact this could have upon the existing town centre at West Green Road.	It is considered that the preferred use will be for a town centre use to complement the additional residential floorspace, but there is no requirement for it to necessarily be A1 retail. The retail evidence shows there isn't sufficient demand for additional retail in this Centre. The development of a new district centre at Tottenham Hale has had regard to the potential impacts this could have on nearby centres.
567	AAP308.	Page Green Residents' Association	Light	Breaks European Law on blocking light and impinging privacy – Grainger's solution to this is to knock down the neighbouring council building, Seacole Court! This demolition is not part of Haringey's original plan. Furthermore, the tower would block all of Stonebridge Estate's morning light up till 1pm. This is illegal according to European Law.	There is no planning permission for this site therefore no laws or rules are being broken. Any future proposal will be assessed against development management policies for light and privacy.
643	AAP309.	Giota Alevizou,	High quality design	We consider this site allocation does not provide a strong enough vision for such a key strategic site, either in terms of meeting needs	The Council does not consider it necessary to cross reference development management policies and site allocations. All

		local resident		of Tottenham's diverse communities; ensuring a high-quality sustainable building; or ensuring a vital and viable town centre as required by the London Plan (see comments on previous chapters). This is especially important in relation to the value of the site and its potential to yield benefits for Tottenham. We propose the following aspects should be mentioned and the relevant policies cross-referred to: a. Need for the highest environmental standards to be achieved b. Need to ensure lifetime homes, mixed communities and affordable housing. (NB it should be clarified in policy that separate entrances for access to affordable homes would not be acceptable) c. Need to reflect and support the culture and diversity of the area d. Need to deliver affordable workspace, space for small shops, space for cultural and creative uses e. Need to enhance the public realm f. Need to ensure safety	proposed developments will be subject to all relevant development management policies.
644	AAP310.	Wards Corner Coalition	High quality design	We consider this site allocation does not provide a strong enough vision for such a key strategic site, either in terms of meeting needs of Tottenham's diverse communities; ensuring a high-quality sustainable building; or ensuring a vital and viable town centre as required by the London Plan (see comments on previous chapters). This is especially important in relation to the value of the site and its potential to yield benefits for Tottenham. We propose the following aspects should be mentioned and the relevant policies cross-referred to: a. Need for the highest environmental standards to be achieved b. Need to ensure lifetime homes, mixed communities and affordable housing. (NB it should be clarified in policy that separate entrances for access to affordable homes would not be acceptable) c. Need to reflect and support the culture and diversity of the area d. Need to deliver affordable workspace, space for small shops, space for cultural and creative uses e. Need to enhance the public realm f. Need to ensure safety	Council does not consider it necessary to cross reference development management policies and site allocations. All proposed developments will be subject to all relevant development management policies.
818	AAP311.	Our Tottenham	Planning permission	Any proposal should consider its relationship to the proposals (not proposal) at Wards Corner, given there are two plans with planning permission. The Wards Corner Community Plan should be preferred.	Noted **Action: Amend site requirement in line with comment**
579	AAP312.	Laura Harrison, resident	Pro retail	Give its location, this site would be best used for new retail opportunities, rather than primarily residential.	The development guidelines provide for retail on the ground floor of any proposed development.
622	AAP313.	Rebecca Opoku, local resident	Residents rehousing	Any residents from Seacole Court should be rehoused on the site and not be forced to move elsewhere.	Noted, this is generally in line with the aspiration included in amended policy SP2 to reprovide affordable housing on a habitable room basis.
627	AAP314.	Alison Armour, local resident	Scale	Present plans are too tall and too bulky. Not a gateway but an eyesore in the making. A challenging site to make anything attractive but to make it profitable will entail making it ugly. Solution	The development will be guided by development management policies which seek to provide high quality design led developments.

				= lower expectations of profit.	
627	AAP315.	Alison Armour, local resident	Seacole Court	I had understood from the architects that Seacole Court was not to be affected.	It is noted that sites may come forward at different times. Any development on any part of the site should not compromise any other part of the site.
644	AAP316.	Wards Corner Coalition	Seacole Court	It is not clear why Seacole Court has been included in this site allocation. It should be clarified how any new development at Apex House should relate to Seacole Court – saying new development should 'have regard to properties to the rear of the site' is not clear.	Noted. There may be potential for development at Seacole Court as well as on Apex House. **Action: Clarify that if the site is to come forward in phases, that each phase must not compromise the other.**
415	AAP317.	Transport for London	Servicing	It should be added into the development guidelines that servicing arrangements for this site would be expected to take place away from Seven Sisters Road and Tottenham High Road which form part of the TLRN, utilising Stonebridge Road, and avoid impact on existing bus stops.	Noted. **Action: Addition of a development guideline stating that the servicing of the development should be provided from Stonebridge Road.**
414	AAP318.	GLA	Tall building	This site allocation is broadly supported. It is noted that the allocation identifies the opportunity for a high quality tall building marking the location of the Severn Sisters public transport interchange. GLA officers are satisfied that this is a suitable location for a tall building in principle, subject to the requirements of London Plan Policy 7.7.	Support noted.
579	AAP319.	Laura Harrison, resident	Tall building	I remain to be convinced that a tall tower in this prominent location is an acceptable design decision, and should only be considered to the extent that it can be constructed without restricting light to buildings in the surrounding area. An appropriate relationship with the existing façade at Wards corner should be established, and also with the former Barclay's bank building, the ground floor of which should be brought back into public use as a priority for regeneration in this area.	Noted, there will be an active use at ground floor level on this site. **Action: Require an active use on the ground floor of the Seven Sisters Rd and High Rd frontages.**
644	AAP320.	Wards Corner Coalition	Tall building	It is not clear why this site has been identified as suitable for a tall building, given it does not appear on Map 2.2 (Locations suitable for tall buildings) in the Development Management DPD and as no policy framework or evidence base is given in the AAP to explain why a different approach is being taken in Tottenham (see our comments on AAP2). The density and height allowable on this site should be clarified with reference to an evidence base, policy and other relevant factors (e.g. flood study).	Page 124 of the Haringey Urban Character Study shows that this site is appropriate for a building of 11 or more storeys. The tall buildings map will be amended. **Action: Amend development management policies map to reflect heights shown in the urban characterisation study.**
567	AAP321.	Page Green Residents' Association	Urban Design	Breaks urban design rules regarding mass & scale compared to surrounding buildings We propose that this site have a building no higher than 6 or 7 floors.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required to gain planning permission and any development will be assessed against the relevant development management policies.
643	AAP322.	Giota Alevizou, local resident	Wards Corner	Fifth bullet point under 'site requirements': any proposal should consider its relationship to the proposals (not proposal) at Wards Corner, given there are two plans with planning permission.	Noted **Action: Amend site requirement to reflect comment**
644	AAP323.	Wards Corner Coalition	Wards Corner	Fifth bullet point under 'site requirements': any proposal should consider its relationship to the proposals (not proposal) at Wards Corner, given there are two plans with planning permission.	Noted **Action: Amend site requirement to reflect comment**

Comments on SS4 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
818	AAP324.	Our Tottenham	Consultation	This needs to be a REAL process of participation in which residents' expressed preferences during genuine consultation are respected,	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
378	AAP325.	Alis Smith, Local resident – Helston Court	Design	Believe that Helston court was designed by someone who wanted to create a beautiful place for people to live in.	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
818	AAP326.	Our Tottenham	Estate regeneration	??? On what basis is this judgement made? Demolition of buildings in use should be avoided.	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
818	AAP327.	Our Tottenham	Estate regeneration	We contest the red lining of housing estates for future demolition/redevelopment if the buildings are structurally sound, or this includes net loss of social housing units and displacement of existing residents. Instead landlords, including the Council, must fulfil their duties to maintain existing homes in good repair and to ensure a good estate environment.	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
818	AAP328.	Our Tottenham	Social housing	What does this mean? Clarify the principles of the renewal process. No net loss of social housing units.	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
378	AAP329.	Alis Smith	Estate renewal	Suggest that a majority of estate residents surveyed agreed with a petition and wanted to sign.	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
378	AAP330.	Alis Smith	Estate renewal	When I visited Braemar House, the fact it is enclosed with railings gave complete security. Much more difficult at Helston Court but not impossible to solve. I appreciate there have been efforts made but it needs more will and deserves a review. Whilst there are some problems on the block (e.g. teenagers congregating, damp, etc) the solution need not be demolition. More /better interaction between residents and the Council could address these.	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
378	AAP331.	Alis Smith	Estate renewal	While most residents are sympathetic to the need for more affordable housing, it should not be solved by wasting good stock to cram many more flats into the same space.	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan.

					Action: Remove Helston Court site allocation from the AAP
422	AAP332.	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
378	AAP333.	Alis Smith	Legal challenge to proposals	So much money has been spent on improvements via the Decent Homes programme. Could this support a legal challenge to demolition?	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
623	AAP334.	Cllr Felicia Opoku, and separate identical response as local resident	Mixed tenure	Any development should include mixed tenure on principle.	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
378	AAP335.	Alis Smith	Objection	We, the undersigned, being residents of the block referred to as SSA Helton Court potential estate renewal opportunity, and are opposed to any plans to demolish our housing in order to increase housing density in this area. (Petition submitted with 60 signatures).	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
422	AAP336.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
822	AAP337.	Ann Mallon,	Pro	I think it would be a good idea to get rid of big estates as they seem	Council has reviewed its estate renewal programme and as

		Helston Court resident	redevelopment	to create problems with noise and gangs and rubbish. I would feel a lot safer if I didn't live in such a big estate and would welcome change, even if the flats had to come down as long as I would be rehomed somewhere in London.	Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
588	AAP338.	Edward Steer, leaseholder, Pagin House	Purchase properties	We propose that the council purchase the property now. This will enable us to get on with our lives and minimise any adverse impact on the welfare of our son. The council will benefit from a valuation today which inevitably will be lower than the value of the property in 5 years' time. Furthermore, the local authority will be able to obtain rental income from the property until the Local Plan is finally determined or thereafter, thereby avoiding the costly exercise of obtaining a CPO.	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
432	AAP339.	Louise Welch and Edward Steer	Selling issues	Leaseholder of house in SS4. Planned to move to a bigger house and had 10 offers one of which was accepted. Heard about Local Plan information to demolish houses before 2020 and had to let prospective buyer know who withdrew offer. Are now in the unenviable position of living in a property that is no longer suitable, that no one will buy and no lender will lend on for the foreseeable future. The impact of the proposal on family life will be detrimental if have to stay in house for a further five years, awaiting the decision of whether or not will be affected by local plan. Should the local plan mean the flat will eventually be compulsorily purchased, we do not relish the thought of trying to obtain prompt and reasonable recompense for "Homes for Haringey" given or previous dealings with them.	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
623	AAP340.	Cllr Felicia Opoku, and separate identical response as local resident	Social Housing	The same amount of social housing or more should be reprovided on site.	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
414	AAP341.	GLA	Regeneration	It is noted that, as part of a borough-wide review of Haringey's housing estates, the Council has identified this site as potentially suitable for regeneration. GLA officers acknowledge the opportunity to deliver a step change in residential quality and neighbourhood permeability/legibility at this site, and support the allocation in principle, subject to a collaborative engagement with residents and an appropriate response to the requirements of London Plan policies 3.9 and 3.14.	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
585	AAP342.	Ann Mallon, resident	Supports renewal	I think it would be a very good idea to change a lot of the estates or even knock them down, especially Heston Court at Culvert road. It attracts a lot of gangs and noise and non- stop litter. A lot of tenants don't feel safe walking around there. I personally would be very happy to leave my flat and as long as the Council would move me somewhere else I would be willing to leave. Think it would be better for the area as well for the flats to come down.	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been removed from the plan. **Action: Remove Helston Court site allocation from the AAP**
588	AAP343.	Edward Steer, leaseholder, Pagin House	Uncertainty for leaseholders	The impact of your proposal on our family life will be detrimental if we have to stay in the flat for a further 5 years, awaiting your decision as to whether or not we will be affected by the Local Plan. Should the	Council has reviewed its estate renewal programme and as Helston Court is not considered likely to come forward for development due to other estate investment priorities it has been

				Local Plan mean that our flat will eventually be compulsorily purchased, we do not relish the thought of trying to obtain prompt and reasonable recompense from “Homes for Haringey” given our previous dealings with them.	removed from the plan. **Action: Remove Helston Court site allocation from the AAP**

Comments on SS5 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
654	AAP344.	Latin Elephant on behalf of Pueblito Paisa Ltd	2 extant planning permissions	The document does not mention that there are two planning permissions for the Wards Corner site. This is the case at paragraph 3.19, and we believe that the Council should be communicating the community plan vision in parallel to that of the developers plan. In this respect bullet 2 of paragraph 5.9 should be amended to reflect refurbishment (community vision) as well as redevelopment (developer vision).	There are two planning permissions described on page 53 of this document. Redevelopment can also be the adaptive reuse of a building which would cover refurbishment. Therefore both planning permissions would be covered by this bullet point.
818	AAP345.	Our Tottenham	Affordable housing; community; amenities	It should be clarified that this reprovision will proceed with the agreement and partnership of existing traders, with particular care to ensure long-term affordability, space to grow and provide community services, units suitable for existing uses, and compensation for moving, fit-out costs and legal fees etc. Such commitments are necessary in light of the Mayor of London’s commitments in relation to retaining the existing market.	Noted. There is reference to the re-provision of a market at this location if and when a redevelopment goes ahead. **Action: Strengthen text regarding re-provision of the market**
643	AAP346.	Giota Alevizou, local resident	Affordable workspace	Bullet 4 of para 5.9 should extend the aim to provide affordable workspace to Wards Corner as well as Gourley Place and Lawrence Road, in line with the planning permission in place for Wards building.	It is considered that this is inappropriate. Affordable rents for commercial uses are appropriate to ensure occupancy. It is considered that by restricting the size of plots in a retail environment, the range of users will be limited, and hence price growth will not be an issue. There is a requirement included in the development guidelines for capped commercial rent in the Gourley Place site allocation.
644	AAP347.	Wards Corner Coalition	Affordable workspace	Bullet 4 of para 5.9 should extend the aim to provide affordable workspace to Wards Corner as well as Gourley Place and Lawrence Road, in line with the planning permission in place for Wards building.	This change will be made. There is a requirement included in the development guidelines for capped commercial rent in the Gourley Place site allocation.
643	AAP348.	Giota Alevizou, local resident	Apex House	Second bullet re: Apex House is inappropriate given two plans already have permission for Wards Corner. The site allocation for Apex House requires any plans for Apex House to consider these existing plans for Wards Corner, so the issue of coordination is dealt with through SS3.	Disagree, the mutual cross-referencing approach is sound as then it does not matter in which order proposals, including multiple proposals, come forward.
644	AAP349.	Wards Corner Coalition	Apex House	Second bullet re: Apex House is inappropriate given two plans already have permission for Wards Corner. The site allocation for Apex House requires any plans for Apex House to consider these existing plans for Wards Corner, so the issue of coordination is dealt with through SS3.	Disagree, the mutual cross-referencing approach is sound as then it does not matter in which order proposals, including multiple proposals, come forward.
622	AAP350.	Rebecca Opoku, local resident	Business reprovision	Any other businesses which would suffer a loss as a result of the development should be compensated appropriately and/or offered a spot on the site	Noted. The Local Plan seeks to identify a range of sites which can enable businesses to grow in Haringey. The Local Plan cannot require a specific business to be relocated on a site, or financially recompensed however. There is an expectation that the market will be replaced on the site.

579	AAP351.	Laura Harrison, resident	Conservation	Any development here should retain and restore the historic façade, and as far as possible the remaining period features of the interior, which are a local historical asset. Attempts should also be made to de-clutter the streetscape, particularly near the tube entrances. A coherent approach should be applied to the whole block.	Noted. Improvement to the public realm around station entrances is listed as an urban realm improvement for this area. **Action: Include reference to the opportunities to enhance existing heritage assets around the High Rd.**
643	AAP352.	Giota Alevizou, local resident	Conservation	Fifth bullet re: conservation area should explicitly mention locally listed buildings and refer to the Council's broader policies and approach to securing the refurbishment of heritage assets along the High Road and more generally	Noted. **Action: Include reference to the opportunities to enhance existing heritage assets around the High Rd.** **Action: identify listed buildings in the site allocations**
644	AAP353.	Wards Corner Coalition	Conservation	Fifth bullet re: conservation area should explicitly mention locally listed buildings and refer to the Council's broader policies and approach to securing the refurbishment of heritage assets along the High Road and more generally	Noted. **Action: Include reference to the opportunities to enhance existing heritage assets around the High Rd.** **Action: identify listed buildings in the site allocations**
818	AAP354.	Our Tottenham	Conservation	This should explicitly mention locally listed buildings and refer to the Council's broader policies and approach to securing the refurbishment of heritage assets along the High Road and more generally	Noted. **Action: Include reference to the opportunities to enhance existing heritage assets around the High Rd.** **Action: identify listed buildings in the site allocations**
644	AAP355.	Wards Corner Coalition	Consistency with Tottenham Futures	It is suggested that the AAP reflects a shared vision and objectives for Tottenham established through the Tottenham Futures consultation and agreed with the community. This is not the case in relation to Wards Corner. WCC responded to this consultation (please cross refer to our response for details of the issues raised) and met with the Tottenham Futures community engagement officer during the consultation period, as recorded on page 32 of the Annex to the Tottenham Futures consultation1.	Noted.
818	AAP356.	Our Tottenham	Allocation wording	This section should provide details as to actual usage i.e. indoor market; retail and workspace; community uses; housing.	The text outlining ownership and use were swapped in the document. This will be amended to ensure the details of the site are correct. **Action: Amend current and previous use to provide details of actual usage**
643	AAP357.	Giota Alevizou, local resident	Allocation wording	'current /previous use' Should provide details as to actual usage i.e. indoor market; retail and workspace; community uses; housing.	The text outlining ownership and use were swapped in the document. This will be amended to ensure the details of the site are correct. **Action: Amend current and previous use to provide details of actual usage**
644	AAP358.	Wards Corner Coalition	Allocation wording	Should provide details as to actual usage i.e. indoor market; retail and workspace; community uses; housing.	The text outlining ownership and use were swapped in the document. This will be amended to ensure the details of the site are correct. **Action: Amend current and previous use to provide details of actual usage**
643	AAP359.	Giota Alevizou, local resident	Decentralised energy	potential for a decentralised energy hub on this site	This is provided for in the policy.
644	AAP360.	Wards Corner Coalition	Decentralised energy	potential for a decentralised energy hub on this site	This is provided for in the policy.

627	AAP361.	Alison Armour, local resident	Destination development	If the Council is serious about developing a destination development then only the WCC is going to achieve that. I that route is not taken then we will have an ugly white elephant.	Objection is noted.
818	AAP362.	Our Tottenham	Development	It should be acknowledged that incremental development would be consistent with an integrated approach to the development of this site, as long as the whole site and broader area is taken into account.	Noted.
587	AAP363.	Carol Sykes	Disabled access	Any development should secure disabled access to the stations. If development goes ahead without this, the chance to do it will be lost for all time	Noted, improvements of this type will be delivered through Transport for London's strategic plan and managed locally though the IDP.
622	AAP364.	Rebecca Opoku, local resident	Height	Height restrictions should apply here.	Specific height requirements have been removed from all site allocations. Detailed design will be required to gain planning permission and any development will be assessed against the relevant development management policies including for tall and taller buildings.
623	AAP365.	Cllr Felicia Opoku, and separate identical response as local resident	Height	Height restrictions should be in place	Specific height requirements have been removed from all site allocations. Detailed design will be required to gain planning permission and any development will be assessed against the relevant development management policies including for tall and taller buildings.
654	AAP366.	Latin Elephant on behalf of Pueblito Paisa Ltd	Impact of new development	The proposals for development at either side of the Seven Sisters / West Green Road Town Centre and the development of a new town centre at Tottenham Hale does not acknowledge the potential impact this could have upon the existing town centre at West Green Road.	The preferred use will be for a town centre use to complement the additional residential floorspace, but there is no requirement for it to necessarily be A1 retail. The retail evidence shows there isn't sufficient demand for additional retail in this Centre. The development of a new district centre at Tottenham Hale has had regard to the potential impacts this could have on nearby centres.
665	AAP367.	Friends of the Earth	Include local communities	We are concerned that the matter of 'affordability' is particularly important for existing and start up businesses that need low overheads, and which is not mentioned in the district centre for Tottenham Hale description. In our view Tottenham's existing traders should not be marginalised, but rather protected and encouraged. Local traders often serve the needs of the local community best. Site SS5 Wards Corner and Suffield Road does not mention cultural and ethnic diversity retention or affordability as part of future planning requirements. This should be a consideration.	Noted. The Local Plan seeks to identify a range of sites which can enable businesses to grow in Haringey. The Local Plan cannot require a specific business to be relocated on a site, or financially recompensed however.
643	AAP368.	Giota Alevizou, local resident	Incremental approach	First bullet re: comprehensive approach. It should be acknowledged that incremental development would be consistent with an integrated approach to the development of this site, as long as the whole site and broader area is taken into account.	Noted. **Action: A master plan will be required to show how incremental development would deliver comprehensive development**
644	AAP369.	Wards Corner Coalition	Incremental approach	First bullet re: comprehensive approach. It should be acknowledged that incremental development would be consistent with an integrated approach to the development of this site, as long as the whole site and broader area is taken into account.	Noted. **Action: A master plan will be required to show how incremental development would deliver comprehensive development**

654	AAP370.	Latin Elephant on behalf of Pueblito Paisa Ltd	Incremental development	Incremental development should be consistent with an integrated approach to the development of this site and not as an isolated development.	Noted. **Action: A master plan will be required to show how incremental development would deliver comprehensive development**
622	AAP371.	Rebecca Opoku, local resident	Market	I strongly object to developments taking place where Seven Sisters Market is not re-provided on site	Noted. **Action: Amend policy to state market must be reprovided on site**
623	AAP372.	Cllr Felicia Opoku, and separate identical response as local resident	Market	Reprovision of Seven Sisters Market should be onsite	Noted. **Action: Amend policy to state market must be reprovided on site**
643	AAP373.	Giota Alevizou, local resident	Ownership	'Ownership' should include Transport for London	The text outlining ownership and use were incorrectly swapped in the document. This will be amended to ensure the details of the site are correct. **Action: Amend ownership to include public and private**
644	AAP374.	Wards Corner Coalition	Ownership	should include Transport for London	The text outlining ownership and use were incorrectly swapped in the document. This will be amended to ensure the details of the site are correct. **Action: Amend ownership to include public and private**
818	AAP375.	Our Tottenham	ownership	Wrong data. Ownership should be specified and include Transport for London	The text outlining ownership and use were incorrectly swapped in the document. This will be amended to ensure the details of the site are correct. **Action: Amend ownership to include public and private**
818	AAP376.	Our Tottenham	Planning permission	[bullet point 2 – coordinated approach to development] This is inappropriate given two plans already have permission for Wards Corner. The site allocation for Apex House requires any plans for Apex House to consider these existing plans for Wards Corner, so the issue of coordination is dealt with through SS3.	Disagree, the mutual cross-referencing approach is sound as then it does not matter in which order proposals, including multiple proposals, come forward.
414	AAP377.	GLA	Planning permissions	This site allocation is broadly supported. It is noted that the allocation recognises existing planning permissions HGY/2008/0303 and HGY/2011/1275.	Support noted.
644	AAP378.	Wards Corner Coalition	Prefers WCC planning permission	WCC's position is that the community plan for Wards Corner is preferable to Grainger's Plan and supports the work of the West Green Road / Seven Sisters Development Trust to implement the community plan. The comments we provide below relate only to the long-term planning framework provided by SS5 for this site.	Planning preference noted.
654	AAP379.	Latin Elephant on behalf of Pueblito Paisa Ltd	Recognise diverse economies	Latin Elephant would welcome a section in Tottenham's AAP that acknowledges and expresses its support and intention to protect Tottenham existing migrant and ethnic economies. This is particularly relevant if considering that over half of the Haringey's population is of a migrant and ethnic background; and as acknowledged at the beginning of the document, 'is home to many distinct, diverse and strong communities where over 200 different languages are spoken' (p5). Latin Americans account for approximately 5.3% of Haringey's population according to the 2011	Noted.

				Census, and have also gained recognition as an ethnic group for local monitoring processes. Also, a high proportion of the shops at Seven Sisters Market and surrounding roads cater to Tottenham's migrant and ethnic population. Supporting specialist ethnic and migrant retail is relevant for regeneration schemes across London and a pertinent policy aspect which we outlined in our response to FALP2014 (see references below).	
643	AAP380.	Giota Alevizou, local resident	Refurbishment	Need to add an additional bullet point re: the potential for refurbishment, restoration and infill in and around existing housing	It is considered that wording to this effect would require certainty that only the planning permission HGY/2011/1275 goes ahead.
644	AAP381.	Wards Corner Coalition	Refurbishment	An additional bullet point should be added to the site allocation to ensure that development proposals for refurbishment, restoration, densification or infill in and around existing housing on the site are not ruled out.	It is considered that wording to this effect would require certainty that only the planning permission HGY/2011/1275 goes ahead.
818	AAP382.	Our Tottenham	Refurbishment	There is potential for refurbishment, restoration and infill in and around existing housing .	It is considered that wording to this effect would require certainty that only the planning permission HGY/2011/1275 goes ahead.
643	AAP383.	Giota Alevizou, local resident	Refurbishment of Wards Corner	Bullet 2 of para 5.9 should be amended to reflect the fact that refurbishment is also an option for Wards Corner, as well as redevelopment (as evidenced by the two planning permissions in place for the site).	Redevelopment can also be the adaptive reuse of a building which would cover refurbishment. Therefore both planning permissions would be covered by this bullet point.
644	AAP384.	Wards Corner Coalition	Refurbishment of Wards Corner	Bullet 2 of para 5.9 should be amended to reflect the fact that refurbishment is also an option for Wards Corner, as well as redevelopment (as evidenced by the two planning permissions in place for the site).	Redevelopment can also be the adaptive reuse of a building which would cover refurbishment. Therefore both planning permissions would be covered by this bullet point.
643	AAP385.	Giota Alevizou, local resident	Reprovision of market	Third bullet re: reprovision of the existing market. It should be clarified that this reprovision will proceed with the agreement and partnership of existing traders, with particular care to ensure long-term affordability, space to grow and provide community services, units suitable for existing uses, and compensation for moving, fit-out costs and legal fees etc. Such commitments are necessary in light of the Mayor of London's commitments in relation to retaining the existing market.	Noted. There is reference to the re-provision of a market at this location if and when a redevelopment goes ahead.
644	AAP386.	Wards Corner Coalition	Reprovision of market	Third bullet re: reprovision of the existing market. It should be clarified that this reprovision will proceed with the agreement and partnership of existing traders, with particular care to ensure long-term affordability, space to grow and provide community services, units suitable for existing uses, and compensation for moving, fit-out costs and legal fees etc. Such commitments are necessary in light of the Mayor of London's commitments in relation to retaining the existing market.	Noted. There is reference to the re-provision of a market at this location if and when a redevelopment goes ahead.
579	AAP387.	Laura Harrison, resident	Retail	The refurbishment of this site to rehouse the market, and provide other opportunities for small stalls and boutiques, would be a good complement to provision for larger-scale retail on the Apex house site	Noted, it is considered key to the retention of the market that small units are provided. **Action: Include reference to requiring small units to enable market use in the allocation.**
587	AAP388.	Carol Sykes	Retail offer	The Wards Corner shopfront should be retained. There is no need at all to demolish the human scale houses in Suffield Road and the useful shops and market on the High Road and West Green Road. There are so many newly built retail units on the High Road which	Noted. It is considered that an active frontage will be provided on this site in the future. Investment in this area will attract new retailers into the area and drive further investment in the longer term.

				are still empty. And what is coming to the only one to be occupied? Poundland! What will the gateway to Tottenham become? Empty boarded up shops and pound stores.	
421	AAP389.	Historic England	Site requirements	Re. the requirement to preserve or enhance, we would suggest deleting “as per the statutory requirements”. This implies a minimum standard of design in this context. It would be helpful to identify any design guidance or proposed strategy which will ensure high design quality in this location.	Agreed.
654	AAP390.	Latin Elephant on behalf of Pueblito Paisa Ltd	Support community planning consent	The community of traders at Wards Corner’s desire is for the community plan to be implemented. This plan has been granted planning permission and takes into account projected growth in the market. Having said this, the comments below relate only to long term planning framework provided by TAAP.	Noted.
567	AAP391.	Page Green Residents’ Association	Support extant planning permission	We support the Existing Permission 2 – HGY/2011/1275 as it keeps the façade of these valuable Edwardian Buildings, which make this site truly distinctive rather than a concrete and glass structure that you could find any where in Europe. These buildings are a valuable asset and part of Tottenham’s history. It would be a real shame to demolish them. We want Haringey to find a developer who can restore and renovate these fine buildings, whilst helping to maintain their current and lively and unique Latin American community.	Noted.
643	AAP392.	Giota Alevizou, local resident	Town Centre Vision	Earlier comments relating to the lack of vision for the town centre. This is a key site for the expression of Tottenham’s diversity, its cultural and heritage offer and its strength in small businesses and community activities. The potential arrival of Crossrail 2 to Seven Sisters and the Further Alterations to the London Plan relating to retail and town centres and diversity discussed above make this essential. An additional bullet point should be added to confirm that future development proposals will be required to contribute positively to this vision.	Noted. It is agreed that the vision for Seven Sisters/ West Green Rd can be improved upon in the introduction. **Action: Improve the articulation of the opportunities to improve Seven Sisters/ West Green Rd centre in the introduction to this section.**
644	AAP393.	Wards Corner Coalition	Town Centre Vision	Earlier comments relating to the lack of vision for the town centre. This is a key site for the expression of Tottenham’s diversity, its cultural and heritage offer and its strength in small businesses and community activities. The potential arrival of Crossrail 2 to Seven Sisters and the Further Alterations to the London Plan relating to retail and town centres and diversity discussed above make this essential. An additional bullet point should be added to confirm that future development proposals will be required to contribute positively to this vision.	Noted. It is agreed that the vision for Seven Sisters/ West Green Rd can be improved upon in the introduction. **Action: Improve the articulation of the opportunities to improve Seven Sisters/ West Green Rd centre in the introduction to this section.**
818	AAP394.	Our Tottenham	Town centre; local businesses; transport	We support the response by Wards Corner Coalition with respect to this site. Earlier comments relating to the lack of vision for the town centre. This is a key site for the expression of Tottenham’s diversity, its cultural and heritage offer and its strength in small businesses and community activities. The potential arrival of Crossrail 2 to Seven Sisters and the Further Alterations to the London Plan relating to retail and town centres and diversity discussed above make this essential. An additional bullet point should be added to confirm that future development proposals will be required to contribute positively	Noted. It is agreed that the vision for Seven Sisters/ West Green Rd can be improved upon in the introduction. **Action: Improve the articulation of the opportunities to improve Seven Sisters/ West Green Rd centre in the introduction to this section.**

				to this vision.	

Comments on SS6 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
414	AAP395.	GLA	Estate renewal	It is noted that, as part of a borough-wide review of Haringey's housing estates, the Council has identified this site as potentially suitable for regeneration. GLA officers acknowledge the opportunity to deliver a step change in residential quality and neighbourhood permeability/legibility at this site, and support the allocation in principle, subject to a collaborative engagement with residents and an appropriate response to the requirements of London Plan policies 3.9 and 3.14.	Support noted.
422	AAP396.	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required.**
624	AAP397.	Tottenham & Wood Green Friends of the Earth	Open Space	This area of Tottenham is deficient in open space and access to nature. Could this site include some open space and link to the open space behind the Fountain pub?	Noted. **Action: Addition of site requirement to look at providing open space on site as part of a new development**
422	AAP398.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

818	AAP399.	Our Tottenham	Refurbishment; social housing	We contest the red lining of housing estates for future demolition/redevelopment if the buildings are structurally sound, or this includes net loss of social housing units and displacement of existing residents. Instead landlords, including the Council, must fulfil their duties to maintain existing homes in good repair and to ensure a good estate environment.	In the face of challenging housing (including affordable housing) and employment needs, there is a requirement to consider a number of approaches to meet these, and thus fulfil the spatial objectives for the borough through the Local Plan. This includes making the best use of land, including the Council's existing stock of land for housing. Some estates are not currently configured in such a way that they make the maximum contribution to these needs, variously experiencing issues such as poor connectivity, low socioeconomic indicators, and poor quality construction. It is therefore the Council's conclusion that some estate renewal projects will be required in order to meet objectively identified needs while simultaneously improving the quality of lives for local residents. When considering the options for a site, the need to meet housing need may mean that redevelopment, rather than refurbishment is necessary. In order to enable these projects financially, some cross subsidy of new affordable stock from market housing may be necessary. The Council will work with existing residents to identify an approach for estate renewal which best meets the needs of current and future residents.
818	AAP400.	Our Tottenham	Refurbishment; social housing	??? On what basis is this judgement made? [existing buildings do not need to be retained] Demolition of buildings in use should be avoided.	The buildings are not of architectural merit that requires their retention. When considering the options for a site, the need to meet housing need may mean that redevelopment, rather than refurbishment is necessary.
818	AAP401.	Our Tottenham	Social housing	What does it [masterplan process] mean? This needs to be a REAL process of participation in which residents' expressed preferences are respected. Clarify the principles of the renewal process. No net loss of social housing units.	Any master planning process will be undertaken in full consultation with existing residents.
423	AAP402.	National Grid	Site Requirements	Brunel Walk and Turner Avenue crossed by underground cables. Our underground cables are protected by renewable or permanent agreements with landowners or have been laid in the public highway under our licence. These grant us legal rights that enable us to achieve efficient and reliable operation, maintenance, repair and refurbishment of our electricity transmission network. Hence we require that no permanent structures are built over or under cables or within the zone specified in the agreement, materials or soil are not stacked or stored on top of the cable route or its joint bays and that unrestricted and safe access to any of our cable(s) must be maintained at all times.	Noted. **Action: Addition of a site requirement outlining that cables are on site and need to be indentified and built around to ensure access for contractors is maintained**

Comments on TG1 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
817	AAP403.	Annie Lennox	Affordable housing	Tottenham has a strikingly younger than average population and increasingly unaffordable to average salaries.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit.

					Action: Withdraw Tottenham Leisure Centre Car Park from the AAP
817	AAP404.	Annie Lennox	Amenities	The site's location -- adjacent to both the Sports Centre and Tottenham Green -- make it a strategic location for this. It is usual for sports centres to be located adjacent to playing fields and outdoor courts, which extend and supplement their important public health role.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
662	AAP405.	Holy Trinity C of E on behalf of the Church of England	Civic space	We agree that this is an under-used and poorly organised space, and that a suitable use could significantly benefit the centre and the green. However, we have some concerns around the assumption of a large, built development, which reduces the amount of green space and car parking spaces, and prohibits the land being used for outdoor facilities, which benefit the growing population in the area. Any development should enhance the cultural and civic designation of this area.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
810	AAP406.	Tynemouth Area Residents Association (TARA)	Conservation	This would be a totally inappropriate site for housing development given its location within the Tottenham Green Conservation Area. Development on this land which, if necessarily should be extremely limited, should provide facilities in the form of outside sports or informal exercise areas. Some protected wildlife areas should be strategically located to enhance the visual aspect of the site and to provide a green corridor between the recently upgraded Tottenham Green West, and the adjacent railway line. Some car parking provision should be retained.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
817	AAP407.	Annie Lennox	Consultation	I request to be included in the circulation for future 'consultation' for this and other Tottenham sites. I endorse many of the views you will have received from local community groups on this site and on others, though I have not had time of late to review them all personally.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
817	AAP408.	Annie Lennox	Design	I understand the desire to continue the line of civic buildings along the edge of the Green - but that could be counteracted by a clever and imaginative design 'suggesting' an extension of the building line to give a playful edge to play structures or whatever goes on in that space.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
652	AAP409.	Geraldine Turvey, local resident	Green space	Please be advised that I would like to object to the TG1 proposal as I feel the location needs to be enhanced as a green space. I agree whole-heartedly with the argument as set out below by my neighbour and fellow 'Friends of Tottenham Green' committee member Judith Hanna.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
810	AAP410.	Tynemouth	Green space	Concerned that in Tottenham there is still a deficit in green space.	As a result of comments to the consultation the allocation has

		Area Residents Association (TARA)		The proposed plans would exacerbate this problem, rather than resolve it. It is alarming to note proposed developments on *any* green area. The Tottenham Leisure Centre Car Park (TG1) is a prime example. Tottenham Green has undergone huge loss of green space since the 1970s. Down Lane Park is another example of 'nibbling away' at our green spaces.	been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
817	AAP411.	Annie Lennox	Green space	Age-friendly urban environment – needs to consider and cater for both young and old. Evidence on the importance of green spaces within five minutes of all homes for both physical and mental health is now overwhelming. Physical activity, Mental health, Equality, Natural air conditioning. The Leisure Centre and Library both offer important services for them: an outdoor gym would add to this.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
817	AAP412.	Annie Lennox	Green space	more public green and open space is needed for residents to enjoy decent quality of life	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
817	AAP413.	Annie Lennox	Green space	The predominant character of the existing Green is for quiet recreation and social interaction. The main Green has a strong municipal heritage character set by the surrounding mainly Victorian public buildings, for hosting public events such as a weekly market, festivals, etc.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
817	AAP414.	Annie Lennox	Green space	Tottenham Green area is identified in Haringey's Local Spatial Framework as an area of green space deficiency. The London Plan sets a 'no net loss of green space' policy.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
818	AAP415.	Our Tottenham	Green space	The case for not building on the Leisure Centre car park – but returning it to public open space, as an extension of the Green -- to make good the existing green space deficiency, even more essential as other new housing developments increase population density in what is already one of the most densely built up areas of London. The target of 10,000 new homes in the borough, most of which will be in Tottenham, means more public green and open space is needed for residents to enjoy decent quality of life – especially as most of the new homes will have little or no home garden space.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
818	AAP416.	Our Tottenham	Green space	Tottenham Green area is identified in Haringey's Local Spatial Framework as an area of green space deficiency: Bruce Grove South Residents Association area has no public green space at all; Clyde Area RA area has just the Elizabeth Place pocket park and Maysie Memorial Garden micro-patch. Tynemouth Area RA has just	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit.

				Hanover Rd community garden and a grass patch back of the old Prince of Wales hospital.	**Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
818	AAP417.	Our Tottenham	Green space	The London Plan sets a 'no net loss of green space' policy. Tottenham Green area has suffered massive loss of green space over recent years. Dedicating the open space now used as for car parking as a formal part of the adjacent Tottenham Green, the old village common, last year regenerated as a major community focus, would help re-balance these and other past green space losses. For ideas about what form should such a Green extension best take see the representation made to the LDF team by email on 24th March 2015.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
801	AAP418.	Sam Davies	Green space; amenities	Developing this site for housing would be a very bad idea. Instead the existing green space should be protected and extended if possible. Given the lack of nearby amenities, and the proximity of the leisure/health centre, it would be better to add more outdoor facilities for kids & teenagers	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
127	AAP419.	Luci Davin (local resident)	Height	Object to proposals to build a 5 storey building in front of Tottenham Green sports centre and Marcus Garvey library as this would have a negative impact on users of the services in the building.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
579	AAP420.	Laura Harrison, resident	Height	Although I absolutely do not support it, if any kind of development is to be considered here, it should also be remembered that prior to becoming public open/ green space, this site was occupied partially by 2-storey terraced houses, and any further increase in scale is not appropriate	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
695	AAP421.	Russell Dove, local resident	Height	**I object to any proposal to build on this site both in principle and at the height proposed.** As in the other proposal above, this involves building on green land in front of the leisure centre. The recommendation is also for a 5-storey building. Both are unacceptable in this context. There is no possibility that a 5-storey development will enhance the appearance of the conservation area as claimed, but rather it will dominate and make more congested an important local open space, and tower over residential properties opposite. The impact on users of the leisure centre and library must be considered, and those accessing council services also proposed for relocation to this site. Far from “improving the sense of enclosure and improving the approach”, any building here would create a claustrophobic and enclosed environment. Although it is a key link between Tottenham Green and Turnpike Lane, Philip Lane at this end consists mainly of small-scale residential/ retail properties of nor more than 2-3 storeys, including	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**

				all adjacent historic buildings (former Tottenham School, Town Hall etc.) and properties opposite. This is an attempt to squeeze in another large building where it does not belong. There is scope to improve this open space but it must be retained and this proposal must be withdrawn.	
817	AAP422.	Annie Lennox	Height	A building here would sever the library and leisure centre from their communities, with the risk that these facilities would atrophy [leaving space for much more - and higher - housing development!!] I am not convinced that the Council will be able to achieve the quality stated in its opportunity site brief, as procurement methods inevitably mean design and build by developers whose imperatives are purely financial. Even 5 storeys may be too high	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
817	AAP423.	Annie Lennox	Local business	I am not against commerce per se and something like that could help subsidise the civic use which should be an absolute requirement - but it must promote local and distinctive businesses and the cultural aspirations of the Green, and not be a big chain, fried chicken or betting shop.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
199	AAP424.	Amanda Wright (local resident)	Marcus Garvey library	Should not have any reduction in facilities, particularly children's area. Uses library regularly and is one of only places that welcomes children whatever the weather.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
622	AAP425.	Rebecca Opoku, local resident	Objection	I strongly object to any developments taking place on this site. I walk by this area every day and regularly use the library and leisure centre. Developments should enhance the area and this does not. It just adds to the already dense area and blocks light from the Green (Tottenham Green) and also the library and leisure centre. Users of the leisure centre/library will have to park elsewhere but where? Will this be on existing roads (affecting local residents)? I cannot understand why you want to build on this car park!!!!	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
649	AAP426.	Judith Hanna, local resident	Objection	I am writing to object to the TG1 proposal, which identifies the Leisure Centre car park as a site for built development. This site should not be built on	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
579	AAP427.	Laura Harrison, resident	Open Space	However, although currently underutilised, this site is currently largely composed of open public green space, and should under no circumstances be built upon I am in support of Judith Hanna's proposals for a 'green gym' and other sports provision at this location. The creation of an enclosed green space could also provide a new site for a market at Tottenham Green, given the licensing difficulties of providing this as an ongoing venture on the unenclosed green itself. Good redesign of the green space here could help to reconnect the leisure centre and library to Tottenham Green and the	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**

				high street itself, increasing the visibility and connectivity of these key cultural facilities.	
649	AAP428.	Judith Hanna, local resident	Open space	Proposal enclosed for a Tottenham Green 'Active Health' extension. I.e. inclusion of an outdoor gym, basketball courts, climbing frame and skateboarding area.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
649	AAP429.	Judith Hanna, local resident	Open space	This site should not be built on, but designated to be retained as open space -- particularly to provide facilities for outdoor physical activity, which are almost completely lacking in the already densely built up central Tottenham area. There is a lack of other open space large enough to provide this.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
817	AAP430.	Annie Lennox	Open space	I am writing to object to the TG1 proposal, which identifies the Leisure Centre car park as a site for built development. This site should not be built on, but designated to be retained as open space -- particularly to provide facilities for outdoor physical activity, which are almost completely lacking in the already densely built up central Tottenham area. There is a lack of other open space large enough to provide this.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
818	AAP431.	Our Tottenham	Open space	We object to the TG1 proposal, which identifies the Leisure Centre car park as a site for built development. We support the objection presented by Clyde Area Residents Association and a committee member of Friends of Tottenham Green, and of the Sustainable Haringey network. This site should not be built on, but designated to be retained as open space -- particularly to provide facilities for outdoor physical activity, which are almost completely lacking in the already densely built up central Tottenham area. There is a lack of other open space large enough to provide this. The site's location -- adjacent to both the Sports Centre and Tottenham Green -- make it a strategic location for this. It is usual for sports centres to be located adjacent to playing fields and outdoor courts, which extend and supplement their important public health role.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
571	AAP432.	Matthew Bradby, Chair, Tottenham Civic Society	Opposition	We are opposed to the principle of development on the open space (parking/grass) in front of Tottenham Green Leisure Centre. We agree with the submission of Clyde Area Residents Association in this respect. The site is an important open extension of Tottenham Green, and has enormous potential as future amenity space.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
579	AAP433.	Laura Harrison, resident	Opposition	Residential development here would be completely unsuitable	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit.

					Action: Withdraw Tottenham Leisure Centre Car Park from the AAP
418	AAP434.	Sport England	Parking	Sport England is pleased to note the inclusion of the following wording under consideration of the allocation of this site for Mixed use development: *Evidence will need to be provided to the Council to demonstrate the loss of the car park will not demonstrably affect the vitality and viability of the leisure centre and library and opportunities have been explored to work with the leisure centre operator to enhance the remaining car parking provision* and re-provide an appropriate number of spaces on site where possible. Sport England considers it essential that proper consideration is given to the parking requirements of the leisure centre and library, not just in terms of applying local parking standards, but by undertaking a traffic survey the site to understand it current levels of usage and peak times of demand. Any decision should be based on peak time demand. This should be considered ahead of any policy allocation being made to establish if this allocation is deliverable and viable. Sport England would not support the allocation of this site for mixed use development until this was done – it should not be left to planning application stage as the allocation of the site would establish a precedent which would be difficult to defend if challenged.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
579	AAP435.	Laura Harrison, resident	Parking	It should also be noted that the largely 'car free' recent development at Isobel Place has already placed significant extra stress on the available parking in the area, since the estate itself has very limited provision for residents, and no provision at all for visitors to the estate. Any further residential development without its own parking provision is completely untenable.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
587	AAP436.	Carol Sykes	Parking	The loss of car parking will deny access to the Library and Leisure Centre to people with disabilities	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
623	AAP437.	Cllr Felicia Opoku, and separate identical response as local resident	Parking	Development on this site will not enhance the area. The current site has 50 car parking spaces which are in uses throughout the day. Additionally, any development will increase the traffic issues along Philip Lane and the High Road. There is no justifiable reason to build on this site.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
627	AAP438.	Alison Armour, local resident	Parking	A car park is required in this location for the centre's users. This need will vastly increase if the Library were to become an Information Hub (such as in Enfield and other boroughs where the use has expanded dramatically).	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit.

					Action: Withdraw Tottenham Leisure Centre Car Park from the AAP
648	AAP439.	Jennifer Williams, local resident	Parking	Where are people going to park their cars if you build on it?	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
652	AAP440.	Geraldine Turvey, local resident	Parking	In addition I would like to specify that the car park should be hidden from view. It was bad planning in the first place, is an eyesore and is detrimental to the value of the neighbourhood on several counts. A better design would be to hide the parking from view and bring natural elements to the fore. This would benefit both the health of the residents and improve the aesthetics of the place.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
801	AAP441.	Sam Davies	Parking	I'm concerned about any loss of parking on this site. It is already difficult to park there at times. I'm glad the AAP identifies this as a sensitive site, given its proximity to the Green and nearby listed buildings; and also the need to retain the same number of parking spaces.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
817	AAP442.	Annie Lennox	Parking	A leisure centre relies on parking. If parking is inadequate, neighbouring streets start to be used, to everyone's frustration. Underground car parking. At least some of the parking could be relocated to the rear of the swimming pool by removing the ridiculously wide unused pavement, and there are perhaps also opportunities to improve the situation through green travel planning. Whatever the solution, any above ground parking needs sensitive redesign so that vehicular movements do not dominate the play facility.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
579	AAP443.	Laura Harrison, resident	Phillip Lane	I also strongly support the encouragement of high-quality café and restaurant provision along the North edge of Phillip lane, where existing premises are either vacant or provide options of limited quality. The creation of a public 'plaza' at this site, as developed but not actually delivered though public consultation by the Princes Trust concerning Tottenham Green itself, could provide a key driver for private enterprises to create new restaurant provision within the existing buildings on Phillip lane.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
817	AAP444.	Annie Lennox	Play space	A play facility should be aimed at slightly older children rather than toddlers who need more 'doorstep play' there should be something for the little ones too. A facility of that imagination and quality, to really bring kids and their parents to the Green. This would be an opportunity for a well-publicised design competition.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
817	AAP445.	Annie Lennox	Play space	The leisure centre was built 'back to front': the car park dominates and gives a very unsatisfactory edge to the Green. However, two	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further

				wrongs don't make a right. The answer should not be to cram another building on the site, but to remove as much car parking as feasible and build an absolutely amazing play facility to help redress the recognised deficiencies in small parks and play opportunities in the area.	consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
422	AAP446.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
233	AAP447.	Rockstone Foundation	Recreation	This land should complement the leisure centre with outdoor recreational space i.e. basketball, 5 a side football, tennis or MUGA (multi games usage area) to engage local people, with floodlights. This would help preserve green space, engage young people and meet health targets of leisure centre.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
627	AAP448.	Alison Armour, local resident	Recreation	I would support the suggestion of making an outdoor gym for teenagers in this location.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
817	AAP449.	Annie Lennox	Recreation	The form of greenspace provision most needed in the area around Tottenham Green is active physical exercise provision, particularly catering for teenagers. This could include: 'Outdoor gym' , Basketball court, Climbing frame, Skateboarding area	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
579	AAP450.	Laura Harrison, resident	Redesign	Admittedly, this car-park, and the areas to the rear of the sports centre and the arts centre, are very poorly designed. It is unfortunate this was not recognized when Tottenham Green itself was recently redesigned, to afford a coherent approach to the whole area. The sports centre building itself is also not a visual asset to the area, but has been recently refurbished. Some extension to the existing building to provide further public services fitting to the site's existing designation as the 'cultural heart of Tottenham' might possibly be acceptable. Redesign, perhaps moving much of the parking towards the rear of the centre, could be beneficial- there is a significant opportunity here to create further functional public green space in an area where this is in dire need.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
627	AAP451.	Alison Armour, local resident	Scale of development	The suggested Tower (as appears in the Tottenham Model in JMP's N17 Office) is entirely inappropriate at this location. It would compete with the listed buildings to their detriment. The human scale grand buildings need space around them to set off their	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public

				monumentality. The space could be improved and should be part of the Green (the medieval village green).	benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**
562	AAP452.	Cllr John Bevan	Withdraw Site	I am requesting that this site be withdrawn as a development opportunity as this car park is essential for families with children that use the leisure facilities. Often they are bringing equipment etc to use at the leisure centre.	As a result of comments to the consultation the allocation has been withdrawn from the plan. This is to allow further consideration for the reconciliation of parking issues, along with other design matters, so the site can be optimised for public benefit. **Action: Withdraw Tottenham Leisure Centre Car Park from the AAP**

Comments on TG2 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
818	AAP453.	Our Tottenham	Amenity	We strongly oppose this. T-Chances, is a very important community centre providing key services and facilities for Tottenham's youth. The protection of T-Chances needs to be explicitly included in the site requirements.	Noted, the ability for the community facility to continue to function will be required in any future development.
801	AAP454.	Sam Davies	Community asset	T-Chances is an important community asset, used by many community groups. Any development on this site must protect this asset for the community.	Noted, the ability for the community facility to continue to function will be required in any future development.
587	AAP455.	Carol Sykes	Community facility	I object to the loss of a community facility	Noted, the ability for the community facility to continue to function will be required in any future development.
579	AAP456.	Laura Harrison, resident	Community Value	This community centre makes a huge contribution to cultural value in the area, and this should under no circumstances be compromised	Noted, the ability for the community facility to continue to function will be required in any future development.
587	AAP457.	Carol Sykes	Conservation	Object to demolition of a listed building and any development which affects the environs of the listed High School.	Noted, the policy supports this.
618	AAP458.	Penny Porter, chair, Tottenham Chances trustees	Conservation	Noting that the action plan provides for the preservation of the site as a listed building. It is difficult for us to envisage any "Comprehensive redevelopment justifying the loss of the listed building." mentioned as a possibility in the action plan. In these circumstances, we would expect the earliest possible indication of any demolition and/or compulsory purchase considerations by the council.	There is no intent to carry out a CPO on this site. The Trustees will be consulted regarding their aspirations for the site.
617	AAP459.	Tottenham War Services Institute	Consultation issue	It has been drawn to our attention that there is or may be some intent within Haringey Council or associated agency to commence proceedings for a compulsory purchase order to be acquired for the land and buildings at the above address to which the TWSI holds deed and title. We, the trustees, have not at time of writing, received any formal notification of this intention or 'requisition for information' from Haringey Council or other statutory body.	There is no intent to carry out a CPO on this site. The Institute will be consulted regarding their aspirations for the site.
627	AAP460.	Alison Armour,	Height	This site should not be used for a 5 storey development. Any development should be small scale and low rise. It should respect	Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site

		local resident		the listed and locally listed buildings and not detract from the settings of each of these.	Allocations as all developments will be expected to respond appropriately to their context. **Action: Remove specific heights from the allocation**
622	AAP461.	Rebecca Opoku, local resident	Landowner consent	I strongly object to any developments taking place without consent from the Trustees and users of TChances. This centre is used by many community groups and they do great work in the area and help many disadvantaged people by providing them with work.	Noted, the ability for the community facility to continue to function will be required in any future development.
618	AAP462.	Penny Porter, chair, Tottenham Chances trustees	Objection	opposition to the redevelopment of our property	Objection noted.
617	AAP463.	Tottenham War Services Institute	Objection at this time	However, having been made aware that such action may be being considered, we wish to request that you advise us immediately whether and by whom any such proposal has in fact been placed before Haringey Council for their consideration, in any form. Whether or not steps towards acquisition of our lands have as yet been proposed, we wish to make present our formal objection to any such plans at this time. We also fully recognise our responsibility to ensure best use of all TWSI assets in accordance with our charter as a charity tasked with supporting ex-service personnel and the less able residents of Tottenham.	Noted.
422	AAP464.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
415	AAP465.	Transport for London	TG2: Development Guidance	Due to the location of this site on the TLRN and high PTAL of 6a, there are both opportunities to create a car free development and remove servicing from the High Road, these should be incorporated into the development guidelines.	Noted, the potential for a car free development will be explored on this site. **Action: Add a development guideline that recommends a car-free development should be pursued.**
623	AAP466.	Cllr Felicia Opoku, and separate identical response as local resident	Trustees	Any development on this site must be in agreement with the current Trustees	Noted.
579	AAP467.	Laura Harrison, resident	Views	The view to the old school building is also a significant asset to the area and should be improved by any development.	Noted, the policy supports this.
627	AAP468.	Alison Armour,	Views of High School	Views of the former High School from the High Road must be	Noted, the policy supports this.

		local resident		maintained.	

Comments on TG3 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
415	AAP469.	Transport for London	Car free development	Due to the location of this site on the TLRN and high PTAL of 6a, there are both opportunities to create a car free development and remove servicing from the High Road; these should be incorporated into the development guidelines.	Noted. **Action: Add a development guideline recommending car-free development on this site.**
587	AAP470.	Carol Sykes	Police station	I can't see that the loss of a local police station in Tottenham is going to be acceptable.	Noted, reprovision will be required before any development can take place. **Action: Require reprovision of police facility to be identified prior to redevelopment taking place.**
622	AAP471.	Rebecca Opoku, local resident	Police station	I strongly object to moving the police station from its current site. The current location is central to Tottenham and has very good transport system. The existing police station should be redeveloped on site as a police station.	Noted, reprovision will be required before any development can take place. **Action: Require reprovision of police facility to be identified prior to redevelopment taking place.**
623	AAP472.	Cllr Felicia Opoku, and separate identical response as local resident	Police station	The Police Station should stay on this site as it is in a central area	Noted, reprovision will be required before any development can take place. **Action: Require reprovision of police facility to be identified prior to redevelopment taking place.**
648	AAP473.	Jennifer Williams, local resident	Conservation	What about lovely but derelict old toilet building by the Monument?	This building is not allocated within the plan, and therefore it will be protected as necessary using the heritage DMDPD policies.
648	AAP474.	Jennifer Williams, local resident	Open Space	The green space behind Reynardson Court requires consideration, Although currently the offices for a building site, it is a little piece of woodland, with mature trees. I have noted bluebells and a primrose growing there in the past and personally enjoy walking past it and looking at it from where I work in Holy Trinity School.	Noted. The mature trees should be retained for amenity of future residents. **Action: Amend policy to state that trees must be retained**.
648	AAP475.	Jennifer Williams, local resident	Parking	The car park next to it is very necessary for the residents of Chesnut Estate, and is now very heavily used because of the worsened access to the estate from Monument Way (see later).	Due to the high public transport accessibility there will be no need for a public car park in any future development.
648	AAP476.	Jennifer Williams, local resident	Police station	Where will the police go?	Noted, reprovision will be required before any development can take place. **Action: Require reprovision of police facility to be identified prior to redevelopment taking place.**
662	AAP477.	Holy Trinity C of E on behalf of the Church of England	Police station	We are concerned about the potential loss of a police presence on the High Road. We recognise the changing requirements of modern policing, and understand that the current building may not suit the needs of the police force. However, we would be concerned if there were no longer a permanent police presence in an area that is often one of the busiest parts of the High Road.	Noted, reprovision will be required before any development can take place. **Action: Require reprovision of police facility to be identified prior to redevelopment taking place.**

818	AAP478.	Our Tottenham	Estate renewal	We contest the red lining of housing estates for future demolition/ redevelopment if the buildings are structurally sound, or this includes net loss of social housing units and displacement of existing residents. Instead landlords, including the Council, must fulfil their duties to maintain existing homes in good repair and to ensure a good estate environment.	Some estates are not currently configured in such a way that they make the maximum contribution to these needs, variously experiencing issues such as poor connectivity, low socioeconomic indicators, and poor quality construction. It is therefore the Council's conclusion that some estate renewal projects will be required in order to meet objectively identified needs while simultaneously improving the quality of lives for local residents. When considering the options for a site, the need to meet housing need may mean that redevelopment, rather than refurbishment is necessary. In order to enable these projects financially, some cross subsidy of new affordable stock from market housing may be necessary. The Council will work with existing residents to identify an approach for estate renewal which best meets the needs of current and future residents.

Comments on BG1 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
623	AAP479.	Cllr Felicia Opoku, and separate identical response as local resident	Parking	The current proposal is to build on the existing car park at the rear of the building. This car park is currently used by visitors to the Regency. Loss of the car park will affect the business and may also lead to visitors parking on nearby residential roads. Residents currently living in Woodside Gardens and other parts of the Bruce Grove area have difficulty finding parking spaces as people who do not live in the area park on their streets. This would adversely add to the current/existing problem.	Development management policy DM43 Parking will guide the parking provision required on site for any proposed development. As the site is in an area of high public transport accessibility, parking will be limited in line with borough-wide parking standards. However, as this site is located in an area highly accessible to public transport it is likely a car free development would be accepted.
587	AAP480.	Carol Sykes	Conservation	The snooker hall (formerly a cinema) is locally listed and should not be demolished, even partially. Any additional storeys added to the banqueting suite should not exceed the height of the listed buildings opposite so as not to be detrimental to the Conservation Area.	The presence of blank facades and closed shops is considered to be of detriment to the listed buildings opposite, and to the Conservation Area in general. Any redevelopment will need to be appropriate to the listed buildings opposite and show it can have a positive effect on them.
415	AAP481.	Transport for London	Refuse	A further bullet point ''*servicing and refuse storage to be resolved*'' should be included within the Development Guidelines. A car free development would also be expected.	Access arrangements are the same for any site in the borough, and this will be managed through the DMDPD. Noted that a car free development could be appropriate. **Action: Add a development guideline anticipating a car-free development.**
818	AAP482.	Our Tottenham	Viability	The site consists of viable buildings and usage and therefore should not be subject to a site allocation. Any future development should conform to the Guiding Principles set out in our overall response to the AAP.	The site allocation identifies sites with significant opportunities for development which can achieve wider regeneration objectives. The allocation does not seek to displace businesses rather it sets guidelines should development be appropriate in the future.
422	AAP483.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

				studies undertaken	

Comments on BG2 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
587	AAP484.	Carol Sykes	Access	The creation of a new road to the new homes built or planned to the rear of the listed buildings on Bruce Grove will clearly improve access. But the inadequacy of the access was cited in objections to planning applications to all of these developments and no notice was taken of this at the time	Noted.
587	AAP485.	Carol Sykes	Bruce Grove Wood	It is not clear whether the proposal includes removal of all or part of the wood to the rear of 6-9 Bruce Grove. This is a designated Ecologically Valuable Site of Local Importance in an area which is lacking in green space. I object very strongly if this is under threat for the sake of vehicle access to houses which should not have been permitted in the first place.	Bruce Grove Wood will be preserved as a SINC. **Action: Addition of Bruce Grove Wood to the updated policies map**
624	AAP486.	Tottenham & Wood Green Friends of the Earth	Bruce Grove Wood	We were pleased to see two items in the draft version of the TAAP presented to the Cabinet on 20 January, in the delivery office Moorefields Road, Bruce Grove, section, reference to the council's long term objective to create a small park at the rear of Bruce Grove. We would like to see this aim re-instated in the TAAP.	The Bruce Grove Wood will be preserved as a SINC. **Action: Addition of Bruce Grove Wood to the updated policies map**
627	AAP487.	Alison Armour, local resident	Bruce Grove Wood	I note that Bruce Grove Wood is not mentioned in the new edition of this Site Allocation. I hope that the aspirations expressed in the UDP of 2006 will not be abandoned. Should the site at BR2 become available in the future, the woodland character of the surrounding area should be respected for the benefit of those who live in this still tranquil area.	Noted, the Bruce Grove Wood will be preserved as a SINC. **Action: Addition of Bruce Grove Wood to the updated policies map**
818	AAP488.	Our Tottenham	Bruce Grove Wood	In the back of this site is the only open space in Bruce Grove. The Impact of any development on BG2 on this adjacent green space needs to be very carefully considered and in Site Requirements the council should aim to ensure the protection of the Ecological Valuable Site.	Any development on site is required to be compatible with its surroundings. There is currently a road and row of buildings between the site and Bruce Grove Wood so the impact on the wood from the development is significantly less than if it were adjacent to the site.
587	AAP489.	Carol Sykes	Business loss	I object to the loss of a local deliver office. Moving this from the centre of the area it serves will cause problems for people with disabilities and those without transport.	Royal Mail nominated this site for this document as the delivery office is potentially surplus to their requirements. Redevelopment would only occur if it were no longer required by Royal Mail or if it were re-provided elsewhere.
621	AAP490.	Andie Frost, local resident	Business loss	the Royal mail sorting office provides a very convenient place from which parcels can be collected	Royal Mail nominated this site for this document as the delivery office is potentially surplus to their requirements. Redevelopment would only occur if it were no longer required by Royal Mail or if it were re-provided elsewhere.
695	AAP491.	Russell Dove, local resident	Business loss	I object to the closure and forced relocation of viable local businesses. Whereas there is scope for environmental improvements here, my main concern is the removal of viable and well-used local businesses and replacing them with housing. This does not promote economic activity in Tottenham that is critical to its success, but removes it. What happens to the existing businesses here and how does their closure further the economic development of Tottenham?	The plan does not foreclose any businesses. The delivery office was nominated as a potential site by Royal Mail. A balance of new housing and new employment floorspace opportunities will be delivered to meet the spatial requirements of the plan.

818	AAP492.	Our Tottenham	Business loss	NO NET LOSS OF EMPLOYMENT LAND AND FACILITIES: The site is occupied by the Tottenham Delivery Office which provides a vital public service including retrieval of parcels and special delivery items and therefore should not be subject to a site allocation. Howarth, a timber and building merchant, occupies part of the proposed site allocation. It is a thriving local business which should not be displaced.	The plan does not foreclose any businesses. The delivery office was nominated as a potential site by Royal Mail. A balance of new housing and new employment floorspace opportunities will be delivered to meet the spatial requirements of the plan.
623	AAP493.	Cllr Felicia Opoku, and separate identical response as local resident	Clarification	Further clarification is needed on whether it is No 1 or No 7 Bruce Grove the plan is referring to (p. 85, Tottenham Area Action Plan, lists No 1 in address section of document however the document makes reference to No 7).	The site is 1 and the rear of 5 Bruce Grove. A reference to 7 has been included to highlight recent planning permissions nearby. The allocation has been amended to make this clear. **Action: Amend address to only be Bruce Grove and Delivery Office and builder's yard on Moorefield Rd.**
421	AAP494.	Historic England	Conservation	No 5 Bruce Grove is also a Grade II building (as one of a pair of early C19th semi-detached properties with No.6) and as such this should be identified in the description. We would recommend that the Council should expect new development to respond positively to its historic character and preserve *and* enhance (rather than "or") the significance of heritage assets in this location. The general condition of the built environment and opportunities to address poor condition, setting, and secure viable future uses are widespread.	Noted.
648	AAP495.	Jennifer Williams, local resident	Conservation	I welcome any plans to improve the state of the old houses on the south west side of the is street, but hope we can keep the Italian Restaurant and the unique baby / toy shop, if they want to stay!	Neither the toy shop nor the Italian restaurant is within the boundary of the site allocation.
695	AAP496.	Russell Dove, local resident	Conservation	I object to the demolition of parts of 5 Bruce Grove. It is stated that developments "should seek to enhance the setting of all heritage assets along Bruce Grove" but the same proposals envisage demolition rather than restoration of the side and rear of 5 Bruce Grove. This is a further destruction of Tottenham's heritage and the proposal for demolition must be withdrawn.	This was not proposed in the document.
627	AAP497.	Alison Armour, local resident	Height	I repeat that the development should be low rise and not more than 2 storey – as are the terraces in Sperling Road and Moorefields Road – or there would be issues of overlooking. The development should also be low density.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context. **Action: Remove specific heights from the allocation**
799	AAP498.	Bob Lindsay-Smith	Local employment	The AAP does retain some local employment sites, but loses employment in others: NT2 (- but existing businesses in Park Lane are not mentioned), NT3 (- how can 'modern, flexible workspaces' get your car fixed?), BG2, BG4, TH10. Also in TH3 the 'intensification of current employment uses' (with the implication of higher rents) would appear to put the excellent social enterprise Restore at risk.	The Council is putting forward a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. While it is noted that lower density employment (ie industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. The Council is hopeful that affected industrial enterprises will remain in the borough, and is willing to work with businesses to achieve this.

623	AAP499.	Cllr Felicia Opoku, and separate identical response as local resident	Mixed tenure	Any development should have mixed tenure and include social housing to address housing waiting list in the borough esp. as the Planning Committee granted planning permission for No 5 and this did not include any affordable or social housing	Development management policies will determine the provision of affordable housing for any proposed development.
627	AAP500.	Alison Armour, local resident	Parking	Although carless developments are favoured it should be remembered that Sperling Road already has a severe problem of lack of parking caused by drivers who do not live in the street.	Noted. Car parking requirements are assessed under the development management policies.
422	AAP501.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
627	AAP502.	Alison Armour, local resident	Security	I am glad to see that it is no longer thought necessary to combine workshops with housing at this location, or to connect with Sperling Road. However I am still concerned with the matters of security I raised previously, both in respect of residents in the development and re the occupiers of Sperling Road houses whose gardens back onto the site.	Noted. **Action: add a development guideline regarding new developments and their relationship with existing residential properties**
818	AAP503.	Our Tottenham	Security	Need to address security concerns of residents affected by the route	Noted, a development guideline ensuring passive surveillance from new residences of the route will be added to the development guidelines. **Action: add that the new route should have properties facing it to ensure passive surveillance.**
675	AAP504.	The Howarth Timber Group, leaseholder	Support	Supports this piece of land being included within the policy	Support noted.

Comments on BG3 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
587	AAP505.	Carol Sykes	Access	This is rail land and its primary purpose should be for the benefit of public transport. There is no disabled access at this station. In fact it is one of the worst in the area, with very steep stairs to both platforms. The High Road and Bruce Grove in the area of the station is also a major bus exchange. The bus stops are far apart because of problems of blocking the traffic. The pavements are also too narrow for the numbers of people waiting even outside peak times. All this means access for people with disabilities or buggies is very poor. The retention of an outdoor area would perpetuate the problem of build-up of debris and litter.	Noted. The Council supports improved access to the station. At present there are only proposals for the redevelopment of the forecourt area, but long term objectives to optimize access will be included. **Action: Include reference to seeking improved access to Bruce Grove Station.**
648	AAP506.	Jennifer Williams, local	Access	I welcome plans to improve the dismal corner under the bridge. I suppose this next query is really for TfL but.....any plans to make the	Noted. The Council supports improved access to the station. This is outside the scope of the Tottenham Action Plan. Any

		resident		actual acccess to the trains better? Lifts to platfrom, doing something about the lethal gap between the carrige and the platform especially on the London bound side?	improvements will be included in the IDP.
421	AAP507.	Historic England	Conservation	We would recommend inclusion of a requirement to preserve and to seek opportunities to enhance the setting and character of heritage assets. We would suggest a commitment to high quality natural materials for public realm works and reviewing positive examples of schemes such as the new Overground Stations at Haggerston and Hoxton.	Noted. It is considered that the existing "dead" space can be improved. **Action: Include a requirement to preserve and to seek opportunities to enhance the setting and character of heritage assets, including a commitment to high quality natural materials for public realm works.**
627	AAP508.	Alison Armour, local resident	Conservation	This attractive locally listed building which enhances the Conservation Area should not be spoilt by any development.	Noted. It is considered that the existing "dead" space can be improved.
422	AAP509.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
579	AAP510.	Laura Harrison, resident	Urban realm	It is imperative that a much-needed redesign in this area provides a much wider pavement and improved public streetscape.	Noted. **Action: Include reference to requiring a high quality urban realm at this location.**
623	AAP511.	Cllr Felicia Opoku, and separate identical response as local resident	Urban realm	I have been informed that this area was improved some time ago following a long campaign by local residents. The council and Network Rail should work with residents to keep this area set back (not to build out) as it is a natural resting spot along the High Road and maybe include a cafe in this spot which will service both commuters and Tottenham residents shopping along the High Road	Noted. The aim to widen the pavement for pedestrians is included in this policy. **Action: Include reference to requiring a high quality urban realm at this location.**
695	AAP512.	Russell Dove, local resident	Urban realm	The High Road side of the site was improved some time ago following a long campaign by local residents, with seats, trees and floodlighting. The fact that the floodlights were never used and the site was allowed to develop into a shanty town of unregulated stalls is indicative of the neglect of Tottenham by the council over many years. This has the potential to be a pleasant area set back from the High Road for leisure/ café use. Building here will add to the tunnel effect of the High Road at this point and remove a valuable breathing space.	Noted.

Comments on BG4 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
587	AAP513.	Carol Sykes	Builders merchants	This builders' supplies/DIY/hardware store is well located in the centre of Tottenham as opposed to all the huge chain stores that you need a car to get to. They have an extraordinary variety of stock, are knowledgeable and helpful and they deliver big stuff. This would be a totally unsuitable site for residential as it is directly next to the railway	Noted, while it is noted that the existing use is valued, it is noted that a new development could make a better contribution to the character of the Conservation Area. There are no plans to displace Mems from the site, but if the site becomes available, it is considered appropriate that design guidelines are in place to manage this development.

				and below the station platform.	
621	AAP514.	Andie Frost, local resident	Builders merchants	Builders merchants adjacent to the station is used regularly by local DIYers and like many small businesses is prized by residents and adds to the attraction of the area.	Noted.
627	AAP515.	Alison Armour, local resident	Builders merchants	I hope the useful Mems remains in occupation of this site.	Noted, while it is noted that the existing use is valued, it is noted that a new development could make a better contribution to the character of the Conservation Area. There are no plans to displace Mems from the site, but if the site becomes available, it is considered appropriate that design guidelines are in place to manage this development.
728	AAP516.	Ali Mentesh	Correction	I am the owner of the business that occupies the site below. I would like to point out that your listing is incorrect and inaccurate. The site is occupied by a builders merchant and has done for over 30 years. The current business is thriving and employs over 10 people from the local community.	Noted, while it is noted that the existing use is valued, it is noted that a new development could make a better contribution to the character of the Conservation Area. There are no plans to displace Mems from the site, but if the site becomes available, it is considered appropriate that design guidelines are in place to manage this development. **Amend: Current/Previous use to Builders merchant and Ownership to private.**
818	AAP517.	Our Tottenham	Correction	Wrongly identified. The site is occupied by Mems, building merchants.	Noted. **Amend: Current/Previous use to Builders merchant and Ownership to private.**
818	AAP518.	Our Tottenham	Employment	NO NET LOSS OF EMPLOYMENT LAND AND FACILITIES. This site is occupied by MEMS, building merchants, a successful local business and therefore should not be subject to site allocation.	Noted, while it is noted that the existing use is valued, it is noted that a new development could make a better contribution to the character of the Conservation Area. There are no plans to displace Mems from the site, but if the site becomes available, it is considered appropriate that design guidelines are in place to manage this development.
623	AAP519.	Cllr Felicia Opoku, and separate identical response as local resident	Existing business	Cafe Life/Community Centre is at No 22 Moorefield Road. This centre is regularly used by various community groups. Any development should bear in mind the Centre and not cause a decline to the existing business and its usage.	Any proposed development on the site will be required, by development management policy DM1, to be of a high standard of design and compatible with the surrounding area.
627	AAP520.	Alison Armour, local resident	Height	4 storeys is far too high for this location and would alter the character of the street to its detriment. The space is really too small for residential use. The adjoining buildings are only 2 storeys.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
421	AAP521.	Historic England	Heritage	Having reviewed our records it is unclear which designated heritage assets/listed structures are directly adjacent to this site allocation. It would therefore be helpful to clarify this.	This site is in the vicinity of a number of listed buildings. The site requirement has been updated to reflect this. **Action: Amend site requirements to reflect comments**

799	AAP522.	Bob Lindsay-Smith	Local employment	The AAP does retain some local employment sites, but loses employment in others: NT2 - but existing businesses in Park Lane are not mentioned, NT3 - how can 'modern, flexible workspaces' get your car fixed? BG2, BG4, TH10. Also in TH3 the 'intensification of current employment uses' (with the implication of higher rents) would appear to put the excellent social enterprise Restore at risk.	The Council is putting forward a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. While it is noted that lower density employment (i.e. industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. The Council is hopeful that affected industrial enterprises will remain in the borough, and is willing to work with businesses to achieve this.
623	AAP523.	Cllr Felicia Opoku, and separate identical response as local resident	Mixed tenure	Any developments should include mixed tenure and social housing to address Haringey's housing list.	Any proposed development will be subject to policy DM19 which sets requirements for affordable housing.
422	AAP524.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Appendix 2.4 - Comments on the North Tottenham Section of the Tottenham AAP Regulation 18 consultation Feb-Mar 2015

General comments on the North Tottenham Section of the Tottenham AAP Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
421	AAP525.	Historic England	Heritage	Given the production separate Masterplans for Northumberland Park and High Road West we would question whether the section for High Road West would be better located at page 73 next to its site allocation. The section does not adequately define the different character areas with the relationship to the High Road with its extensive conservation area and historic building concentrations (some at risk) in the west and the different character areas towards the Lee Valley. There are significant opportunities for the enhancement of designated and undesignated heritage assets across the neighbourhoods, with the need to develop an up to date evidence base informed by the Urban Characterization Study 2015.	Noted. **Action: Explore opportunities to make the neighbourhood chapters of the AAP more user-friendly.**
629	AAP526.	DP9 on behalf of undisclosed	Housing targets	Request Part A of this policy is amended to state a minimum of 10,000 new homes	Noted. The current ambition is for 10,000 new homes, adding that this is a minimum offers nothing to this policy.
628	AAP527.	DP9 on behalf of Tottenham Hotspur Football Club	Public square	Support the creation of a new direct link from a modified White Hart Lane Station to thew new stadium. This wording should recognise the role and function of the public space provided within the podium of the new stadium development, and ensure that any new square is complementary to the consented public space at the stadium.	Support is noted. The Council is committed to securing a new public square to link the new entrance to White Hart Lane Station. The Council notes the point about the public space within the podium and agrees that all public space within north Tottenham should be well connected and complementary of each other.
415	AAP528.	Transport for London	Bus station	References a Northumberland Park bus station however this should be revised to read *"…Northumberland Park station and bus garage…*".	Noted. **Action: Amend text to read "Northumberland Park station and bus garage…"**
421	AAP529.	Historic England	Conservation area	The existing football stadium is set back from the High Road and conservation area. It is considered to detract from the character and appearance of the conservation area although historically and culturally it is an important part of the character of the area. The "match day economy" does effect the area and the Club holds a significant number of buildings including designated heritage assets which are in need of repair and reuse. The impact on the area will change significantly with the construction of the new stadium. The wider regeneration and redevelopment project should seek opportunities to address the disuse of properties owned by the club and seek wider opportunities to enhance the character of the conservation area and the aspiration for a major new cultural destination. We would consider a key objective for this neighbourhood area should be to address the at risk status of designated heritage assets and enhance the historic character of the area. Reference to the proposed HLF scheme for north Tottenham would help to demonstrate the council is taking a proactive approach in this respect, and could be developed to set out a positive complimentary conservation-led regeneration approach alongside new development.	It is noted that the redevelopment of the stadium presents an opportunity for the site to make a more positive contribution to the Conservation Area as a whole. Accordingly we are amenable to looking at ways to strengthen how heritage considerations will need to be considered in applications through the AAP. **Action: Include reference to the need for new development to forge a positive relationship with existing heritage assets in the area.**
628	AAP530.	DP9 on behalf of Tottenham Hotspur Football Club	Support	Supports the vision as set out on p23.	Support is noted.

661	AAP531.	Tottenham Business Group	Vision for area	The Consultation Document states that the THFC has the potential to transform the area into a sports and leisure destination (5.15) The THFC scheme was already in the pipeline. This objective was not the focus of the recent CPO case. A development in the pipeline does not justify the AAP being prepared on the back of it or adopting it as if it was set in stone. If aspirations for the area have changed such as the council now thinks it should be a sport and leisure area then that in itself should be tested through Consultation and not presented as a fait accompli.	The Tottenham AAP was prepared to meet the strategic objective, and objectively identified needs required in the Plan.

Comments on NT1 of the Tottenham AAP Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
414	AAP532.	GLA	Strategic aspirations	This site allocation accords with the strategic aspirations for Northumberland Park within the Upper Lee Valley OAPF and is broadly supported. It is noted that the allocation identifies the opportunity for major estate renewal. GLA officers acknowledge the opportunity to deliver a step change in residential quality and neighbourhood permeability/legibility at this site, and support the allocation in principle, subject to a collaborative engagement with residents and an appropriate response to the requirements of London Plan policies 3.9 and 3.14.	Support is noted. The AAP has been amended to emphasise that future development opportunities and proposals should be considered in consultation with the local community.
562	AAP533.	Cllr John Bevan	Anti demolition	I fully support the wording “improvements to existing housing stock” and would request that this intention be strengthened. There is a perception among many of the public that everything is going to be demolished. This is very disturbing to residents even more so as much of the existing housing is in a good condition.	In the face of challenging housing (including affordable housing) and employment needs, there is a requirement to consider a number of approaches to best address these needs, and thus fulfil the spatial objectives for the borough through the Local Plan. This includes making the best use of land, including the Council’s existing stock of land for housing. Some housing estates are not currently configured in such a way that they make the maximum contribution to these needs, variously experiencing issues such as poor connectivity and legibility, socioeconomic disadvantage for existing residents, and poor quality construction. It is, therefore, the Council’s position that some estate renewal projects will be required in order to meet objectively identified needs while simultaneously improving the quality of lives for local residents. When considering the options for a site, the need to meet housing need may mean that redevelopment, rather than refurbishment is necessary. In order to enable these projects financially, some cross subsidy of new affordable stock from market housing may be necessary. The Council will work with existing residents to identify an approach for estate renewal which best meets the needs of current and future residents.
818	AAP534.	Our Tottenham	Estate regeneration	See above comments on the massive problems with the proposed ‘estate regeneration’ in Northumberland Park as a whole. Extra point: We contest the red lining of housing estates for future demolition/redevelopment if the buildings are structurally sound, or this includes net loss of social housing units and displacement of existing residents.	In the face of challenging housing (including affordable housing) and employment needs, there is a requirement to consider a number of approaches to best address these needs, and thus fulfil the spatial objectives for the borough through the Local Plan. This includes making the best use of land, including the Council’s existing stock of land for housing.

				Instead landlords, including the Council, must fulfil their duties to maintain existing homes in good repair and to ensure a good estate environment.	Some housing estates are not currently configured in such a way that they make the maximum contribution to these needs, variously experiencing issues such as poor connectivity and legibility, socioeconomic disadvantage for existing residents, and poor quality construction. It is, therefore, the Council's conclusion that some estate renewal projects will be required in order to meet objectively identified needs while simultaneously improving the quality of lives for local residents. When considering the options for a site, the need to meet housing need may mean that redevelopment, rather than refurbishment is necessary. In order to enable these projects financially, some cross subsidy of new affordable stock from market housing may be necessary. The Council will work with existing residents to identify an approach for estate renewal which best meets the needs of current and future residents.

Comments on NT2 of the Tottenham AAP Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
414	AAP535.	GLA	Strategic aspirations	This site allocation accords with the strategic aspirations for Northumberland Park within the Upper Lee Valley OAPF and is broadly supported. It is noted that the allocation identifies the opportunity for major estate renewal. GLA officers acknowledge the opportunity to deliver a step change in residential quality and neighbourhood permeability/legibility at this site, and support the allocation in principle, subject to a collaborative engagement with residents and an appropriate response to the requirements of London Plan policies 3.9 and 3.14. It is further noted that the allocation identifies the opportunity for taller buildings at the south east corner of the site – contributing towards a wider collection of tall buildings proposed in this part of Northumberland Park. GLA officers are satisfied that this is a suitable location for tall buildings in principle, subject to the requirements of London Plan Policy 7.7. With respect to the envisaged education infrastructure, the Council is encouraged to consider including development guidelines promoting the co-location of school and housing - in order to maximise land use and reduce costs in accordance with London Plan Policy 3.8.	Support is noted.
624	AAP536.	Tottenham & Wood Green Friends of the Earth	Accessibility	We welcome "*5.14 New pedestrian and cycling bridge at Northumberland Station and new and enhanced routes into the Lee Valley Regional Park.*"	Support is noted.
415	AAP537.	Transport for London	Buses	The third bullet point of site requirements should be revised to read "*Work in conjunction with TfL to investigate improving bus routes through the area and links with Northumberland Park Station*."	Agreed. **Action: Amend to read: "*Work in conjunction with TfL to investigate improving bus routes through the area and links with Northumberland Park Station*."**
670	AAP538.	Hannah Deveneaux, Northumberlan	Community facilities	List of external desire improvements: 1. Gym containing swimming pool	Noted. These improvements and issues will be discussed in any future masterplanning work for Northumberland Park.

		d Park Tenant		2. Children's play area 3. Library 4. Parks 5. Out door police posts 6. Banks and post offices 7. Out door toilet facilities 8. Community centre 9. Flower beds	
799	AAP539.	Bob Lindsay-Smith	Existing communities	The AAP fails in the preservation of existing communities, with their existing character of buildings. High Road West with its mix of residential and business would be destroyed. The residential blocks there could have been improved with concierges, as local Councillors have argued for years. Northumberland Park would be transformed completely - the residential blocks there also have plenty of life left in them and do not need to be demolished. Extra point: We contest the red lining of housing estates for future demolition/redevelopment if the buildings are structurally sound, or this includes net loss of social housing units and displacement of existing residents. Instread landlords, including the Council, must fulfil their duties to maintain existing homes in good repair and to ensure a good estate environment.	In the face of challenging housing (including affordable housing) and employment needs, there is a requirement to consider a number of approaches to best address these needs, and thus fulfil the spatial objectives for the borough through the Local Plan. This includes making the best use of land, including the Council's existing stock of land for housing. Some housing estates are not currently configured in such a way that they make the maximum contribution to these needs, variously experiencing issues such as poor connectivity and legibility, socioeconomic disadvantage for existing residents, and poor quality construction. It is, therefore, the Council's conclusion that some estate renewal projects will be required in order to meet objectively identified needs while simultaneously improving the quality of lives for local residents. When considering the options for a site, the need to meet housing need may mean that redevelopment, rather than refurbishment is necessary. In order to enable these projects financially, some cross subsidy of new affordable stock from market housing may be necessary. The Council will work with existing residents to identify an approach for estate renewal which best meets the needs of current and future residents.
818	AAP540.	Our Tottenham	Council housing	The Northumberland Park Strategic Framework Report only provides for the preservation of a very small percentage of the existing council homes in any of the scenarios. Even in the 'Minimal Intervention' scenario (page 104) only 183 council homes are preserved with 1154 council homes (909 tenanted and 245 leasehold) being demolished. It is therefore dishonest to argue that good quality homes will be preserved when actually the emphasis is on mass demolition and new provision of mainly high density non-social housing. Nowhere in the Northumberland Park Strategic Framework Consultation Report does it indicate that the residents of Northumberland Park were told by any representative of the Council that the Council's plans would mean the mass demolition of council housing. It is grossly unacceptable to consult about a regeneration plan without informing residents of the scale of demolitions contemplated. Our Tottenham therefore believes that a lawful consultation into the demolition of such a large quantity of council housing has not taken place.	The Northumberland Park Strategic Framework was developed following two stages of community engagement where the Council engaged with over 400 people. The feedback from these consultations, which directly informed the 'Key Principles for Change' and 'Place Structure Principles' in the Framework, showed strong support for wide-ranging regeneration, the creation of safe and high-quality places, making better use of space and creating new streets and better connections. Therefore, the Council concluded that physical change, including the potential redevelopment of parts of the local housing estates, is necessary to deliver the economic, social and physical regeneration that existing communities have told us they want. It is important to note that the Council has taken no decisions whatsoever on the scale, or actuality, of potential redevelopment of the Northumberland Park housing estates. However, in principle, its emerging policy position is that it would like to see comprehensive regeneration which could include physical redevelopment of parts of the local housing estates. The Council will continue to work in partnership with the local community to develop options and plans for future change in Northumberland Park.

670	AAP541.	Hannah Deveneaux, Northumberland Park Tenant	Flat design	List of indoor desired improvements: 1. Front veranda for each flat 2. Springs on fire doors to avoid slamming 3. CCTV 4. Store cupboards in each flat 5. Windows in corridors and lobbies 6. Not wooden flooring	Noted. These improvements and issues will be discussed in any future masterplanning work for Northumberland Park.
818	AAP542.	Our Tottenham	Estate regeneration	The Alterations to Strategic Policies (2011-2026) document (dated February 2015) states clearly that estate regeneration will not lead to the re-provision of social housing in the same quantities. Alteration 64 on page 27 states of estate regeneration : '…re-provision of low quality existing council housing with an equal quantum (on a habitable rooms basis) of higher quality modern social housing is not a financially viable option. The building of higher density mixed tenure developments, which increase the quality and range of the affordable housing options for local people is likely to be the only realistic options [sic], and even then, will require significant public subsidy may require flexible application of normal planning policy expectations for affordable housing provision.'	Disagree. The Alterations to the Strategic Policies document states that there will be a reprovision of affordable stock on a habitable room basis. This is not a loss in terms of quantity. How those habitable rooms are delivered in terms of sizes of units will reflect current need.
809	AAP543.	Thakor Tandel	Housing	I live in, since 1981-2, and owen, 8 Willoughby Grove, Tottenham, London , N17 0RS, It falls in Development Plan. Where can I go?, I am worried and upset. What can I do?	The Council will contact you regarding your enquiry.
818	AAP544.	Our Tottenham	Housing	The Northumberland Park Masterplan- the *Northumberland Park Strategic Framework Report* states (page 97) that new homes in the area will be between 3-10 stories. Our Tottenham believes that Tottenham's existing pattern of low-rise housing (2-3 stories) in residential suburban development should be respected. The high-density plans for Northumberland Park sound nightmarish.	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Future master planning work will set out in more detail how and where high quality housing, which would include a mix of heights across the area, could be delivered if redevelopment where to come forward. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.
661	AAP545.	Tottenham Business Group	Stadium	The evidence available as to the needs of the London Borough of Haringey as outlined in the documents now out for consultation do not support a strategy based on a stadium scheme. A scheme, which delivers such paltry benefits against the tremendous adverse effects for established local business. The documents currently out for consultation are seriously flawed in many ways.	We note the areas are contiguous and inter-related. The Council is putting forward a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. While it is noted that lower density employment (ie industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. The Council is hopeful that affected industrial enterprises will remain in the borough, and is willing to work with businesses to achieve this.
799	AAP546.	Bob Lindsay-	Local	The AAP does retain some local employment sites, but loses	The Council is putting forward a Local Plan that seeks to locate

		Smith	employment	employment in others: NT2 - but existing businesses in Park Lane are not mentioned, NT3 - how can 'modern, flexible workspaces' get your car fixed?, BG2, BG4, TH10. Also in TH3 the 'intensification of current employment uses' (with the implication of higher rents) would appear to put the excellent social enterprise Restore at risk.	higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. While it is noted that lower density employment (ie industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. The Council is hopeful that affected industrial enterprises will remain in the borough, and is willing to work with businesses to achieve this.
421	AAP547.	Historic England	Design	We would suggest that a guideline that new development should contribute to greater permeability and legible streets should be included.	Noted. It is considered that this point is covered in the site requirements already.
421	AAP548.	Historic England	Masterplan	It may be helpful to refer to the Northumberland Park Masterplan in this section.	Noted. The findings of the Northumberland Park Strategic Framework, which established key place principles will be used as evidence in the preparation of the Local Plan. It may be that a number of different masterplans come forward for this area, and therefore it is more prudent to require conformity with a Council-adopted masterplan. **Action: Require development to be in conformity with a Council-adopted Masterplan.**
818	AAP549.	Our Tottenham	Phrasing; housing	It is very misleading to refer to the plans in this way. It is clear that the whole process of developing the plan for Northumberland Park has used very misleading language. The *Northumberland Park Strategic Framework Consultation Report* suggests that respondents wanted homes with gardens to be built (page 6). The 'traditional street pattern principle here seems to relate to such aspirations. The high-density plans, however, are clearly about housing most residents in blocks not houses (see the plan for the new blocks on page 97 of the Strategic Framework Report.) The gardens referred to are therefore communal which is not what most residents imagined when they agreed with an aspiration for homes with gardens. Existing council estates have communal gardens. The 'home with a garden' promise appears to have been used to deceive residents into supporting Council demolition plans.	The Council is working to create a fine grained, legible street pattern to improve permeability and legibility in this area. High quality private and communal open space will be provided for new residential units in line with the appropriate design standards. Given the level of need development is required to meet, it is unlikely that new private gardens will be included in new developments.
661	AAP550.	Tottenham Business Group	Should be considered with NT3	NT2 and NT3 have to be considered together due to the functional relationship between the two. NT3 is inherently linked to the stadium by virtue of the fact that access to the stadium is through the site NT3. It has been misleading to separate the two. NT3 is based on a scheme set to provide the new stadium with a grand entrance and maximum commercial dominance. Despite local proposals involving modest changes to allow local business to remain no alternatives have been considered as alternatives to extensive demolition. This is a profoundly flawed methodology and an unsound basis for land use allocations within site allocations DPD under part 2 of the Planning and Compulsory Purchase Act 2004 (as amended), the regulations, and	The proposals for NT3 (the High Road West regeneration scheme) have been developed following two and a half years of community engagement that has informed all stages of the regeneration plans. The proposals meet the aspirations of the community (including their priorities for a better mix of housing choices, more job opportunities and improved open spaces) for positive change. The AAP sites in north Tottenham do need to be considered together spatially as they each play a key part in delivering our overall vision for north Tottenham and they complement one another in terms of land uses, agglomeration of non-residential uses and the creation of distinct neighbourhoods.

				the NPPF	
823	AAP551.	Susan Smith, leaseholder	Some retention	However I have concerns about the rumours that the estate will be demolished and new properties built in conjunction with a private developer and could find no clear information on the councils plans regarding this. Where this has been tried in other Boroughs many of the properties have been brought by private landlords, often overseas and the result has done little for the existing community and the local people leading to greater social divisions. There is strong and vibrant local community which will be damaged if the area is demolished and handed over to private developers. In particular the flats on Northumberland Park and the Scotswood Walk houses are of good quality (although there is refurbishment needed) ad well designed with plenty of open space and a variety of different accommodation. These should not be demolished, I know from talking to my neighbours that most of them feel the same way, many people have lived here for decades and do not have any desire to move home.	In the face of challenging housing (including affordable housing) and employment needs, there is a requirement to consider a number of approaches to best address these needs, and thus fulfil the spatial objectives for the borough through the Local Plan. This includes making the best use of land, including the Council's existing stock of land for housing. Some housing estates are not currently configured in such a way that they make the maximum contribution to these needs, variously experiencing issues such as poor connectivity and legibility, socioeconomic disadvantage for existing residents, and poor quality construction. It is, therefore, the Council's conclusion that some estate renewal projects will be required in order to meet objectively identified needs while simultaneously improving the quality of lives for local residents. When considering the options for a site, the need to meet housing need may mean that redevelopment, rather than refurbishment is necessary. In order to enable these projects financially, some cross subsidy of new affordable stock from market housing may be necessary. The Council will work with existing residents to identify an approach for estate renewal which best meets the needs of current and future residents.
823	AAP552.	Susan Smith, leaseholder	Supports overarching aims	I have looked at the various documents on the website and in general feel the plans are positive. Increased employment, better transport links and reducing the impact of the Spurs ground in the form of less betting shops and takeaways. As stated I am a Haringey leaseholder and have lived in my flat for 15 years, I enjoy living in the area despite its many problems as and welcome the plans recognition of and attempt to tackle the issues of poverty and social deprivation.	Support is noted.

Comments on NT3 of the Tottenham AAP Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
414	AAP553.	GLA	Strategic aspirations	This site allocation accords with the strategic aspirations for High Road West within the Upper Lee Valley OAPF and is broadly supported. It is noted that part of the allocation includes a licensed waste site. Accordingly, requirement for equivalent waste capacity to be re-provided is supported in accordance with London Plan Policy 5.17. It is further noted that the allocation identifies opportunities for tall buildings along the railway corridor. GLA officers are satisfied that this would be a suitable location for a tall buildings in principle, subject to the requirements of London Plan Policy 7.7.	Support is noted.
646	AAP554.	Headcorn Tenterden Beaufoy Gretton Residents	Boundary query	We have participated and commented on High Road West Consultations. These have resulted in the area west of the railway line and the proposals for the land adjacent to our homes increasing in size and number of units proposed at every step, until this edition which appears to suggest that some of our homes are now earmarked for redevelopment.	Noted. This is a mapping error. **Action: Amend boundary to remove 21-35 Headcorn Rd.**

		Association			
628	AAP555.	DP9 on behalf of Tottenham Hotspur Football Club	Community facilities	THFC support policy provision for new leisure facilities associated with the redevelopment of the stadium. However the policy should be amended to allow for other social and community infrastructure to be accommodated within the stadium development such as library, education, health care and pharmacy uses. This will reflect the extant planning permissions for the site, which have partly been implemented, that already provide for D1 and D2 use classes.	Whilst the Council supports any additional and complementary social and community uses in the stadium development, we consider that there is a need to provide the library, learning centre in the new local centre area linking White Hart Lane Station with the High Road and the stadium The liubrary learning centre will contribute to creating activity within the proposed public square.
799	AAP556.	Bob Lindsay-Smith	Community; regeneration	The AAP fails in the preservation of existing communities, with their existing character of buildings. High Road West with its mix of residential and business would be destroyed. The residential blocks there could have been improved with concierges, as local Councillors have argued for years. Northumberland Park would be transformed completely - the residential blocks there also have plenty of life left in them and do not need to be demolished.	In the face of challenging housing (including affordable housing) and employment needs, there is a requirement to consider a number of approaches to meet these, and thus fulfil the spatial objectives for the borough through the Local Plan. This includes making the best use of land, including the Council's existing stock of land for housing. Some estates are not currently configured in such a way that they make the maximum contribution to these needs, variously experiencing issues such as poor connectivity, low socioeconomic indicators, and poor quality construction. It is therefore the Council's conclusion that some estate renewal projects will be required in order to meet objectively identified needs while simultaneously improving the quality of lives for local residents. When considering the options for a site, the need to meet housing need may mean that redevelopment, rather than refurbishment is necessary. In order to enable these projects financially, some cross subsidy of new affordable stock from market housing may be necessary. The Council will work with existing residents to identify an approach for estate renewal which best meets the needs of current and future residents.
526	AAP557.	Peter Sherlock on behalf of the owners of 745, 747, 749, 755 & 757 Tottenham High Rd	Conservation Area	The loss of these shops will be detrimental to the local economy. This retail trade provides local employment and the provision of goods and services to this diverse community. The proposals contained within NT3: High Road West are likely to led to wholesale demolition of these properties which is not consistent with the Council's own Character Appraisal adopted on 26th February 2017. Further the demolition of such historic properties is contrary to the preservation and enhancement of this important Conservation Area	Decisions of the future of listed and locally listed buildings must be taken within the context of the benefits regeneration will bring to the area. Retention of heritage assets, and to the overall character of the Conservation Area, is an important consideration in Local Plan-making, and deciding planning applications. Considerable weight must also be given to the ability of new development to meet the objectively identified housing and employment needs in the borough. The Council agrees that smaller footplate units should be provided in the Local Centre, but disagrees with the assertion that significant numbers of small town-centre traders will be forced out. The majority of shop fronts on the High Rd will be retained, with new town centre uses created in the area through new development.
565	AAP558.	Nick	Consultation concern	Concerned that the Council doesn't listen to consultation responses of local businesses.	The Local Plan consultation was carried out in line with the Council's adopted Statement of Community Involvement and Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012.
646	AAP559.	Headcorn Tenterden Beaufoy	Consultation issue	Please note 21-35 Headcorn Road is a large part of a continuous terrace, buildings which are timber-framed construction. There was no warning or discussion of the inclusion of these properties and no direct contact with the said residents alerting them to the changes, so the plan comes as a	Noted. This is a mapping error. **Action: Amend boundary to remove 21-35 Headcorn Rd.**

		Gretton Residents Association		shock to those affected. Can we please have public meetings organised for our residents to explain the inclusion of the residential properties west of the railway line. We would also comment on the poor spelling of documents issued as part of this consultation. These are presumably prepared by consultants on behalf of the local authority and we expect and request that the documents are fit for purpose.	
818	AAP560.	Our Tottenham	Council housing	The High Road West Consultation Feedback states clearly that Love Lane residents wanted to remain as Council tenants (page 33). Yet as noted in our response to the 'Key Objectives for Northumberland Park section (above) the Council are clear that re-providing social housing in its existing quantity as part of estate regeneration schemes is not financially viable. The Council should never have let the residents of Love Lane believe that new council homes would be built on the Love Lane site if they went along with the demolition of existing homes. Consulting on something that the Council was never going to let happen without making this clear to residents was dishonest and invalidates the results of the consultation. We believe this was unlawful. Whilst being opposed to the demolition of Love Lane Estate, should such go ahead we support the report of the LLE Residents Association calling, amongst other things, for all residents to be able to be rehoused back onto the redeveloped estate. Extra point: We contest the red lining of housing estates for future demolition/redevelopment if the buildings are structurally sound, or this includes net loss of social housing units and displacement of existing residents. Instread landlords, including the Council, must fulfil their duties to maintain existing homes in good repair and to ensure a good estate environment.	The Council has worked with Love Lane residents and the Love Lane Resident Association for over three years and has produced a Resident Charter and a Tenant Guide, both of which were agreed at Cabinet on December 16th 2014. Within these documents the Council commits to all secure Council tenants on the Love Lane Estate being offered a replacement social rented home within the High Road West regeneration area.
646	AAP561.	Headcorn Tenterden Beaufoy Gretton Residents Association	Decent Homes	In Years 2013-14 and the current year we have been included in Decent Homes works. At the time of writing the first contract remains incomplete, due to outstanding snagging and rectification of installations which we consider to be design faults by contractors and lack of monitoring by Homes for Haringey. We are currently the only contract of that year not completed. Our estate is timber framed construction and suffers particularly from sound insulation problems. The works have not addressed this issue. The AAP and plans for High Road West will leave our members remaining in homes that remain difficult to heat and lack of sound insulation affording little privacy. We also lack estate amenities.	Noted. The Decent Homes programme is outside of the scope of the Local Plan.
422	AAP562.	Environment Agency	De-culverting	The Moselle Brook culvert is correctly identified as running through the site under the road. Your SFRA has identified the culvert at this location	The Council supports deculverting in principle, where viable.

				as being in a potentially poor condition with bulging brickwork, tree roots intruding, loss of mortar to joints and brickwork missing in places. De-culverting and carrying out improvement works to the culvert must be thoroughly explored and expressed within the design guidelines. Our suggested wording is below: *The Moselle Brook runs in a culvert under White Hart Lane across the site. Development proposals must explore opportunities to de-culvert the Moselle Brook, with clear and robust justification provided if considered unachievable. No new buildings will be permitted within 8m of the edge of the culvert and it's condition must be commensurate with the lifetime of the development.* Due to the presence of the culvert and potential flooding impacts, this site should be included in your SFRA and Appendix A.	Haringey Council does not believe that an 8metre buffer zone on culverts is consistent with meeting the borough's housing targets. Where deculverting is considered viable as part of a development, an 8metre buffer zone to the open watercourse could be acceptable.
629	AAP563.	DP9 on behalf of undisclosed	Flexibility	Need for flexibility given the development will be built out over a 15-year timeframe. AAP policy should identify the key principles within the Masterplan Framework that should be delivered. This requirement should be amended to: "Development ~~will need to conform to~~ *should accord with the principles of* the Masterplan Framework agreed by the Council's Cabinet in December 2014"	The Council notes that the Arup masterplan is only one way in which the principles within the masterplan framework could be delivered. **Action: Amend this wording to state: Development should accord with the principles set out in the High Road West Masterplan Framework agreed by the Council's Cabinet in December 2014.**
818	AAP564.	Our Tottenham	Housing; density; height	The plans for the new housing completely contradict the results of the Council's own survey and, we believe they are therefore unlawful. The *High Road West Consultation Feedback Report* of August 2013 clearly states that respondents on the Love Lane estate want 'traditional homes with gardens, built to low density' (page 32 also see page 33 and 37). Love Lane residents are clear they do not want high rise blocks being built (see page 37). The *Consultation Feedback Report* is quite clear that residents in the wider High Road West area did not want high-rise residential blocks, preferring low rise blocks of 3-5 stories. The *Tottenham High Road West Masterplan Framework* indicates clearly, however, that there is an intention to build a large number of urban blocks at 5-6 levels and towers at 12-14 levels (see page 148 and 152 for example). 12-14 levels is higher than any of the council blocks currently in the High Road West area (the highest currently being 3 towers which are ten levels.) It is quite clear that the High Road West plans completely contradict the wishes of the residents as expressed in the consultation documents.	In the face of challenging housing (including affordable housing) and employment needs, there is a requirement to consider a number of approaches to meet these, and thus fulfil the spatial objectives for the borough through the Local Plan. This includes making the best use of land, including the Council's existing stock of land for housing. Some estates are not currently configured in such a way that they make the maximum contribution to these needs, variously experiencing issues such as poor connectivity, low socioeconomic indicators, and poor quality construction. It is therefore the Council's conclusion that some estate renewal projects will be required in order to meet objectively identified needs while simultaneously improving the quality of lives for local residents. When considering the options for a site, the need to meet housing need may mean that redevelopment, rather than refurbishment is necessary. In order to enable these projects financially, some cross subsidy of new affordable stock from market housing may be necessary. The Council will work with existing residents to identify an approach for estate renewal which best meets the needs of current and future residents. On this site, the Council has agreed a Residents charter, all High Rd West residents will have the opportunity to be re-housed on the site.
646	AAP565.	Headcorn Tenterden Beaufoy Gretton Residents	Impact of construction	The proposed development offers no improvements for ageing estates on the fringes of allocated sites but our residents will suffer years of being adjacent to construction sites, access routes impeded and the impact of environmental pollution during works.	This is an issue across the borough. Draft policy DM1 provides an appropriate basis on which to manage this issue, with additional, regularly updated guidance in the Council's Sustainable Design and Construction SPD.

		Association			
629	AAP566.	DP9 on behalf of undisclosed	Improved services	Requests that the expansion of the town centre is not confined to the High Rd, proposing: "Expand the local shopping centre ~~along~~ *around* the High Rd ~~fronting the new football stadium~~ including the new public square." This amendment would ensure that the policy is consistent with the Masterplan Framework objective for a new public square to become a destination for shops.	The Local Centre boundary will be set in the Local Plan. The Council considers that the term around the High Rd is too ambiguous, and that town centre uses should be focused on the west side of the High Rd, as a football/sports-oriented local centre offer is not appropriate given the (generally) one day a week activity cycle for this type of use. The Council considers that the emphasis should be on how any new spaces, such as that proposed between White Hart Lane Station, and the new stadium, can be filled with activity on a 7 day a week basis, and it is more logical that a range of town centre uses are located there.
661	AAP567.	Tottenham Business Group	Justification	The Draft Site application (NT3) did not consider the merits of alternative schemes and is based solely on the scheme being promoted by THFC.	The allocation is put forward for consultation by the Council, not by Tottenham Hotspur Football Club. It accords with the spatial vision set out in the Local Plan: Strategic Policies. The AAP allocation is informed by the agreed High Road West Masterplan Framework which underwent 2.5 years of consultation, including the consideration of 3 options.
628	AAP568.	DP9 on behalf of Tottenham Hotspur Football Club	Licensed waste capacity	Objects to the safeguarding of 44 White Hart Lane as licensed waste capacity. Willing to work with the Council on this issue.	The principle that waste capacity is to be retained is in line with London Plan policy and must be upheld. The Council will work with developers where there are wider strategic benefits to be delivered from sites with an existing waste capacity.
629	AAP569.	DP9 on behalf of undisclosed	Licensed waste capacity	Objects to the safeguarding of 44 White Hart Lane as licensed waste capacity.	The principle that waste capacity is to be retained is in line with London Plan policy and must be upheld. The Council will work with developers where there are wider strategic benefits to be delivered from sites with an existing waste capacity.
799	AAP570.	Bob Lindsay-Smith	Local businesses	The AAP does not support the local independent traders that would lose their businesses in the High Road West scheme, and doesn't mention the independent traders in Park Lane.	The Council is putting forward a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. The Council is also seeking anew increase in jobs in the High Road West area. While it is noted that lower density employment (ie industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. As set out in the High Road West Business Charter, the Council is committed to working closely with affected industrial enterprises to help them identify alternative sites within the borough.
818	AAP571.	Our Tottenham	Local businesses	NT3 is based on a scheme set to provide the new stadium with a grand entrance and maximum commercial dominance. Despite local proposals involving modest changes to allow local business to remain no alternatives have been considered as alternatives to extensive demolition. This is a profoundly flawed methodology and an unsound basis for land	The proposals for the High Road West Site have developed from the High Road West Masterplan Framework, which was subjected to two and a half years of public consultation and aligns with the spatial strategy for the borough. The proposals for this site meet the identified employment and housing needs for the borough.

				use allocations.	
818	AAP572.	Our Tottenham	Local businesses	We support the position expressed by the Tottenham Business Group in the submission they sent to the Council as part of the public consultation for the present AAP. The NT3 proposal does not consider the merits of alternative schemes and is based solely on the scheme being promoted by THFC. It fails to protect and support the interests of not only our local businesses but the present and future residents of the borough. We have strenuously objected to the demolition of the High Road shops and the Peacock Estate Industrial Estate.	The Council is putting forward a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. The Council is also seeking anew increase in jobs in the High Road West area. While it is noted that lower density employment (ie industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. As set out in the High Road West Business Charter, the Council is committed to working closely with affected industrial enterprises to help them identify alternative sites within the borough.
799	AAP573.	Bob Lindsay-Smith	Local employment	The AAP does retain some local employment sites, but loses employment in others: NT2 - but existing businesses in Park Lane are not mentioned, NT3 - how can 'modern, flexible workspaces' get your car fixed?, BG2, BG4, TH10. Also in TH3 the 'intensification of current employment uses' (with the implication of higher rents) would appear to put the excellent social enterprise Restore at risk.	The Council is putting forward a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. The Council is also seeking anew increase in jobs in the High Road West area. While it is noted that lower density employment (ie industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. As set out in the High Road West Business Charter, the Council is committed to working closely with affected industrial enterprises to help them identify alternative sites within the borough.
661	AAP574.	Tottenham Business Group	Loss of employment land	Haringey has an obligation to understand and provide support for its economy Locally significant employment sites in particular High Road West (RA9) have been removed despite their strengths and against evidence in the Employment Land Study 5.51 “HRW is described as a locally significant site providing a range of B2 uses. It is recognized as well occupied, actively marketed with good internal circulation and parking on site.” It is viewed as important as safeguarding B2/B8 uses and recommended as vital that “any B class use jobs affected are either relocated to ne suitable premises or to existing employment sites that have potential for further intensification”	The Council is putting forward a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. The Council is also seeking anew increase in jobs in the High Road West area. While it is noted that lower density employment (ie industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. As set out in the High Road West Business Charter, the Council is committed to working closely with affected industrial enterprises to help them identify alternative sites within the borough.

				Current plans show more floor space lost in B class use where evidence (5.136) shows a strong demand with growth forecast, while delivering growth in B2 class where demand is shown to be weak 7.19 Recommends that any release of employment land should not be to the detriment of successful B2/B8 businesses. The promise of replacing and resituating displaced sites to protect B 2/B8 uses has not been carried through to the policy.	
640	AAP575.	George Soteris, owner 6-8 Peacock Estate	Loss of industry	A key priority in Haringey's Local Plan is that economic prosperity should be shared by all. But at the same time, they have said that some locally significant industrial sites will be removed, which will inevitably cause the loss of businesses and jobs. These industrial sites must not be lost: they should remain a key part of Tottenham	The Council is putting forward a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. The Council is also seeking anew increase in jobs in the High Road West area. While it is noted that lower density employment (ie industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. As set out in the High Road West Business Charter, the Council is committed to working closely with affected industrial enterprises to help them identify alternative sites within the borough.
640	AAP576.	George Soteris, owner 6-8 Peacock Estate	Loss of land for business	The plan says that housing should replace the business areas. Affordable housing is of course needed, but new housing should not replace business and employment space: other areas to build housing must be found.	The Council is putting forward a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. The Council is also seeking anew increase in jobs in the High Road West area. While it is noted that lower density employment (ie industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. As set out in the High Road West Business Charter, the Council is committed to working closely with affected industrial enterprises to help them identify alternative sites within the borough.
629	AAP577.	DP9 on behalf of undisclosed	Masterplan Framework	Requirement for development to conform to the Masterplan Framework is too vague, and indeed the Masterplan Framework is in parts overely prescriptive and identifies only one way in which the regeneration vision for High Rd West can be delivered.	The Council notes that the Arup masterplan is only one way in which the principles within the masterplan framework could be delivered. **Action: Amend this wording to state: Development should accord with the principles set out in the High Road West Masterplan Framework agreed by the Council's Cabinet in**

					December 2014.
624	AAP578.	Tottenham & Wood Green Friends of the Earth	Moselle River	"*A major tributary of the Lee, the River Moselle and the culverted section runs along White Hart Lane*." The aim should be to use every opportunity to deculvert the river when development takes place. This should be part of the brief for this site	The Council supports deculverting in principle, where viable. Haringey Council do not believe that an 8m buffer zone on culverts is consistent with meeting the borough's housing targets. Where deculverting is considered viable as part of a development, an 8m buffer zone to the open watercourse could be acceptable.
421	AAP579.	Historic England	Conservation area	The height of new development on the High Road should enhance the character of the conservation area, and the setting of designated heritage assets. Whilst new development potentially needs to respond positively to the new environment created by the proposed new stadium, this is not yet built. In addition its scale and harmful impact on heritage assets, was justified by the promised, exceptional, wider public benefits and design mitigation. Other proposals for the High Road therefore need to be considered in respect of their own merits and should be subject to rigorous design review and clear guidance to ensure that they strengthen local character and enhance the conservation area. This will require proactive involvement of the council and its partners to help coordinate development in a positive manner.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
421	AAP580.	Historic England	NPPF	In our response to the Masterplan framework for High Road West we raised concerns in respect of potential conflict with the NPPF and the principles for demolition of heritage assets, and its failure to promote a positive strategy for the historic environment. The AAP is an opportunity to set out a more positive vision which supports all aspects of sustainability. The aspirations also need to be balanced with the economic viability of the High Road retail offer and the provision of a coherent and attractive new communities and retail opportunities. The requirement to "regenerate heritage assets where the benefits of change and development can enhance overall viability for future investment of heritage benefits" does not make sense and appears restrictive. The NPPF does not include policies which make a presumption against investment in the historic environment on the basis of future investment opportunities. This needs clarification and should not prevent opportunities to address long term neglect or "at risk" status of heritage assets.	Decisions of the future of listed and locally listed buildings must be taken within the context of the benefits regeneration will bring to the area. Protection of heritage assets, and of the overall character of the Conservation Area, is important considerations in Local Plan-making, and deciding planning applications. Considerable weight must also be given to the ability of new development to meet the objectively identified housing and employment needs in the borough. **Action: Change wording to reflect overall feasibility and benefit rather than viability.**
661	AAP581.	Tottenham Business Group	Petition	Request that 4,000 person petition be considered alongside this representation.	Noted.
661	AAP582.	Tottenham Business Group	Policy conflict	Development Management DPD (Policy DM48) pledges a safeguard for employment in locally significant sites Policy DM49 (5.120) states all proposals need to demonstrate that new uses will not prejudice the continuation of existing industrial and business activities. These policies have not been sustained in High Road West proposals and the evidence in the Employment Land Study is ignored.	The Council is putting forward a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. The Council is also seeking anew increase in jobs in the High Road West area. While it is noted that lower density employment (ie industrial) uses

					are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. As set out in the High Road West Business Charter, the Council is committed to working closely with affected industrial enterprises to help them identify alternative sites within the borough.
646	AAP583.	Headcorn Tenterden Beaufoy Gretton Residents Association	Private open space	The plans for High Road West include open space and play areas exclusive to the new homes but proposed development on our estate would be on the fourth side of green space funded by the existing residents, via rents and service charges	Private and communal open space will be provided in new developments as required by relevant regional and national space standards. Public open spaces will be available to existing and new residents, and this represents an approximate doubling within the local area.
640	AAP584.	George Soteris, owner 6-8 Peacock Estate	Pro industrial	The kind of development favoured by the Council is retail and office space. They must understand that manufacturing and industrial-type businesses are equally important in Tottenham, now and in the future	The Council is putting forward a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. The Council is also seeking anew increase in jobs in the High Road West area. While it is noted that lower density employment (ie industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. As set out in the High Road West Business Charter, the Council is committed to working closely with affected industrial enterprises to help them identify alternative sites within the borough.
629	AAP585.	DP9 on behalf of undisclosed	Retail expansion	Evidence provided (High Rd West Retail Assessment) to support an expansion of the retail and leisure offer in the High Rd West area in the region of 30,000m^2 to complement growth in the area, and redevelopment of the stadium.	Evidence provided not sufficient to justify this level of retail. The Council sees no reason to change the current retail hierarchy, that retail must be subservient to Bruce Grove. It is noted that leisure uses are bulky, and may have large floorspace requirements. No specific target/limit will be set for these uses, which the Council considers are consistent with the overall aims for the area.
565	AAP586.	Nick	Save industrial land	The council should also acknowledge its local bussiness community and keep the industrial sites it craves to kill for the quest of housing and the fatcats. Support your local businesses ,support local people that are employed by these local businesses. You have not considered any businesses and tried to save any ,you just want to wipe us all out in the high road west regen	The Council is putting forward a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. It is expected that this site will yield a net increase in jobs overall. While it is noted that lower density employment (ie industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. As set out in the High Road West Business Charter, the Council is committed to working closely with affected industrial enterprises to help them identify alternative sites within the borough.

					Where industrial stock is to be retained, it is protected using DMDPD and Strategic Policies, as well as the London Plan. A local approach to the reservoir of industrial land in north Tottenham will be drafted. **Action: Include a policy on SIL in North Tottenham**
818	AAP587.	Our Tottenham	Small businesses; Local businesses	No consideration has been given to small businesses. Existing small businesses do not have a role. This conflicts with recommendations in the evidence base (Retail and Town Centres study): "Local shopping Centres will continue to be supported in providing core local shopping facilities and services. for their prospective local communities". Current proposals for High Road West will constrict rather than strengthen the High Road. Retail offer will be limited to a visitor economy rather than a residential community. Core local shopping for the existing community (particularly specialist ethnic) will be virtually eliminated	The Council is committed to small businesses and supports the provision of smaller footplate units in the Local Centre. The Council disagrees with the assertion that significant numbers of small town-centre traders will be forced out. The majority of shop fronts on the High Rd will be retained, with new town centre uses created in the area through new development. Those retail units which are required for regeneration will be supported and there will be opportunities for relocation within the area.
629	AAP588.	DP9 on behalf of undisclosed	Supports policy	**Supports requirement for there to be tall buildings in the HREW area.**	Support noted.
629	AAP589.	DP9 on behalf of undisclosed	Tall buildings	Policy should not constrain the height of tall buildings to be lower than Brook House. There appears to be no evidence to support this requirement. Proposes "Tall buildings *will be supported where they comply with part (B) of Policy DM5 in the Development Management Policies document* ~~be place along the railway corridor to create a legible tall building spine. The buildings should use Brook House as a reference point and~~ *Buildings should* descend in height as they approach the North Tottenham Conservation Area."	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
565	AAP590.	Nick	Type of employment	The loss of bussiness that people study at school go to college and learn a trade are being disregarded for the statstic for the costa coffee / worker behind the counter in the gym	The Council is putting forward a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. While it is noted that lower density employment (ie industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. The Council is hopeful that affected industrial enterprises will remain in the borough, and is willing to work with businesses to achieve this.
629	AAP591.	DP9 on behalf of undisclosed	Wider retail area	Needs to be amended to allow for expansion of the shopping centre top occur in a wider area than just the High Rd. Proposed amendment: "Masterplanned comprehensive development creating residential led mixed use neighbourhood including a new public realm linking White Hart Lane Station and a redeveloped football stadium and an expanded local shopping centre ~~on~~ *around* the High Road ~~opposite the football stadium~~ including the new public square."	The Local Centre boundary will be set in the Local Plan. The Council considers that the term around the High Rd is too ambiguous, and that town centre uses should be focused on the west side of the High Rd, as a football/sports-oriented local centre offer is not appropriate given the (generally) one day a week activity cycle for this type of use. The Council considers that the emphasis should be on how any new spaces, such as that proposed between White Hart Lane Station, and the new stadium, can be filled with activity on a 7 day a week basis, and it is more

					logical that a range of town centre uses are located there.

Comments on NT4 of the Tottenham AAP Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
579	AAP592.	Laura Harrison, resident	Community Value	There are numerous extremely beneficial activities and enterprises operating from this site, and any development should seek to retain and enhance this activity.	The allocation seeks to optimise uses on the site in order to deliver the spatial strategy for Tottenham and the borough. The allocation sets a requirement for site masterplanning, taking account of existing buildings, extant planning permissions and other policy requirements. The Council considers that the Local Plan will ensure a sufficient supply of employment land and premises within the borough to meet identified need however recognising that some reconfiguration, supported by site allocations, may be necessary to deliver the spatial strategy. The site allocation identifies that the site should deliver community uses, recognising the existing community use on site and need for its appropriate re-provision.
422	AAP593.	Environment Agency	De-culverting	The Moselle Brook culvert runs south of the allocation under the road of White Hart Lane. Although it is outside the red line boundary the culvert should be identified in the design guidelines. This is because if the culvert were to collapse then the development would be at an increased flood risk. The access is most likely to cross the culvert and drainage of the site is likely to utilise the culvert, therefore failure of the culvert will have an impact on the development. Applicants will therefore need to consider this and there should be scope to carry out improvement works to the culvert as part of the development. Suggested wording is below: *The Moselle Brook runs in a culvert under White Hart Lane to the south of the site. The condition of the culvert must be commensurate with the lifetime of the development. A condition survey will need to be undertaken and repair works identified carried out. No new buildings will be permitted within 8m of the culvert.* Due to the proximity of the culvert and potential flooding impacts due to culvert failure, this site should be included in your SFRA and Appendix A.	The Council supports deculverting in principle. However it is not considered that the requirement for an 8m buffer zone will be financially viable or technically feasible in all circumstances, nor is the approach consistent with maximising the use of land to meet the borough's housing targets. Where deculverting is considered viable and feasible as part of a development, an 8m buffer zone to the open watercourse could be acceptable. Further detailed requirements in this respect will be set out in the Development Management Policies.
818	AAP594.	Our Tottenham	Amenities	'Re-provided' - What does this mean? On site? Off site? We strongly oppose the loss or displacement of a community facility and employment land. The continuous existence of the Irish Centre needs to be guaranteed in the site requirements, not 'the potential to accommodate community uses'.	The site allocation seeks to provide sufficient flexibility for approaches to re-provision of the existing community facility, including potential for re-provision as part of a multi-functional facility. The supporting text has been amended to set out that future development proposals will be subject to the needs of the occupants of the Irish Centre being suitably met.

Comments on NT5 of the Tottenham AAP Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
414	AAP595.	GLA	Strategic aspirations	This site allocation accords with the strategic aspirations for High Road West within the Upper Lee Valley OAPF and is broadly supported.	Support is noted.
810	AAP596.	Tynemouth Area Residents	Affordable housing	The Council failed to secure any of the housing and other benefits to local communities provided for in the original planning application.	Noted, but changing extant planning consents is outside the scope of the plan.

		Association (TARA)			
661	AAP597.	Tottenham Business Group	Better alternative available	The draft site allocation NT2 was based on the NDP scheme promoted by THFC. Permissions were granted on the basis of planning policies contained in the UDP, which have been withdrawn. It makes no sense to perpetuate developments based on a former planning regime when new more sustainable policies have been prepared which secure more sustainable planning outcomes than were achievable under expired policies There are a number of schemes/alternatives that are significantly better than the NDP scheme but the site allocation is not flexible enough to capture these enhanced benefits from different options The proposed scheme would not significantly improve the economic and social wellbeing of the area. It was made clear in the recent CPO inquiry that converting the NDP scheme to a site allocation would depend on public sector funding which could be more effectively invested in more appropriate regeneration and environmental purposes	The AAP will set the Local Planning policy for the determination of planning application in the future. It is considered that the principles set out in the AAP will meet the spatial objectives regarding provision of new homes and jobs in Haringey.
656	AAP598.	Mark Panton, stadium development academic	Claw-back mechanisms	That strong contractually obliged claw-back provisions are inserted in to any agreements with private companies over public money put in to 'stadium-led regeneration' schemes if the stadium, football club or any associated company is sold.	Any planning agreements will be managed in accordance with national regulations. Obligations within planning applications will be inserted where they are viable, and relevant to the scheme in question.
628	AAP599.	DP9 on behalf of Tottenham Hotspur Football Club	Community facilities	THFC support policy provision for new leisure facilities associated with the redevelopment of the stadium. However the policy should be amended to allow for other social and community infrastructure to be accommodated within the stadium development such as library, education, health care and pharmacy uses. This will reflect the extant planning permissions for the site, which have partly been implemented, that already provide for D1 and D2 use classes.	Whilst the Council supports any additional and complementary social and community uses in the stadium development, we consider that there is a need to provide the library, learning centre in the new local centre area linking White Hart Lane Station with the High Road and the stadium. The library learning centre will contribute to creating activity within the proposed public square.
656	AAP600.	Mark Panton, stadium development academic	Community facilities	That the Mayor and local authorities prevent the loss of existing community assets. These would include public houses, libraries, markets, community centres, etc, which also fulfil social and economic roles	Noted, the need for community facilities will be picked up in the IDP.
656	AAP601.	Mark Panton, stadium development academic	Community involvement	A series of pre-requisites to developing stadia for the benefit of communities and football clubs were put forward by Brown *et al.* in their 2006 report for the Football Foundation. It was stressed that football clubs need to minimize the negative effects of events at the stadium on local communities. As a minimum, clubs need to have in place means of regular consultation, problem solving and decision making to overcome difficulties suffered by local residents. These could include: - Local steering groups, incorporating club, local authority, residents representatives, local business groups, agencies (such as transport). - An active and meaningful involvement in decision making by local	Noted.

				community representatives and other residents and businesses – as well as supporter communities - facilitated by the football club and local authorities - Developments designed with local communities to meet their needs, as well as other parties such as clubs. - Regular and accurate information sharing about developments, plans and options. - Independent monitoring of community involvement in developments. - Regular open/public consultation meetings. - Stadium open days - A defined member of staff able to tackle issues for local residents across different departments of the club. - Outreach work, especially on match days, to observe and to make connections with local people. - Schemes for the removal of litter. Where football facilities are developed as part of local regeneration strategies, it must be ensured that they are accessible and useful to local people. A Community Involvement Plan could help achieve this.	
661	AAP602.	Tottenham Business Group	CPO process	The site was allocated to reflect approved planning application when it was in fact the subject of a prolonged CPO inquiry. This was surely putting the cart before the horse. It should have been selected on the basis of a legally compliant SEA and Sustainability Appraisal. This surely is unlawful and unsound practice The Draft Site Allocation again did not consider the merits of alternative schemes and is solely based on a scheme promoted by THFC It shows a profoundly flawed methodology which is not a sound basis for established land use allocations within a Site Allocations DPD under part 2 of the Planning and Compulsory Purchase Act 2004(as amended), the regulations and the NPPF	On this site there is an extant planning consent which is already implemented. This has been subject to an EA and SEA, The site allocation in the AAP is designed to create a policy that enables development to meet the spatial objectives for the area, and not vice-versa. In light of the extant planning consent, it is not considered that there are other deliverable options apart from the current permission on this site.
422	AAP603.	Environment Agency	Deculverting	This site has been included in your SFRA under a different name- Lawrence Road (Appendix A1, Table 1-26). Although the maps in the SFRA show the Flood zones and presence of a culvert, this has not been noted in the text or translated into the Future Planning Requirements within the AAP. The Moselle Brook culvert runs along the western boundary of the allocation under the road. If the culvert were to collapse then the development would be at an increased flood risk. There should be scope carry out improvement works to the culvert as part of development of this site and this must be thoroughly explored. This must be reflected in your site allocation. The access is most likely to cross the culvert and drainage of the site is also likely to utilise the culvert, therefore failure of the culvert will have an impact on the development. Therefore if it fails there will be large impacts on the development. The Future Planning Requirements must include a comment like the following: *The Moselle Brook runs in a culvert under High Road to the West of the site. The condition of the culvert must be commensurate with the lifetime of the development. A condition survey will need to be undertaken and repair works identified carried out. No new buildings will be permitted*	Noted. We will look into the SFRA regarding this issue. The Council supports deculverting in principle, where viable. Haringey Council do not believe that an 8m buffer zone on culverts is consistent with meeting the borough's housing targets. Where deculverting is considered viable as part of a development, an 8m buffer zone to the open watercourse could be acceptable.

				within 8m of the culvert.	
810	AAP604.	Tynemouth Area Residents Association (TARA)	Delivery	There is strong evidence that the Council is not competent to ensure the proper delivery of major projects, as evidenced by two major developments in our area: Hale Village and Spurs. The Council has been out-maneuvered by property developers, and singularly failed to provide the expected outcomes for its local constituents.	This is not within the scope of the Plan.
818	AAP605.	Our Tottenham	Stadium led regeneration	The Tottenham AAP DPD does not consider research on stadium led development and regeneration, which finds very little contribution to the local economy – jobs provided are generally small scale and part time and arguments about local multiplier effects do not take place in practice. Therefore, the new Spurs stadium should not be presented as a driver of economic development in Tottenham. See separate submission from Mark Panton, Birkbeck University, on this point for more information, and the recent London Assembly Regeneration Committee report on this topic.	The first planning permission for the stadium has already realised a technical college and a supermarket which are contributing to creating new jobs in the area, and improving the skills base for local residents.
656	AAP606.	Mark Panton, stadium development academic	Maximise local regeneration benefits	That commitments to work with existing residents and businesses by the Mayor and the local authorities are strengthened to prevent damaging outcomes. For example, in Tottenham, over 2000 jobs have already been lost with the demolition of large industrial estates in Northumberland Park. Plans for the High Road West Scheme in Tottenham would demolish an existing industrial estate, described by the Tottenham Business Group in their response to the Tottenham Area Action Plans (AAPs) consultation as 'one of London's workshops', resulting in the loss of 200 jobs, as well as 'the loss of manufacturing and industrial units that could provide valuable skilled training and apprenticeships for our local youth'. In this instance, the planning framework associated with this 'stadium-led regeneration' seems to offer insufficient protections for existing employment land, risking its destruction through developments that do not recognise or value existing economic activities. In relation to High Road West, the Tottenham Business Group point out that 'The jobs, the training and the varied established units of Peacock Estate and its surroundings could not be replaced elsewhere.[1] Such proposals as part of 'stadium-led regeneration' do not 'deliver a genuine regeneration legacy for local communities'.	Noted.
421	AAP607.	Historic England	Restoring heritage assets	We would recommend a positive strategy for restoring and enhancing heritage assets and addressing the economic uncertainty that has blighted the area. (rather than the un-proactive phrasing in respect of simply "addressing a statutory presumption in favour of retaining heritage assets unless justifiable"). A number of heritage assets, including the conservation area itself are at risk. As such there should be a presumption for restoring and bringing these heritage assets into viable use.	Decisions of the future of listed and locally listed buildings must be taken within the context of the benefits regeneration will bring to the area. Protection of heritage assets, and of the overall character of the Conservation Area, is an important consideration in Local Plan-making, and deciding planning applications. Considerable weight must also be given to the ability of new development to meet the objectively identified housing and employment needs in the borough. The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable

[1] OT response to proposed alterations to the London Plan, page 5.

					development that brings change while having an acceptable impact on the rest of the borough.
656	AAP608.	Mark Panton, stadium development academic	Transparency	Due to the massive impact stadia development has on the local surrounding communities, and the wealth of modern clubs (especially those in the top divisions), ensure that the maximum 'planning gain' agreements are secured for the benefit of the existing communities. That the Mayor follows the recommendation of the previous GLA study on London football stadiums to ensure that football clubs adopt an open book policy with the local and regional planning authority throughout an application. In order to fulfil the public right of transparency over the arrangements between Haringey Council and the football and recent legislation that requires local authorities commit to the principles of open data and transparency, in line with the Local government transparency code 2014, Haringey Council should disclose the Publicly commissioned Grant Thornton report into the viability of the stadium proposals.	Noted.
656	AAP609.	Mark Panton, stadium development academic	Stadium charter	It is recommended that the London Borough of Haringey takes a pro-active approach to the Charter for Stadium Development and adopts its principles immediately. They provide a starting point towards sustainable stadium-led development. Charter for effective stadium-led regeneration Football clubs and relevant local authorities seeking to develop a stadium-led regeneration scheme should commit to: • A clear vision and policies for place-making around the new (or expanded) stadium, including public transport connectivity and permeability between the stadium and surrounding area. • Undertake a skills mapping exercise to assess local capacity to take advantage of new jobs. The results should inform a skills and employment strategy, including measures to prepare and upskill local communities in order that they can access the new jobs. • Pay the London Living Wage to all stadium employees. • Support the Mayor's housing targets in all stadium-led regeneration schemes, where practical. Any new housing developed as part of, or around, a new stadium, should aim to be mixed tenure, to include both family and social rented affordable housing. • Demonstrate how they have consulted with a diverse range of local community and stakeholder groups to: – identify effective uses of the stadium scheme as a community asset; – communicate what social infrastructure will be provided; and – establish an ongoing relationship with the community. In addition, in cases of a stadium financed or part-financed with public funds, the Mayor should:	Noted.

				• Require a community forum to be set up to involve the public and communities in a football stadium before the new venue is built. This would give communities a say on how the stadium is used, and what social infrastructure is provided.[2]	

[2] The regeneration Game, P. 21

Appendix 2.5 - Comments on the Tottenham Hale section of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

General comments on the Tottenham Hale section of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
579	AAP610.	Laura Harrison, resident	Access to light	There already exist a large number of new tall buildings at the Tottenham Hale site. I am concerned that master-planning here to date has been poorly considered, with many properties receiving only limited daylight. A further tall building is planned for the south end of the site, which will only increase this problem. Post-occupancy studies should be undertaken before further development progresses here, and consideration of access to natural light should be a primary concern in any further developments of a similar height are permitted, and especially to the north of this site.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context. **Action: Remove specific heights from the allocations**
815	AAP611.	Zena Brabazon	Affordable housing	The housing proposed in the plans is largely high rise tower blocks 'with the emphasis being on the more affordable end of the spectrum'. Yet the great need here in Tottenham Hale, as in the rest of Tottenham is for genuinely affordable public housing for families. Introducing a managed, institutionalised private rented sector will do nothing for these families who will be squeezed out as property prices and rents rise.	Noted. All new developments will be required to provide affordable housing in line with development management policies.
636	AAP612.	David Nutsford, local resident	Cycling	I have lived in the Ferry Lane Estate, near the Tottenham Hale station for one year. I don't own a car so use the trains or cycle most days. Harringey is ideally placed for a cycling commute into central London and I don't seen enough being made of this opportunity. I would like to see more facilities for cyclist around Haringey such as: More secure cycle parking (in retail areas, at train stations and in new residential developments) Improving the Lea Navigation tow path between Tottenham Hale and The Olympic Park. An improved cycle lane network connecting Tottenham Hale to the Lea River, to Finsbury Park and ideally to Shoreditch.	Noted. The Council is seeking to improve cycling routes in the borough through its Quietways network of cycle routes. Many of the development sites in this area contribute to this aim. Cycle parking requirements will be addressed through the DMDPD.
421	AAP613.	Historic England	Design Quality	The area is likely to experience the greatest transformation in respect of new development as set out in the objectives. If Masterplans are to deliver the quality of development sought the council needs to develop mechanisms for securing a high quality of design within a challenging fragmented area. As such we would welcome the inclusion of requirements which help drive a higher quality of development than previously experienced, avoiding blocking views and access to the Lee Valley and improves pedestrian and cycle access, whilst mitigating the impact of the gyratory system.	Noted, these issues will be picked up in the DMDPD.
695	AAP614.	Russell Dove, local resident	Economic development	The documents envisage large-scale development in North Tottenham and Tottenham Hale. While I will not comment on those proposals here, I am concerned about the impact that focusing on these sites may have on the key town centre in Bruce Grove. The development of Wood Green and the shopping city had a very negative effect on the economic viability of the centre of Tottenham from the 1970s onwards. The same may happen again if all the	It is noted that the developments must be organised in such a way as to maximise investment in the area, and it is considered that a plan is essential to being able to deliver this outcome.

				economic development and council investment is directed away from the existing town centre. I am also concerned that in the medium to longer term the proposals at Tottenham Hale in particular will dislodge existing businesses there. The Retail Park is a busy place at present but it is proposed for demolition. All the proposals together, especially the existing situation at Wards Corner and High Road West (and the East side at the Spurs stadium site), are in fact creating a situation of massive planning blight all at the same time right across Tottenham where no one can invest. Far from helping Tottenham, this is holding Tottenham back from normal incremental and organic growth at a critical time. If any of these initiatives go ahead they must be timed in such a way as not effectively to close Tottenham down.	
818	AAP615.	Our Tottenham	Employment	What criteria will be used to define what is 'successful employment'? This needs to be made very clear.	What is a successful employment outcome for an area will vary based on its spatial characteristics. In terms of Tottenham Hale, due to its excellent public transport legibility, and improving amenity, successful employment will be knowledge-driven and generally high density.
818	AAP616.	Our Tottenham	Green link	The Green Link construction referred to here does not mention its proposed route through Down Lane Park. The green link will have a detrimental impact on Down Lane Park, and this poses a threat to peaceful safe use of the park as well as loss of park amenities.	The aim will be to link Down Lane Park to other open spaces in the borough.
818	AAP617.	Our Tottenham	Green link	The proposal has been strongly objected by the Friends of Down Lane Park and their response provided as an appendix A3 provides further detail of their position. There is no evidence that it is what local people want or any indication that people will use. For much of the route there are existing well-used roads and pavements, and for other parts of the proposed link there is no demand for extra routes. The proposed route also depends on the removal of significant barriers, such as Murphy Ltd builders yard on Ashley Road.	The aim will be to link Down Lane Park to other open spaces in the borough, not to build over it.
818	AAP618.	Our Tottenham	Green link	The Green Link construction referred to here does not mention its proposed route through Down Lane Park. The Park is a vital local amenity fought for by local people when there were previous proposals to build houses on it. This was opposed by the community, who then worked to secure funding for the new children's playground. This is a lifeline for families living locally, especially those in temporary housing or in flats. The green link will cut through this and it is entirely unacceptable that this should go ahead at vast public cost, and at great social cost to the community living in the areas to the north west of Tottenham Hale Station.	The aim will be to link Down Lane Park to other open spaces in the borough, not to build over it.
818	AAP619.	Our Tottenham	Green link	The Green Link construction referred to here does not mention its proposed route through Down Lane Park. The Park is a vital local amenity fought for by local people when there were previous proposals to build houses on it. This was opposed by the community, who then worked to secure funding for the new children's playground. This is a lifeline for families living locally, especially those in temporary housing or in flats. The green link will cut through this and it is entirely unacceptable that this should go ahead at vast public cost, and at great social cost to the community living in the areas to the north west of Tottenham Hale Station.	The aim will be to link Down Lane Park to other open spaces in the borough, not to build over it.

818	AAP620.	Our Tottenham	Green link; amenities	The Park is a vital local amenity fought for by local people when there were previous proposals to build houses on it. This was opposed by the community, who then worked to secure funding for the new children's playground. This is a lifeline for families living locally, especially those in temporary housing or in flats. The green link will cut through this and it is entirely unacceptable that this should go ahead at vast public cost, and at great social cost to the community living in the areas to the north west of Tottenham Hale Station.	The aim will be to link Down Lane Park to other open spaces in the borough, not to build over it.
415	AAP621.	Transport for London	Gyratory	The traffic gyratory has now been removed.	Noted. **Action: remove reference to the gyratory**
818	AAP622.	Our Tottenham	Health	Demonstrate this is enough for the existing backlog/shortage AND planned population growth	Health provision will be addressed in the infrastructure delivery plan.
623	AAP623.	Cllr Felicia Opoku, and separate identical response as local resident	Height	Height restrictions should apply to developments in this area as it may have a detrimental impact to the wildlife on the Marshes as well as block natural light to existing residents	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
818	AAP624.	Our Tottenham	Height	The housing proposed is largely high rise tower blocks 'with the emphasis being on the more affordable end of the spectrum'. It goes on to say ' the delivery of 1 and 2 bed units will be prioritised in keeping with Tottenham Hale's urban character'. Yet the great need here in Tottenham Hale, as in the rest of Tottenham is for genuinely affordable public housing for families. Introducing a managed, institutionalised private rented sector will do nothing for these families who will be squeezed out as property prices and rents rise.	The Plan recognises the need to produce a number of houses, across a number of tenures and house sizes, to meet identified housing need in the borough.
421	AAP625.	Historic England	Heritage	Whilst comparatively low in designated heritage assets (with the exception of 62 Monument Way, a grade II building at risk) the Urban Characterization Study has identified significant local heritage assets which should be integrated into aspirations for the area. Heritage assets can be preserved and enhanced to provide a much needed sense of place within what was once an important historic neighbourhood. Identified heritage assets include high quality industrial buildings (particularly within TH3) and surviving pre-post war residential streets.	Noted.
653	AAP626.	CBRE on behalf of Hermes and Argent	Housing zone	In addition, the DPD should recognise the funds available for infrastructure as part of the now confirmed Housing Zone, reducing the likely requirement for developers' contributions.	Noted. **Action: Increase information around the Housing Zone Bid/Implementation.**
634	AAP627.	Alan Stanton, local resident	Infrastructure	The introduction to the individual plans, titled the Character of the Neighbourhood Area, states that this is an area where 'targeted investment can best accelerate the delivery of substantial volumes of new homes and jobs'. It suggests that for 5000 homes and 4000 jobs to be created, there is a need for 'early infrastructure planning' with reference to utility providers. Yet, the infrastructure is more than utilities; scant and superficial mention is made of the need for a	Enhancements to the levels of infrastructure will be managed through the IDP, and included in this document prior to submission.

				health infrastructure for example, which even now, before 5000 people move in, is entirely inadequate for the local population. People moving into Hale Village find it difficult to register with a GP for example and things are not improving.	
818	AAP628.	Our Tottenham	Infrastructure	The infrastructure needed to cater for such a growth is more than utilities. Scant and superficial mention is made of the need for health infrastructure for example, which even now, before 5,000 people move in, is entirely inadequate for the local population. People moving into Hale Village find it difficult to register with a GP for example.	Health infrastructure provision will be addressed in the infrastructure delivery plan
818	AAP629.	Our Tottenham	Infrastructure	More social infrastructure is needed to cater for the planned growth, and more evidence is needed of where this would go.	Infrastructure provision will be addressed in the infrastructure delivery plan.
818	AAP630.	Our Tottenham	Wording	Very unclear sentence [portfolio approach to housing] which needs unpicking. What does this really mean, what are the implications for local residents, and what are the Council's intentions?	The portfolio approach aims to create flexibility through allowing a range of sizes and tenures of housing to be provided across a range of sites within an area.
810	AAP631.	Tynemouth Area Residents Association (TARA)	Local services	Such a provision is likely to meet only the massive existing shortfall – not the new developments. Further, our local General Practitioners at Tynemouth Area Medical Practice advise us that there is great difficulty in this area with recruiting doctors.	Health provision will be addressed in the infrastructure delivery plan.
653	AAP632.	CBRE on behalf of Hermes and Argent	Mix of uses	We suggest: *Employment land in [the Tottenham Hale] area will be retained and intensified in order to create a greater job density, whilst recognising that a limited amount of employment land is appropriate for more mixed use development in order to promote strategic regeneration initiatives <u>and meeting housing as well as employment targets</u>.*	Noted. **Action: Add clarification that both employment and residential outcomes are required in the introduction.**
634	AAP633.	Alan Stanton, local resident	PWording	Phrases such as 'the Council will take a portfolio approach to housing, using the delivery tools at its disposal to make flexible arrangements for certain uses in key areas of Tottenham Hale' need unpicking. What does this really mean, what are the implications for local residents, and what are the Council's intentions?	The portfolio approach aims to create flexibility through allowing a range of sizes and tenures of housing to be provided across a range of sites within an area.
653	AAP634.	CBRE on behalf of Hermes and Argent	PRS in Tottenham Hale	We welcome this text and recommend that bullets one and two above are upgraded to policy status rather than supporting text.	Support is noted.
636	AAP635.	David Nutsford, local resident	Smaller scale development	When it comes to Tottenham Hale more generally I think there is a need to encourage smaller scale developments as it is currently very soulless.	Tottenham Hale has been identified as a Growth Area in the Local Plan, and as such will be the focus of higher density development. This was established in the London Plan, and in the adopted Local Plan: Strategic Policies document, which the AAP must be in accordance with.
818	AAP636.	Our Tottenham	Tenure	Tottenham Hale has a high proportion of families living in private rented and temporary accommodation. There is no mention of tenants and their needs in Haringey's "Local Plan Preferred Option Development Management Policies Consultation Document February 2015. The AAP for Tottenham Hale similarly does not mention tenants once, whilst making 46 references to owners. Yet	Noted. Reference has been made to the housing tenure patterns in Tottenham. **Action: Addition of information on housing tenure**

				the impact on them of these council proposed policies and plans is extremely serious, especially regarding the singular lack of commitment to genuinely affordable or social housing in these developments.	
415	AAP637.	Transport for London	Transport	The document should refer to the Tottenham Hale station upgrade and West Anglia Main Line improvements.	Noted, this will be included in the IDP.

Comments on TH1 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
632	AAP638.	The Friends of Down Lane Park	Tall buildings	The proposed tower blocks on the Ashley Road sites (TH2 and TH3) would similarly have a detrimental impact on the park and its positioning in the park. The same is true of the site along Hale Road the current petrol station (TH1), while a ten storey tower block on the Welbourne site next to a park is a mistaken judgement that stands out as starkly as such a building would. The fantasy of twenty storey towers on Watermead Way is an alarming prospect for those who would have to look at them, and a likely nightmare existence for any residents. You don't have to make a lengthy case against tower blocks that are surrounded by other tower blocks, the railway line with tower blocks the other side, and a busy road with tower blocks the other side to begin to recognise what an appalling development that would be. Living in Tottenham Hale, in zone 3 of the transport network, and the Lea Valley in close proximity then residents would expect to see the sky above. Yet, the planned forest of tower blocks will substantially ruin the skyline. The area has the advantage of being open and with a rural landscape context. Yet, the plans to create a Manhattan-esque new entity threatens that and represents an architectural abuse of the area. Seeing the sky is important to human life. There are psychological benefits to feeling the warmth of the sun, as sunshine improves the mind and gives us health benefits. Living and working in the shade of the proposed tower blocks is not healthy or desirable.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
653	AAP639.	CBRE on behalf of Hermes and Argent	Clarification	The proposed allocation is set out on page 95, but is very vague. We therefore recommend that the proposed allocation is clarified, simply by drawing out some of the supporting text from pages 96 to 98. In terms of site requirements, bullet 1 says that any development 'must accord' with the emerging masterplan. However, decision-makers will not be able to attach the same weight to the masterplan as the AAP, as it will not have been subject to the same scrutiny and nor will it form part of the development plan. We therefore recommend that bullet 1 is amended to say that development should be 'informed by' the emerging masterplan.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.

818	AAP640.	Our Tottenham	Community	There are serious concerns about Tottenham Hale being designated a district centre. The proposals for development do not mention the impact of a night time economy which can be detrimental to a community's quality of life and this is largely a residential area. This is a serious omission and needs to be rectified and spelt out so local people can make an informed judgement.	Agreed text can be clarified. The policy will set the parameters for development in the area, but further detail will be set out in the District Centre Framework. **Action: Amend text to "support applications for appropriate development within the Tottenham Hale District Centre as indicated on map 4.1, and in line with the principles set out in the District Centre Framework."**
625	AAP641.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Comprehensive redevelopment	We note the revised expectation in Policy "AAP1- E" Regeneration that a comprehensive approach to development is expected by the Council with neighbouring landowners interests and adjacent uses being assessed and accounted for when detailed planning commences, with this obligation being added between the Cabinet approved AAP draft and the AAP issued for consultation. Micuber Estates and Berkeley Square Developments respect this approach and have established constructive dialogue with neighbouring and surrounding landowners, however there are limitations with respect to retaining the ability to delivery the individual sites within their respective ownerships. Council officers have been party to this dialogue and respective design teams have held joint meetings to ensure this comprehensive approach is in place. An emerging design for the Island supports a development of some scale on subject site 4 and by developing these sites in the initial stage of the regeneration, will provide an early opportunity to improve the public realm around the Station Square. Micuber Estates and Berkeley Square Developments support the statements from the Council that a Meanwhile Strategy is being prepared to consider how the Station Square is to be developed in stages and welcome a copy of such proposals.	Support is noted.
669	AAP642.	HTA Design LLP on behalf of The Woodgate Group	DCF conformity	Site Requirements: Area B'states that Area B *"will be comprehensively developed"* and must accord with the emerging Tottenham Hale District Centre Framework (DCF), including areas A and C of 'this policy'. At present the DCF has not been subject to sustainability appraisal or consultation. It has not been adopted as a formal planning policy guidance document. It does not refer to the Tottenham Urban Characterisation Study, published in February 2015. As such there is no justification for development to 'accord' with it. The chosen wording of the emerging planning policy that development should also accord with areas A and C of 'this policy' is also not correct. Site requirements and development guidelines do not constitute sound planning policy.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
669	AAP643.	HTA Design LLP on behalf of The Woodgate Group	DCF referencing	The Woodgate Group is fully supportive of an approach that recognises that Tottenham Hale requires taller buildings of high quality. It is positive to see that the District Centre Framework proposes locations for 11+ storeys as it is evident that much higher density proposals will have to be delivered around the station to fulfil the housing delivery expectations related to the Housing Zone. The Haringey Urban characterisation study clearly classifies this area as 'central' - the highest density setting for London. Yet, the District	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.

				Centre Framework at Paragraph 10.6 (page 87) indicates a shortfall of 40 dwellings and 290 jobs against a target for the 'Island Site' of 470 dwellings and 500 jobs. It seems unusual that a framework that is to demonstrate how challenging housing requirements are to be delivered concludes a shortfall of 40 homes. In our view, the DCF does not yet demonstrate the true capacity of the site in terms of the number of homes it could deliver. The Woodgate Group is committed to working with Haringey and the GLA to illustrate how the site has the capacity in townscape and urban design terms to deliver a scheme suitable to the future character of the area, the policy requirements to deliver high quality high density housing, and able to deliver in the region of 320 homes alone on Site B of Station Square West.	
669	AAP644.	HTA Design LLP on behalf of The Woodgate Group	DCF referencing	The introduction of the AAP does not refer to the emerging District Centre Framework (DCF) however the emerging the neighbourhood area policies, and consequently the emerging site allocations, do. This is a contradiction.	Noted, maximise consistency.
669	AAP645.	HTA Design LLP on behalf of The Woodgate Group	DCF referencing	The content of the DCF (2014) does not form part of this formal consultation process. References to the DCF (2014) should not be a material consideration in the determination of planning application against these emerging planning policies as the DCF has not been through a formal consultation or adoption process	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
669	AAP646.	HTA Design LLP on behalf of The Woodgate Group	DCF referencing	The Interim Sustainability Appraisal supporting the AAP (URS, February 2015) highlights policies on tall building in the AAP need to respond to, and where possible help to define, the surrounding character, as well as make the most of the opportunities for intensification and regeneration. This is not clear in the AAP or the emerging site allocations. Paragraph 7.4 in the emerging District Centre Framework sets out a number of building height scenarios which affect the Island Site, including 'node', 'ring' and 'strip'. The chosen approach - the strip - one where 'taller buildings in the Tottenham Hale is one that reflects the prevailing east-west grain of the area" and where "the Wellbourne Centre sits at the threshold to the central area of Tottenham Hale and the core east-west axis that runs through the area" requires justification	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
669	AAP647.	HTA Design LLP on behalf of The Woodgate Group	Design	Following the recent designation of the Housing Zone in January 2015, the emerging site allocations, and consequently the housing capacity at Tottenham Hale, must now be reviewed to ensure that the development principles for each site allocation enable the most efficient use of land on Tottenham Hale Island. Emerging planning policy should not be restrictive and prevent Haringey meeting or exceeding its minimum housing supply targets of the London Plan (2015). Currently the massing and urban design strategies suggested for the emerging Site Allocation TH1 Station Square West(Area B) under-utilise the potential of the site and introduces restrictive requirements on landowners concerning future massing of the proposal. The emerging policy states that the Local Planning Authority will assess planning applications based on this emerging	Tottenham Hale's housing zone complement is addressed in Appendix A.

				planning Policy TH1 Station Square West . This policy wording needs to be deleted as the emerging policy is too restrictive and is not based on a sound evidence base. The DCF (2014) is inconsistent with the Haringey Urban Characterisation Study (2015) and the emerging Development Management Policies DPD (2015).	
653	AAP648.	CBRE on behalf of Hermes and Argent	Developer contributions	The DPD refers to pooled section 106 contributions in dealing with Station Square West (site ref TH1, pages 95-98), suggesting that they will fund improvements to the public realm. That is an entirely reasonable approach, but seeking additional section 106 contributions may have a bearing on, for example, the level of affordable housing that the sites might bear. We recommend that this is noted in the supporting text.	Noted.
815	AAP649.	Zena Brabazon	District centre	There are serious concerns about Tottenham Hale being designated a district centre. The proposals for development do not mention the impact of a night time economy which can be detrimental to a community's quality of life and this is largely a residential area. This is a serious omission and needs to be rectified and spelt out so local people can make an informed judgement.	The allocation of Tottenham Hale as a District Centre is in line with adopted Regional and Local Policy, and supported by the Borough's Retail Study.
634	AAP650.	Alan Stanton, local resident	Children's play area	This proposal includes a 'green link' from Hale Village to the Tottenham High Road. This cuts directly across Down Lane Park and specifically across the children's play area. We object to this since the play area is sited near to the families living on Chestnuts Estate, Warren Court and the flats around Monument Way. No account is taken of their needs or wants or of this loss of amenity. At the same time the development guidelines say the 'interface with Down Lane Park should be treated with care'. The development of the green link would not do so.	Down Lane Park is an important local asset which forms part of Haringey and Tottenham's green grid. It is recognised that it needs to be optimised to complement the development coming forward in Tottenham Hale. Children's play facilities will be improved not eroded in this area.
414	AAP651.	GLA	General	This site allocation accords with the strategic aspirations for Tottenham Hale within the Upper Lee Valley OAPF and is broadly supported. It is noted that the allocation identifies various opportunities for taller point block buildings of 11+ storeys at prominent locations. GLA officers are satisfied that this is a suitable location for taller buildings in principle, subject to the requirements of London Plan Policy 7.7.	Support is noted.
815	AAP652.	Zena Brabazon	Green link	This proposal includes a 'green link' from Hale Village to the Tottenham High Road. This cuts directly across Down Lane Park and specifically across the children's play area. We object to this since the play area is sited near to the families living on Chesnuts Estate, Warren Court and the flats around Monument Way. No account is taken of their needs or wants or of this loss of amenity.	Down Lane Park is important and forms part of the green grid. Council recognises the park needs to be optimised due to development coming forward. Children's play space will be important in the green grid, as will be optimising links to and from them.
818	AAP653.	Our Tottenham	Green link	This proposal includes a 'green link' from HaleVillage to the Tottenham High Road. This cuts directly across Down Lane Park and specifically across the children's play area. We object to this since the play area is sited near to the families living on Chestnuts Estate, Warren Court and the flats around Monument Way. No account is taken of their needs or wants or of this loss of amenity. At the same time the development guidelines say the 'interface with Down Lane Park should be treated with care'. The development of	Down Lane Park is important, forms part of green grid, recognise this needs to be optimised due to development coming forward. Children's play will be of critical importance.

				the green link would not do so.	
634	AAP654.	Alan Stanton, local resident	Height	The comprehensive redevelopment proposed suggests perimeter blocks of 11+ storeys around the southern edge of the site, and a wider forest of blocks up to 15 storeys. This would change the character of the area, impact on the open feeling and environment of the park, and could conceal it from view. There is mention of block courtyards which suggests grouping of towers which will impact on our local environment, views and quality of life. Building a 15 storey tower on the adjacent site at the corner of Ashley Road is entirely unnecessary and out of keeping with this side of Tottenham Hale. This proposal from the planning service seems more aligned to the financial interests of developers to have highest densities on every piece of land in our locality.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
669	AAP655.	HTA Design LLP on behalf of The Woodgate Group	Height	The emerging site allocation (TH1, 2015) restricts the future supply of housing on this site by determining where height should go. As this site falls within a housing zone and has excellent accessibility, this limitation should be removed provided that comprehensive proposals comply with Policies DM2 'Design Standards and Quality of Life, Policy DM 5 'Siting and design of tall buildings (excluding Section A as the locations are not clear), and Policy DM6 'Locally Important views and vistas' of the emerging Development Management DPD.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan
815	AAP656.	Zena Brabazon	Height	The comprehensive redevelopment proposed suggests perimeter blocks of 11+ storeys around the southern edge of the site, and a wider forest of blocks up to 15 storeys. This would change the character of the area, impact on the open feeling and environment of the park, and could conceal it from view. There is mention of block courtyards which suggests grouping of towers which will impact on our local environment, views and quality of life.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
815	AAP657.	Zena Brabazon	Height	Tower blocks along Watermead Way will impact on the view people have from the Park View Road side of Tottenham Hale. We wish to retain that view as that enhances our quality of life and enjoyment of the park. No regard is given in these proposals to the impact on existing residents in this part of Tottenham Hale.	This is not based on the document.
815	AAP658.	Zena Brabazon	Height	The petrol station is a very useful local service which is located at the confluence of many roads. We wish it to be retained. Building a 15 storey tower on the adjacent site at the corner of Ashley Road is entirely unnecessary and out of keeping with this side of Tottenham Hale. This proposal from the planning service seems more aligned to the financial interests of developers to have highest densities on every piece of land in our locality.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
818	AAP659.	Our Tottenham	Height	Comment to edit once Claire has an answer from Zena about the location:	Convenience shopping will be enhanced. Petrol station not consistent with high PTAL future.

				The petrol station is a very useful local service which is located at the confluence of many roads. We wish it to be retained. Building a 15 storey tower on the adjacent site at the corner of Ashley Road is entirely unnecessary and out of keeping with this side of Tottenham Hale	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
818	AAP660.	Our Tottenham	Height	Tower blocks along Watermead Way will impact on the view people have from the Parkview Road side of Tottenham Hale. No regard is given in these proposals to the impact on existing residents in this part of Tottenham Hale.	Tower blocks along Watermead Way are not included in the document.
818	AAP661.	Our Tottenham	Height	The comprehensive redevelopment proposed suggests perimeter blocks of 11+ storeys around the southern edge of the site, and a wider forest of block up to 15 storeys. This would change the character of the area, impact on the open feeling and environment of the park, and could conceal it from view. There is mention of block courtyards which suggests grouping of towers which will impact on the local environment, views and quality of life	The Strategic Policies document sets Tottenham Hale as a growth area, and as such higher density development is appropriate in this area.
625	AAP662.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	District Centre	In order to achieve some consistency in the policy text we would also suggest revised text be applied to TH1 Station Square West Area A. "*Area A: Comprehensive redevelopment of the Southern end of Ashley Road forming part of a new District Centre, creation of a new Green Link and an enhanced Ashley Road*."-	Agreed. **Action: Amend Site Allocation.**
625	AAP663.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Landmark development	In addition supporting text notes that buildings of 11+ storeys will be considered and this we also agree with as it provides an opportunity to create landmark development, particularly with the constraints of the tube line impacting on the viability of a reduced scale development.	Support is noted.
669	AAP664.	HTA Design LLP on behalf of The Woodgate Group	Links between documents	Chapter 5 of the AAP includes Site Allocations for the Neighbourhood Area of Tottenham Hale where there are significant opportunities for development and change. The chapter provides expectations for each site relating to land use, design, infrastructure and delivery. The emerging capacity studies the land owners have provided together have not been considered regarding the opportunities at Tottenham Hale. The Woodgate Group is keen to continue discussions with the Borough in this regard and review the amended wording of the site allocations of Tottenham Hale following this Regulation 18 consultation. The Physical Development Framework for Tottenham (2012) was conceived within a different planning policy framework and does not utilise the full potential of the area. The recent District Centre Framework (DCF, 2014) does not consider the Haringey Urban Characterisation Study. Neither does either report consider the site or area as a cross-section. The DCF	The Physical Development Framework only forms one part of the evidence base at this stage. It was prepared as early evidence to inform regeneration across Tottenham, but the District Centre Framework adds more detail. The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan

				which appears to have informed the area based policies of the AAP has not been consulted or reviewed against the emerging local plan and therefore should not solely inform the content of the AAP and development aspirations for Tottenham Hale as a new Housing Zone for London to boost the supply and delivery of new homes.	
634	AAP665.	Alan Stanton, local resident	Local View	Tower blocks along Watermead Way will impact on the view people have from the Park View Road side of Tottenham Hale. We wish to retain that view as that enhances our quality of life and enjoyment of the park. No regard is given in these proposals to the impact on existing residents in this part of Tottenham Hale.	This comment is not based on the document.
625	AAP666.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Marketability	Very limited marketability of sites in the Ashley Road area, with the interventions of Green link, improved station design, and general improvement of building stock are needed to improve this “address”.	Support is noted.
624	AAP667.	Tottenham & Wood Green Friends of the Earth	Parking	We welcome *” Parking should be minimised on this site due to the excellent local public transport connections”* but as we have said above, we need comprehensive CPZs in area or parking will “leak out”.	Support is noted.
634	AAP668.	Alan Stanton, local resident	Petrol station	The petrol station is a very useful local service which is located at the confluence of many roads. We wish it to be retained.	Convenience shopping will be enhanced through the creation of a new District Centre. The retention of a petrol station is not consistent with the high PTAL future for the area.
625	AAP669.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Preliminary masterplan	Preliminary Masterplan enclosed	Noted.
625	AAP670.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	DEA Deallocation	Given its location within the District Centre area this land (referred to in the HELS as the “island” (para 5.89) and subject site 4) was recommended in that report to be de-allocated from the LEARA designation, which we agree with.	Support is noted.
669	AAP671.	HTA Design LLP on behalf of The	Tall buildings	The accompanying DCF (2014) does not provide any supporting analysis as to why tall buildings cannot be accommodated on each corner of Area B of the emerging site allocation TH1 for Station	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the

		Woodgate Group		Square West and therefore the proposed wording of the emerging Policy TH1 Station Square West is not 'sound' or 'evidenced'. The current wording of the site allocation TH1 Station Square West will not harness the benefit of the Housing Zone investment and will not maximise the opportunity the Tottenham Hale Island presents. It is of concern that there are inconsistencies across the emerging AAP, the accompanying Interim Sustainability Appraisal, the Development Management DPD, the DCF and the borough's characterisation study in relation to strategy for the preferred approach to tall buildings; all of which do not support this restrictive wording proposed for the site allocation. Given the significant increase in accessibility of this site and the surrounding area with Crossrail, the Council's local plan should focus on optimising the Tottenham Hale Island sites for high density housing led schemes to increase delivery rather than constrain development opportunities as supported by the GLA.	implementation strategy for the allocations set out in the Local Plan
669	AAP672.	HTA Design LLP on behalf of The Woodgate Group	Tall buildings	Area C is a similar triangular site to Area B. The emerging planning policy which restricts the provision of tall buildings on all corners of the Area B is completely unjustified (Policy TH1).	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan
625	AAP673.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Timings	In addition the Ashley Road sites (Sites 1, 2 and 3), when combined with those outside of Micuber Estates direct ownership, offers a comprehensive development area that can be bought forwards in a timely programme and in a more accessible location for the broader community, both existing and new. This accessibility and centrality argument is more evident when the overall AAP area is considered in context (Key Diagram Figure 1.3)	Support is noted.
669	AAP674.	HTA Design LLP on behalf of The Woodgate Group	UCS Vs DCF	Paragraph 7.4 in the emerging District Centre Framework sets out a number of building height scenarios which affect the Island Site, including 'node', 'ring' and 'strip'. The chosen The Haringey Urban Characterisation Study includes a number of important recommendations regarding building heights and tall buildings not reflected in the AAP, including (see page 238 of the 'General Recommendations' of the Haringey Urban Characterisation study): • *"It is important to consider building heights across a neighbourhood, a block and along a street not just a development site" :* The Woodgate Group is in particular concerned that the AAP makes site specific recommendations on tall buildings based on the DCF (2014), whereas the DCF (2014) has not fully justified the approach taken to preferred siting of tall buildings or long distance view impact. • *"Urban design principles - such as relating heights to urban grain, public transport, street hierarchy, nodes, creation of landmarks and wider townscape considerations"*: The Woodgate Group notes the importance of wider townscape considerations and are fully supportive of this. • *"The development /intensification potential of an area now and in*	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan

				the future (through an understanding of Council regeneration projects, site allocations, masterplans and briefs)". The Woodgate Group is of the view that Tottenham Hale will undergo significant change in the coming years. The Group have been working with the Council and adjoining landowners to demonstrate how the Island Site could deliver three tall buildings making a substantial contribution to setting in place a new skyline for Tottenham Hale and the emerging District Centre. It is critical for the emerging masterplan of the area to reflect the true ambition and potential for growth.	
669	AAP675.	HTA Design LLP on behalf of The Woodgate Group	UCS/ DCF	If Haringey Council intends that the emerging site allocation policy be supported by an urban design strategy to the site, then the accompanying DCF should be updated to reflect the Housing Zone status, the Borough's Characterisation Study, the protected local views and vistas, the emerging Development Management DPD, and consultation should take place with the landowners on capacity studies, before the site allocation can be considered 'sound'. The current massing and the supporting policy for the site allocation 'TH1' cannot be considered 'sound' as it does not appear to have been positively prepared, justified in a clear evidence base, effective in conveying how this will deliver the GLA's ambition to boost housing supply as part of a designated housing zone or consistent with national planning policy as the potential of the brownfield site is under-utilised.	The allocation positively seeks to help meet Haringey's objectively identified housing and employment needs, and the issues identified are being identified in the DCF.
625	AAP676.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Development constraints	The site is constrained by the surrounding roads and proximity of the Victoria line which runs under the corner of the site, and any development will need to consider the costs of building over the tube line and isolating the building from vibration.	Noted.
669	AAP677.	HTA Design LLP on behalf of The Woodgate Group	Views/ vistas	The DCF does not consider locally protected views or vistas. As a result the wording of the emerging Site Allocation TH1 Station Square West has not been informed by a proportionate evidence base.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan

Comments on TH2 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
625	AAP678.	Stride Treglown on behalf of Micuber Estates and Berkely Square	Industrial heritage	The Council's aspiration to retain the existing warehouse style buildings on Site 1 (16 Ashley Road) is not supported; as it will limit the potential to create truly innovate design and accommodation standards. The existing buildings have little architectural merit or historical value, other than Berol House, which will be retained, with continued investment supporting its improved appearance.	These are considered to be an important link to the areas past, and will be preserved, at least in part.

		Developments			
632	AAP679.	The Friends of Down Lane Park	Tall buildings	The proposed tower blocks on the Ashley Road sites (TH2 and TH3) would similarly have a detrimental impact on the park and its positioning in the park. The same is true of the site along Hale Road the current petrol station (TH1), while a ten storey tower block on the Welbourne site next to a park is a mistaken judgement that stands out as starkly as such a building would. The fantasy of twenty storey towers on Watermead Way is an alarming prospect for those who would have to look at them, and a likely nightmare existence for any residents. You don't have to make a lengthy case against tower blocks that are surrounded by other tower blocks, the railway line with tower blocks the other side, and a busy road with tower blocks the other side to begin to recognise what an appalling development that would be. Living in Tottenham Hale, in zone 3 of the transport network, and the Lea Valley in close proximity then residents would expect to see the sky above. Yet, the planned forest of tower blocks will substantially ruin the skyline. The area has the advantage of being open and with a rural landscape context. Yet, the plans to create a Manhattan-esque new entity threatens that and represents an architectural abuse of the area. Seeing the sky is important to human life. There are psychological benefits to feeling the warmth of the sun, as sunshine improves the mind and gives us health benefits. Living and working in the shade of the proposed tower blocks is not healthy or desirable.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
625	AAP680.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Employment use	We recognise that “employment” for this site, being in an identified Regeneration Area can cover a very broad range of employment uses. In addition, we have witnessed the stricter B1, B2 and B8 application of planning policy say 10 years ago, to a more diluted and broad land use range now. For instance uses such as hotel have become more acceptable aligned to employment uses. For reasons outlined below, and in our local market assessment, the demand for the more traditional B1, B2 and B8 uses is not strong. Therefore, recognising the strong push for housing, a broad range of uses are proposed by Berkeley Square Developments and Micuber Estates. There is evidence locally of the success of mixed-use residential development, namely Hale Village, which whilst providing a quantum of residential development, also contributes significantly to local employment. For the reasons outlined above a truly mixed use is advocated, with land uses currently being promoted being: A1 retail □ A2 Financial and Professional Services □ A3 food and drink □ C3 dwelling houses □ B1 offices	The Council will welcome a range of employment uses in regeneration areas. The range of uses set out here is overly flexible however. For example A1-3 uses in particular should be located primarily in town centre locations. As this site is edge of centre, employment uses should be provided in new development in preference to “A class uses”.

				□ C3 dwelling houses □ C1 hotel □ D1 health centres, nurseries □ Sui Generis	
625	AAP681.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Combine Ashley Rds sites	The severance of Ashley Road North and South be removed and the 2 areas be combined in a single designation	This area has been divided into two site allocations as the aspirations differ for each site.
625	AAP682.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Employment designation	The LEARA allocation is removed	It is considered that this area has an important role to play in the provision of economic growth in Tottenham Hale, and should remain a Regeneration Area as recommended in the ELS.
625	AAP683.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Design principles	The scale of this new development (Berol House et al) will take reference from the surrounding context, and be used to shelter the residential development from the realities of the highways infrastructure, which is both detrimental visually and environmentally to any residents. A mixed use, employment-led scheme on Site 2, will step down from the height of the existing Unite Development on Hale Village, to create a courtyard with Berol House, which enables pedestrian movement between the station and Ashley Road. Berol House could benefit from an additional two-storey modern development to increase the B1 capacity, then the residential development on the West of Ashley Road will be of varying heights to create an exciting design which is not over-bearing but delivers the quantum of housing needed. By working with the Green Link there are design opportunities to create exciting areas of public realm and open square's for pedestrian movement, entrainment and pop-up markets. Around such squares, additional height could be appropriate and we support a review of the public realm strategy to reflect the proposals contained in Appendix 1 of this response which illustrate such potential along Ashley Road	Noted.
625	AAP684.	Stride Treglown on behalf of Micuber Estates and Berkely	District Centre clarification	This statement P99, under "Proposed Site Allocation" is inaccurate. Figure 1.3 whilst not entirely of clear resolution, when aligned with Map 4.2 "The Green Link," shows the TH2 site as lying within the town centre defined area.	Noted. The District Centre boundary in the document will be amended to bring the allocation into accordance. **Action: Change map 4.2 to make the former alignment of the Green Link the northernmost point of the District Centre.**

		Square Developments			
634	AAP685.	Alan Stanton, local resident	Green link	This plan proposes a green link which cuts directly across Down Lane Park, and specifically through the children's play area. We object to this proposal. Down Lane Park is one of the very few amenities for people living in Tottenham Hale's residential roads and estates. This is treasured and valued, and its development has been fought for by the local community and we now have a thriving Green Flag Award park with new tennis courts, a fine play area, and other facilities.	It is noted that the Green Link will not be the only route around the area linking green spaces. The council is exploring ways to establish a network of green spaces in Tottenham, with better access to the Upper Lea Valley and improved public realm that unifies the streets and prioritises pedestrian and cyclist circulation and safety. Children's play will be of critical importance.
632	AAP686.	The Friends of Down Lane Park	Park expansion	To provide recreational options for people in any new flats in the area the case for a bigger park providing more open green space and more play facilities is clear. Therefore it is proposed that if the council acquires land between Hale Road and the existing footprint of the park, and land between Ashley Road and the existing footprint of the park, then that area be used to expand the park. Such an expansion would provide enhanced park opportunities for current local people and any new residents moving into the area.	It is noted that the Green Link will not be the only route around the area linking green spaces. The council is exploring ways to establish a network of green spaces in Tottenham, with better access to the Upper Lea Valley and improved public realm that unifies the streets and prioritises pedestrian and cyclist circulation and safety. Children's play will be of critical importance.
815	AAP687.	Zena Brabazon	Green link	The proposed green link is a very expensive and unnecessary project since there are many ways people living in Hale Village and Ferry Lane can reach Tottenham High Road should they wish to do so. This could be better spent on social housing or local environmental improvements.	It is noted that the Green Link will not be the only route around the area linking green spaces. The council is exploring ways to establish a network of green spaces in Tottenham, with better access to the Upper Lea Valley and improved public realm that unifies the streets and prioritises pedestrian and cyclist circulation and safety. Children's play will be of critical importance.
818	AAP688.	Our Tottenham	Green link	This plan proposes agreed link which cuts directly across Down Lane Park, and specifically through the children's play area. We object to this proposal. Down Lane Park is one of the very few amenities for people living in Tottenham Hale's residential roads and estates. This is treasured and valued, and its development has been fought for by the local community and we now have a thriving green flag park with new tennis courts, a fin play area, and other facilities.	It is noted that the Green Link will not be the only route around the area linking green spaces. The council is exploring ways to establish a network of green spaces in Tottenham, with better access to the Upper Lea Valley and improved public realm that unifies the streets and prioritises pedestrian and cyclist circulation and safety. Children's play will be of critical importance.
818	AAP689.	Our Tottenham	Green link	The proposed green link is a very expensive and unnecessary project since there are many ways people living in HaleVillage and Ferry Lane can reach Tottenham High Road should they wish to do so. The millions proposed for this could be better spent on social housing or local environmental improvements.	It is noted that the Green Link will not be the only route around the area linking green spaces. The council is exploring ways to establish a network of green spaces in Tottenham, with better access to the Upper Lea Valley and improved public realm that unifies the streets and prioritises pedestrian and cyclist circulation and safety. Children's play will be of critical importance.
632	AAP690.	The Friends of Down Lane Park	Tall buildings	The park is threatened with being encircled by high tower blocks and new buildings installed as part of the Harris Federation school. If realised the proposals would result in building blocks on the north edge of the park along the recycle centre and council depot. Then there will tall buildings on the Ashley Road sites that will tower over the tennis courts to children's playground area. In addition, the south edge of the park will face on to tower blocks on Hale Road and the Welbourne site. This enclosure of tower blocks will be over-bearing on a community park, as well as the terraced housing on Park View	The height requirements set out in the policy are drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, but the heights set out in the document are considered appropriate to enable development that brings change while having an acceptable impact on the rest of the borough.

				Road. It is a park for people, not a patch of green between tall buildings. A community park should not become a grassed area between tower blocks. Parks are there to replicate being in the countryside and provide an outlet for the human desire to be detach at times from the bustle of the urban world. They are great places because they are not surrounded by a screen of concrete and glass slabs. A bank of tall towers will cast long shadows over the park. It is important to remember that physchologically parks play a vital function in our lives. They provide tranquility and enable us to get away from stressful living because they are secluded or have secluded sections.	
625	AAP691.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	District centre	Reference (P99) to Ashley Road South being “north of a new District Centre” be replaced with “within the District Centre as shown on the Key Diagram”	Noted, it is not considered that this area should be included within the new District Centre. It is considered that this area has an important role to play in the provision of economic growth in Tottenham Hale, and should remain a Regeneration Area as recommended in the ELS.
625	AAP692.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	District centre	Similar to the text used in the other District Centre sites we would also suggest new text be applied to the combined Ashley Road North and South site. “*Comprehensive redevelopment of the Northern end of Ashley Road forming part of a new District Centre, creation of a new Green Link and an enhanced Ashley Road.*”	Noted, it is not considered that this area should be included within the new District Centre. It is considered that this area has an important role to play in the provision of economic growth in Tottenham Hale, and should remain a Regeneration Area as recommended in the ELS.
625	AAP693.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Mixed use development potential	The Ashley Road site 1(adjoining Down Lane Park) provides the most exciting opportunity within the Housing Zone for an inspirational residential development of exceptional quality and standard of living accommodation. With the benefit of close connectivity through the train and bus stations, in addition to direct access to Down Lane Park, this will create a place where families and individuals will thrive, and benefit from a diverse and vibrant development. The potential to include active ground floor retail, public amenity and community facilities in a location that via the Green Link also enables residents from outside of the Housing Zone to directly benefit from this thriving mixed use development and the broader District Centre facilities.	Noted.
625	AAP694.	Stride Treglown on behalf of Micuber	Mixed use development potential	Site 2 (Berol House et al) offers the opportunity to create a diverse mixed use scheme development, which could include a variety of employment uses and also residential development. We support the proposals in the THDCF for residential and commercial	Noted.

		Estates and Berkely Square Developments		development, with such commercial uses to reflect both market requirements and viability. The current market requirements are detailed in Section 6 below, but current market rents did not support the further development of B1 of B8 uses, however other opportunities exist for C1, C3, D1 and Sui Generis.	
625	AAP695.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Preliminary masterplan	Preliminary Masterplan enclosed	Noted.
410	AAP696.	North London Waste Authority	Existing buildings	Welcomes comments regarding this site that 'Good quality buildings, including but not limited to Berol House and 16 Ashley Road should be retained and adapted for flexible and affordable employment use.	The NLWA's support is noted.
625	AAP697.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	District Centre	The rationale for these landholdings being part of the District Centre area are clear: The preceding and recent (October 2014) THDCF recognised the appropriateness for the area to include key town/district centre uses. For example, "the Green Link with a cluster of bars and cafes," (P68), reference to 4,167 sqm retail (P69), and both sides of Ashley Road identified for retail and commercial uses at ground floor (P65). The THDCF, when referring to the diagram below, states "A connected and integrated district centre." (P56). The THDCF placing this area as part of and nearer the centre of the District Centre. The use of the green link as a key east-west pedestrian linkage would be more appropriate through the middle of a District Centre rather than on the edge where employment uses could be less appropriate. The concept of the District Centre as initially prepared by Allies and Morrison was explicit in its inclusion of Ashley Road to its boundary with the Down Lane Park and any move away from this goes to the heart of the District Centre proposals and the intention for comprehensive regeneration (see page 53). Micuber Estates and Berkeley Square Developments strongly resist any recommendation to segregate the District Centre and weaken the sense of place across the whole area.	Noted, it is not considered that this area should be included within the new District Centre. It is considered that this area has an important role to play in the provision of economic growth in Tottenham Hale, and should remain a Regeneration Area as recommended in the ELS.
421	AAP698.	Historic England	Industrial heritage	Ashley Road contains a number of fine undesignated industrial heritage assets. We would suggest that the council consider including requirements which seek to integrate these buildings within new development. Such buildings can provide useful and attractive opportunities for creative industries (as acknowledged in the GLA's draft City Fringe OAPF). They can also help define local character	It is noted, the Council has made reference to this in the policy.

				and act as an inspiration for high quality contextual design.	
625	AAP699.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Timing	In addition the Ashley Road sites (Sites 1, 2 and 3), when combined with those outside of Micuber Estates direct ownership, offers a comprehensive development area that can be bought forwards in a timely programme and in a more accessible location for the broader community, both existing and new. This accessibility and centrality argument is more evident when the overall AAP area is considered in context (Key Diagram Figure 1.3)	Noted.

Comments on TH3 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
414	AAP700.	GLA	Strategic aspirations	This site allocation accords with the strategic aspirations for Tottenham Hale within the Upper Lee Valley OAPF and is broadly supported. It is noted that part of the allocation includes a licensed waste site. Accordingly, requirement for equivalent waste capacity to be re-provided is supported in accordance with London Plan Policy 5.17.	Support is noted.
632	AAP701.	The Friends of Down Lane Park	Tall buildings	The proposed tower blocks on the Ashley Road sites (TH2 and TH3) would similarly have a detrimental impact on the park and its positioning in the park. The same is true of the site along Hale Road the current petrol station (TH1), while a ten storey tower block on the Welbourne site next to a park is a mistaken judgement that stands out as starkly as such a building would. The fantasy of twenty storey towers on Watermead Way is an alarming prospect for those who would have to look at them, and a likely nightmare existence for any residents. You don't have to make a lengthy case against tower blocks that are surrounded by other tower blocks, the railway line with tower blocks the other side, and a busy road with tower blocks the other side to begin to recognise what an appalling development that would be. Living in Tottenham Hale, in zone 3 of the transport network, and the Lea Valley in close proximity then residents would expect to see the sky above. Yet, the planned forest of tower blocks will substantially ruin the skyline. The area has the advantage of being open and with a rural landscape context. Yet, the plans to create a Manhattan-esque new entity threatens that and represents an architectural abuse of the area. Seeing the sky is important to human life. There are psychological benefits to feeling the warmth of the sun, as sunshine improves the mind and gives us health benefits. Living and working in the shade of the proposed tower blocks is not healthy or desirable.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
632	AAP702.	The Friends of	Alternative route	The housing proposals for the recycle site and the current depot site	Note that potential for an improved link from the northern end of Ashley Rd through to Park View Road and the Lee Valley

		Down Lane Park		could result in unsightly and too high tower blocks sitting ugly next to a community park and low-level street terraced housing. Yet the removal of the depot offers an opportunity to improve the access to the Lea Valley and the Tottenham Marshes at the northern end. This end is where a genuine green link could improve access for residents to the beauty of the Lea Valley. Achieving this would be a significant boost to environmental and health capital in the area.	Regional Park are included within the document.
815	AAP703.	Zena Brabazon	Amenities	With regard to design guidelines for Area B, the council confirmed that the games areas of Down Lane Park would not be used to provide the school with sports facilities. It was accepted very early on in the discussions regarding the sale of the Technopark that the park was a community facility and that the resources secured were for local community use. This commitment made to councillors and the Friends of Down Lane Park should be honoured.	The use of the protected open space is not an issue to be considered in this Plan.
818	AAP704.	Our Tottenham	Community facilities	The Council confirmed that the games areas of Down Lane Park would not be used to provide the school with sports facilities. It was accepted very early on in the discussions regarding the sale of the Technopark that the park was a community facility and that the resources secured were for local community use. This commitment made to councillors and the Friends of Down Lane Park should be honoured.	The use of the protected open space is not an issue to be considered in this Plan.
815	AAP705.	Zena Brabazon	Height	These plans seem vague and sketchy, but raise serious concerns which need full clarification. The site requirement for Area B states that 'the southeast corner of this site should be the tallest point. Heights should be reduced towards the north and where the site faces Down Lane Park'. There is no mention of how high these buildings might be, although elsewhere Watermead Way is proposed as an area for buildings up to 22 storeys. these heights would impact on the park and also on the residents living along Park View Road and other nearby roads. these vague proposals conceal the possibility of another forest of tower blocks looming over Down Lane Park and on the horizon.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context. The comment attributed to Watermead way is not in the document.
815	AAP706.	Zena Brabazon	Design	We draw your attention to the CABE report on the initial designs for Hale Village which expressed clear criticism of the wall of blocks proposed. In this AAP new buildings on Watermead Way (TH3 area B) extends this 'wall' much further.	We are not sure what part of the document this comment refers to. All developments will be required to respond to their surroundings as set out in DM1 of the DMDPD.
815	AAP707.	Zena Brabazon	Design	We draw your attention to the CABE report on the initial designs for Hale Village which expressed clear criticism of the wall of blocks proposed. In this AAP new buildings on Watermead Way (TH3 area B) extends this 'wall' much further.	We are not sure what part of the document this comment refers to. All developments will be required to respond to their surroundings as set out in DM1 of the DMDPD.
624	AAP708.	Tottenham & Wood Green Friends of the Earth	Green Corridor	TH3 should include creation of a green corridor between the development and A1055.	We are not sure how this is possible.

634	AAP709.	Alan Stanton, local resident	Height	The site requirement for Area B states that 'the southeast corner of this site should be the tallest point. Heights should be reduced towards the north and where the site faces Down Lane Park'. There is no mention of how high these buildings might be, although elsewhere Watermead Way is proposed as an area for buildings up to 22 storeys. It is inconceivable that these heights would not impact on the park and also on the residents living along Park View Road and other nearby roads. Although not spelt out in the site requirements and design guidelines, it would seem that these vague proposals conceal the possibility of another forest of tower blocks looming over Down Lane Park and on the horizon.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context. **Action: Create consistency regarding height guidelines for all sites.**
818	AAP710.	Our Tottenham	Height	There is no mention of how high these buildings might be, although elsewhere Watermead Way is proposed as an area for buildings up to 22 storeys. It is inconceivable that these heights would not impact on the park and also on the residents living along Parkview and other nearby roads. Although not spelled out in the site requirements and design guidelines, it would seem that these vague proposals conceal the possibility of a forest of tower blocks looming over Down lane Park and on the horizon.	Noted. **Action: Create consistency regarding height guidelines for all sites.**
799	AAP711.	Bob Lindsay-Smith	Local employment	The AAP does retain some local employment sites, but loses employment in others: NT2 - but existing businesses in Park Lane are not mentioned, NT3 - how can 'modern, flexible workspaces' get your car fixed?, BG2, BG4, TH10. Also in TH3 the 'intensification of current employment uses' (with the implication of higher rents) would appear to put the excellent social enterprise Restore at risk.	The aim with regards this policy is to increase the job density in an area with high public transport accessibility.
634	AAP712.	Alan Stanton, local resident	Park for school use	With regard to design guidelines for Area B, the council confirmed that the games areas of Down Lane Park would not be used to provide the school with sports facilities. It was accepted very early on in the discussions regarding the sale of the Technopark that the park was a community facility and that the resources secured were for local community use. This commitment made to councillors and the Friends of Down Lane Park should be honoured.	The use of the protected open space is not an issue to be considered in this Plan.
410	AAP713.	North London Waste Authority	Waste	NLWA welcomes the statement that the site's existing licensed waste capacity will be replaced prior to any redevelopment taking place. This will ensure waste management capacity is not lost and will not have a detrimental effect on progress towards achieving an area wide recycling rate of 50% by 2020.	The NLWA's support is noted
625	AAP714.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Timings	In addition the Ashley Road sites (Sites 1, 2 and 3), when combined with those outside of Micuber Estates direct ownership, offers a comprehensive development area that can be bought forwards in a timely programme and in a more accessible location for the broader community, both existing and new. This accessibility and centrality argument is more evident when the overall AAP area is considered in context (Key Diagram Figure 1.3)	Noted.

624	AAP715.	Tottenham & Wood Green Friends of the Earth	Waste	"*The site's existing licensed waste capacity will be replaced prior to any redevelopment taking place."* but the TAAP must set out clearly where it will be moved to	Noted.

Comments on TH4 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
632	AAP716.	The Friends of Down Lane Park	District Centre	Proposals (TH 4 and TH5) are also not convincing on whether the planned district centre will be a great place for the workers and residents envisaged making up the future population.	Further detail will be included in the District Centre Framework.
818	AAP717.	Our Tottenham	Retail centre	Haringey Council has plans to revitalise Tottenham High Road and to make Seven Sisters station an anchor site for the High Road. To develop an enlarged retail centre at Tottenham Hale is more than likely to contradict the Council's first aim. The current retail park is busy and successful, and is a day time centre. These proposals would significantly increase the usage, again over developing which will cause even greater traffic problems, air contamination and noise pollution.	The District Centre is allocated in both the London Plan, and in the Council's adopted Strategic Policies DPD. These documents have already made the case for this allocation. The aim is to make Tottenham Hale a public-transport led District Centre, thus the impact of additional cars on the road network stemming from these developments is considered to be minimal.
818	AAP718.	Our Tottenham	Economy	Concerns about developing a new district centre have also been set out above. The document is silent on the matter of the night time economy which is a glaring and unacceptable omission.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
818	AAP719.	Our Tottenham	Green Link	Objections to the Green Link crossing Down Lane Park have already been set out above. We consider the proposals to be over development. The plans here propose up to eleven storeys, yet when the last permission was given for Tottenham Hale the number of storeys proposed was nine. There is an emerging pattern her where developers get agreement for a certain height, and then return for a couple of additional storeys which is then granted. This sets a precedent for higher towers elsewhere irrespective as to whether or not they are appropriate. In this instance eleven storeys above the station is in effect 12 or 13 storeys since the station is already there, and this will be in front of a current wall of blocks at HaleVillage which now form the eastern aspect of the site. This will only intensify the concentration of tower blocks in the area. We draw your attention to the CABE report on the initial designs for HaleVillage which expressed clear criticism of the wall of blocks proposed. In this AAP new buildings on Watermead Way (TH3 area B) extends this 'wall' much further.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context. We are not sure what part of the document the "wall" comment refers to. All developments will be required to respond to their surroundings as set out in DM1 of the DMDPD.
634	AAP720.	Alan Stanton, local resident	Height	We consider the proposals to be an over-development. The plans here propose up to eleven storeys, yet when the last permission was given for Tottenham Hale the number of storeys proposed was nine. There is an emerging pattern her where developers get agreement for a certain height, and then return for a couple of additional storeys	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site

				which is then granted. This sets a precedent for higher towers elsewhere irrespective as to whether or not they are appropriate. In this instance eleven storeys above the station is in effect 12 or 13 storeys since the station is already there, and this will be in front of a current wall of blocks at Hale Village which now form the eastern aspect of the site. This will only intensify the concentration of tower blocks in the area. We draw your attention to the CABE report on the initial designs for Hale Village which expressed clear criticism of the wall of blocks proposed. In this AAP new buildings on Watermead Way (TH3 area B) extends this 'wall' much further.	Allocations as all developments will be expected to respond appropriately to their context.
815	AAP721.	Zena Brabazon	Height	We consider the proposals to be an over-development. The plans here propose up to eleven storeys, yet when the last permission was given for Tottenham Hale the number of storeys proposed was nine. There is an emerging pattern her where developers get agreement for a certain height, and then return for a couple of additional storeys which is then granted. This sets a precedent for higher towers elsewhere irrespective as to whether or not they are appropriate. Eleven storeys above the station is in effect 12 or 13 storeys since the station is already there, and this will be in front of a current wall of blocks at Hale Village which now form the eastern aspect of the site.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
815	AAP722.	Zena Brabazon	Public realm	The station has just undergone extensive re-modelling at significant public cost. Is the intention to build a new square or will the bus station and square remain as they are? This building work was very disruptive and now it appears to be repeated.	It is recognised that the bus station element of Tottenham Hale station has undergone significant remodelling. The rail station itself requires upgrading to make the full use of the services that pass through it, including improving wheelchair accessibility. It is noted that the potential for 4/5 tracking of the West Anglia line may necessitate further improvements to the station. The creation of development above, and around as part of a new District Centre is considered appropriate, and in line with the adopted Spatial vision for the area.
634	AAP723.	Alan Stanton, local resident	Station remodelling	The station has just undergone extensive re-modelling at significant public cost. Is the intention to build a new square or will the bus station and square remain as they are? This building work was very disruptive and now it appears to be repeated.	It is recognised that the bus station element of Tottenham Hale station has undergone significant remodelling. The rail station itself requires upgrading to make the full use of the services that pass through it, including improving wheelchair accessibility. It is noted that the potential for 4/5 tracking of the West Anglia line may necessitate further improvements to the station. The creation of development above, and around as part of a new District Centre is considered appropriate, and in line with the adopted Spatial vision for the area.
415	AAP724.	Transport for London	Height	"Development of this site could be up to 11 storeys" – It should be noted that this should be taken as being two storeys of station building with nine storeys above it, making a total of 11 storeys.	Noted.
415	AAP725.	Transport for London	Pedestrian link	*"potential to introduce a new pedestrian link beneath the road to the retail park with the introduction of Crossrail"*. Further clarification is required on this on both the location of the link, and which road is being referred to. The current station scheme proposes closing off the Ferry Lane underpass. It will need to be assessed against any other Haringey Council guidance on creating new underpasses.	Noted, improved text on this will be included. **Action: Improve text to clarify the pedestrian network around the Station Square area.**
415	AAP726.	Transport for London	Physical link	*"Creation of a physical link between the Station and the Green Link".* What is meant by a physical link - does this mean a new station entrance? Clarification is required here.	For clarity, a physical link is access through which you can walk. It is not per se a station entrance, but clearly a station entrance will be one end of the physical link.

					Action: Improve text to clarify the pedestrian network around the Station Square area.
415	AAP727.	Transport for London	Land use	We would suggest adding two more bullets: "*This site should seek an active ground floor frontage to enliven the area around the station entrance*" and "*A retail use at ground floor level with residential above will represent an appropriate mix of uses*."	Agreed. **Action: Include amendments as drafted.**
415	AAP728.	Transport for London	Wording	TfL welcome the reference to *"new residential and/or commercial development above the station*". However, TfL believes the following statement: *"The new public square will become the heart of the new station"* should seek to better promote Tottenham as a whole, rather than just the station, the words "new station" could be better replaced with '…*the heart of the new district centre' or '… the heart of the new, fully integrated transport interchange*'. Further to this, TfL considers the statement: "*This site will form the new Tottenham Hale District Centre"* should be revised as TfL considers that a number of the sites (all of the ones mentioned in this section) will form the district centre, rather than just this one.	Noted. **Action: Revise wording to align the preferred approach as having the train station as the centre of the new District Centre, with a number of sites combining to form a new District Centre.**
818	AAP729.	Our Tottenham	Transport	The station has just undergone extensive remodelling at significant public cost. Is the intention to build a new square or will the bus station and square remain as they are?	It is recognised that the bus station element of Tottenham Hale station has undergone significant remodelling. The rail station itself requires upgrading to make the full use of the services that pass through it, including improving wheelchair accessibility. It is noted that the potential for 4/5 tracking of the West Anglia line may necessitate further improvements to the station. The creation of development above, and around as part of a new District Centre is considered appropriate, and in line with the adopted Spatial vision for the area.

Comments on TH5 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
414	AAP730.	GLA	Tall buildings	This site allocation accords with the strategic aspirations for Tottenham Hale within the Upper Lee Valley OAPF and is broadly supported. It is noted that the allocation identifies opportunities for taller point block buildings of 11+ storeys to promote legibility. GLA officers are satisfied that this is a suitable location for taller buildings in principle, subject to the requirements of London Plan Policy 7.7.	Support is noted.
415	AAP731.	Transport for London	Pedestrian connections	We would suggest adding an additional bullet point to the Development Guidelines: "*Potential to explore pedestrian connections across the railway to improve access from the east (Ferry Lane estate)*."	Noted, this will be addressed in the streets and spaces strategy.
624	AAP732.	Tottenham & Wood Green Friends of the Earth	Road layout	It is not clear why we need a new road through site where there is a two-way Broad Lane nearby. Any new thoroughfare should be for walking and cycling only	There is a need for a fine graining of the road layout in new development to create a street-based centre with active frontages. Pedestrian and cycling permeability will be given preference.
624	AAP733.	Tottenham & Wood Green Friends of	Height	We are concerned at the visual impact of a building of more than 11+ storeys on the view from Ferry Lane Estate	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area.

		the Earth			Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
624	AAP734.	Tottenham & Wood Green Friends of the Earth	Green Corridors	Any new development on the retail park should include creation of new green corridors along the railway and other edges and along any central corridor.	Noted. **Action: Add point considering how a contribution to the borough's ecological network can be made.**
625	AAP735.	Stride Treglown on behalf of Micuber Estates and Berkely Square Developments	Timings	We do recognise that TH5 would retain its ability to provide "destination retail" as outlined in the THDCF and in any event, is likely to be delayed due to its current obligations to existing tenants but should not prevent the full potential of Tottenham Hale being achieved.	Noted.
632	AAP736.	The Friends of Down Lane Park	District centre	proposals (TH 4 and TH5) are also not convincing on whether the planned district centre will be a great place for the workers and residents envisaged making up the future population.	Noted, the principles of how a District Centre will operate will be set out in the AAP. Further implementation advice regarding specific mixes of uses will be included in the DCF.
634	AAP737.	Alan Stanton, local resident	Retail competition	Haringey Council claims it wants to revitalise Tottenham High Road and to make Seven Sisters station an anchor site for the High Road. Therefore to develop an enlarged retail centre at Tottenham Hale is more than likely to contradict the Council's first aim. The current retail park is busy and successful, and is a day time centre	The District Centre is allocated in both the London Plan, and in the Council's adopted Strategic Policies DPD. These documents have already made the case for this allocation. It is noted that the types of business, including taking into account the local town centre offer at Seven Sisters/West Green Rd, and Tottenham High Rd/Bruce Grove can be expanded in the District Centre Framework, but the overarching policy framework will be set out in the AAP.
634	AAP738.	Alan Stanton, local resident	Traffic	These proposals would significantly increase the usage, again over developing which will cause even greater traffic problems, air contamination and noise pollution. These plans are silent on Ferry Lane which is the direct route into Tottenham Hale from Walthamstow. How will developing a new town centre and extending the retail park impact on Ferry Lane and the people who live along it? People mainly drive to retail centres, yet no mention is made in this proposal of traffic issues and management. Anyone living locally will know that despite the improvements from the new gyratory, traffic problems are still very frequent and significant.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
634	AAP739.	Alan Stanton, local resident	Night time economy	No mention is made of potential night time activities which remains a serious omission. This is a residential area and even with the developments you propose will remain so.	Noted, the development of an evening/ night time economy is essential for any District Centre. Further evidence is being prepared to identify how this can be addressed through future planning frameworks for the centre.

634	AAP740.	Alan Stanton, local resident	Air pollution	For people living along Broad Lane, and indeed for children attending Earlsmead School, air pollution remains a real day-to-day issue.	Noted.
634	AAP741.	Alan Stanton, local resident	District centre	Finally, these proposals seek to create a town centre for an area which is not a town and is essentially a transport interchange. It is not like Stratford which always was a shopping and town centre, nor is it like Walthamstow which has always had a main shopping urban street. This is an artificial development which runs the risk of destroying a perfectly good and popular retail park, imposing even more very tall buildings with over intensification, whilst also undermining the retail trade along High Road, Tottenham.	The clear aim of the redevelopment of this site is to shift the mode by which visitors come to Tottenham Hale, from car-based, to public transport/foot/bike-based. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
636	AAP742.	David Nutsford, local resident	Sense of place	The retail park feels very cut off from the tube station due to the way the bus station was designed. More needs to be done in the near future to ensure Tottenham is a welcoming place to pedestrians or it may never shrug off its industrial past. It needs more greenery, cafes, playgrounds	Noted. It is expected that Ashley Rd will link the various parcels in Tottenham Hale together in a coordinated fashion.
653	AAP743.	CBRE on behalf of Hermes and Argent	Developer contributions	The DPD refers to pooled section 106 contributions in dealing with Station Square West (site ref TH1, pages 95-98), suggesting that they will fund improvements to the public realm. That is an entirely reasonable approach, but seeking additional section 106 contributions may have a bearing on, for example, the level of affordable housing that the sites might bear. We recommend that this is noted in the supporting text.	Noted. This is covered in the adopted Planning Obligations SPD.
653	AAP744.	CBRE on behalf of Hermes and Argent	Clarification	In terms of site requirements, bullet 1 says that: *Any [presumably 'a'] Council-approved District Centre Framework will be prepared for this site, and development should be in accordance with it.* However, decision-makers will not be able to attach the same weight to the District Centre Framework as the AAP, as it will not have been subject to the same scrutiny and nor will it form part of the development plan. We therefore recommend that bullet 1 is amended to say that development should be 'informed by' the District Centre Framework.	The District Centre Framework is informed by the principles of the Urban Characterisation Study, but goes into a great deal more detail, particularly on viability grounds. It will be the implementation strategy for the allocations set out in the Local Plan.
653	AAP745.	CBRE on behalf of Hermes and Argent	Parking	In terms of design guidelines for the retail park site, the draft AAP suggests that parking should be minimised. However, parking requirements are likely to be driven by the type of retail offer, and policy should reflect this. Summary of recommendation: Revise text to require that the amount of parking sought should reflect the type and role of the proposed retail floorspace	The growth predicated in Tottenham Hale is based on its high public transport accessibility. The provision of high levels of parking will not be supported, as it compromises the spatial vision for the area.
810	AAP746.	Tynemouth Area Residents Association	Traffic	Broad Lane, now undergoing improvements to decrease traffic and create a residential environment, would provide entrance/exit points for huge developments on Tottenham Retail Park leading to vastly increased business and residential road usage. Access to other sites around Broad Lane will similarly increase traffic flow through Broad	Noted. The clear aim of the redevelopment of this site is to shift the mode by which visitors come to Tottenham Hale, from car-based, to public transport/foot/bike-based. Car free development will be sought as much as possible on sites in Tottenham Hale due to the excellent public transport connections.

		(TARA)		Lane. Therefore, car-free zones must be implemented in all residential developments.	
810	AAP747.	Tynemouth Area Residents Association (TARA)	Viability	The current buildings and usage of the site is viable, and should not normally be subject to a special Site Allocation for Development. However an argument for exception could be made in this case. The site in its current form was created relatively recently and does not integrate with the general form or character of Tottenham. The northern part of the site consists of viable buildings and usage and should therefore not be subject to a Site Allocation. The southern part of this site is historically very poorly designed, and could be redeveloped (including the removal of traffic access through the site and the creation of a public square).	It is considered that the whole site must be considered as a single entity due to its unified use and ownership. It is noted that the use can be improved, paying particular attention to connections into and through the site.
810	AAP748.	Tynemouth Area Residents Association (TARA)	Traffic	With the narrowing of Broad Lane this area is no longer equipped to deal with heavy traffic flow. This development means a substantial increase in heavy traffic and should, therefore be a car-free zone. Any future development should conform to the Guiding Principles set out above.	Noted. Car free development will be sought as much as possible on sites in Tottenham Hale due to the excellent public transport connections.
815	AAP749.	Zena Brabazon	Retail centre	To develop an enlarged retail centre at Tottenham Hale is more than likely to contradict the Council's first aim. The current retail park is busy and successful, and is a day time centre. These proposals would significantly increase the usage, again over developing which will cause even greater traffic problems, air contamination and noise pollution. These plans are silent on Ferry Lane which is the direct route into Tottenham Hale from Walthamstow. How will developing a new town centre and extending the retail park impact on Ferry Lane and the people who live along it? People mainly drive to retail centres, yet no mention is made in this proposal of traffic issues and management.	The aim of the redevelopment of this site is to shift the mode by which visitors come to Tottenham Hale, from car-based, to public transport/foot/bike-based.
815	AAP750.	Zena Brabazon	Activities	No mention is made of potential night time activities which remains a serious omission. This is a residential area and even with the developments you propose will remain so. For people living along Broad Lane, and indeed for children attending Earlsmead School, air pollution is a real day-to-day issue.	Noted, the development of an evening/ night time economy is essential for any District Centre. Further evidence is being prepared to identify how this can be addressed through future planning frameworks for the centre.
815	AAP751.	Zena Brabazon	Town centre	These proposals seek to create a town centre for an area which is not a town and is essentially a transport interchange. This is an artificial development which runs the risk of destroying a perfectly good and popular retail park, imposing even more very tall buildings with over intensification, whilst also undermining the development of Tottenham High Road.	The clear aim of the redevelopment of this site is to shift the mode by which visitors come to Tottenham Hale, from car-based, to public transport/foot/bike-based. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.

818	AAP752.	Our Tottenham	Ferry Lane	These plans are silent on Ferry Lane which is the direct route into Tottenham Hale from Walthamstow. How will developing a new town centre and extending the retail park impact on Ferry Lane and the people who live along it? People drive to retail centres, yet no mention is made in this proposal of traffic issues and management.	The growth predicated in Tottenham Hale is based on its high public transport accessibility. The current retail park is a significant draw by private car, and it is envisaged that a shift to other uses will be created.
818	AAP753.	Our Tottenham	Economy	No mention is made of potential night time activities which remains a serious omission. This is a residential area and even with the developments you propose will remain so. Anyone living locally will know that despite the improvements from the new gyratory, traffic problems are still very frequent and significant. For people living along Broad Lane, and indeed for children attending Earlsmead School, air pollution is a real day to day issue.	Noted, the development of an evening/ night time economy is essential for any District Centre. Further evidence is being prepared to identify how this can be addressed through future planning frameworks for the centre.
818	AAP754.	Our Tottenham	Town centre	These proposals seek to create a town centre for an area which is not a town and is essentially a transport interchange. It is not like Stratford which always was a shopping and town centre, nor is it like Walthamstow which has always had a main shopping urban street. This is an artificial development, imposing even more very tall buildings with over intensification, whilst also undermining the development of Tottenham High Road.	The aim of the redevelopment of this site is to shift the mode by which visitors come to Tottenham Hale, from car-based, to public transport/foot/bike-based. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.

Comments on TH6 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
809	AAP755.	Montagu Evans on behalf of Hale Village Properties	Height	TH6 allocation fails to maximise the opportunities available to the Council in respect of the Site. The allocation as currently drafted only suggests support for an 18 storey building and makes no comment as to whether the principle of a building above 18 storeys could be acceptable. The purpose of the AAP must be to ensure that development sites within Tottenham are fully optimized.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
809	AAP756.	Montagu Evans on behalf of Hale Village Properties	Height	bullet point 1 of the Development Guidelines section is negatively worded as the policy suggests that a building of over 18 storeys will require justification and no commentary is provided in terms of potential support of a building above this height. It is our position that this part of the policy as drafted is unsound as it has not been positively prepared. Paragraph 182 of the National Planning Policy Framework requires Plans to be positively prepared to meet objectively assessed development requirements.	The Council believes the text is appropriate, in that all tall buildings need to be of excellent architectural quality.
809	AAP757.	Montagu Evans on behalf of Hale Village	Urban characterisation study	the Council's own evidence base, in the form of the Urban Characterisation Study, which at page 108 states that the Hale Village Tower could reach 20 – 25 storeys.	The Council believes the text is appropriate, in that all tall buildings need to be of excellent architectural quality.

		Properties		In order to make this part of the policy sound we recommend that the first bullet point is reworded as follows: *"Proposals for a tall building over 18 storeys should be explored in line with the Urban Characterisation Study which suggests a building of between 20 – 25 storeys could be appropriate. Any proposal for a tall building within or above these parameters will need to be of exceptional architectural quality in accordance with the DMDPD tall building policy."*	
810	AAP758.	Tynemouth Area Residents Association (TARA)	Section 106	The council failed to appropriately secure Section 106 contributions	This issue is outside the scope of the Plan.
810	AAP759.	Tynemouth Area Residents Association (TARA)	Education	The council failed to provide onsite education facilities, as planned.	This issue is outside the scope of the Plan.
810	AAP760.	Tynemouth Area Residents Association (TARA)	Health	The council failed to provide health service centre, as planned. Thus contributing to the wider deficit in health provision in the area	This issue is outside the scope of the Plan.
810	AAP761.	Tynemouth Area Residents Association (TARA)	Viability	The developer had to be bailed out with public money due to financial failure. This led to the expansion of the development (increase of height of buildings); developer citing lack of viability of the original plans.	This issue is outside the scope of the Plan.
810	AAP762.	Tynemouth Area Residents Association (TARA)	Education	Hale Village development failed to provide the education facilities that were incorporated into the plans for the site. The expansion of Welbourne School has created capacity to help meet current needs but at the cost of valuable green amenity space.	This issue is outside the scope of the Plan.
810	AAP763.	Tynemouth Area Residents Association	Delivery	There is strong evidence that the Council is not competent to ensure the proper delivery of major projects, as evidenced by two major developments in our area: Hale Village and Spurs. The Council has been out-maneuvered by property developers, and singularly failed to provide the expected outcomes for its local constituents.	This issue is outside the scope of the Plan.

		(TARA)			
815	AAP764.	Zena Brabazon	Development	Permission for this has already been granted for a hotel. If this is developed as residential flats then this would, in our view, constitute glaring over development in this already congested site full of tower blocks.	The current permission is for a mix of residential flats and a hotel, and already has, in principle, permission for 18 storeys of development. The Urban Characterisation Study supports this as a suitable location for a tall building.
562	AAP765.	Cllr John Bevan	Design	The design and the overall uncoordinated look of the recent existing development at this site is attracting much criticism and reflects badly on the Council in its failure to ensure that the original design brief was properly and rigorously applied. The Hale Village Tower need to ensure that its design does not lead to more critiscm and indeed needs to be used as an opportunity, as far as possible, to try and bring some uniformity / a joined up approach to the overall design / look of the Tottenham Hale development.	Noted. The design policies of the DMDPD will manage the quality of development on this site.
632	AAP766.	The Friends of Down Lane Park	Design quality	The existing glass towers of Hale Village have spoilt the skyline of Tottenham Hale. People passing through are frequently critical of the green and orange face of the block along the station and railway line. More tower blocks will increase the likelihood of people passing through the area having a negative view of the area. So far from staying, the proposals will result on people passing through quicker or potentially avoiding the area. This is an important point because of the common stereotyping of Tottenham and the worth of its residents. More ugly tall buildings make the area less attractive and less a place where residents have strong civic pride. An outcome of the council's proposals could be to make Tottenham Hale an area residents are less willing to associate with and a place where people might be put-off from living in.	The Council aims to make Tottenham Hale a liveable destination based around good public transport, a new district centre, and a network of green spaces. All new development will be assessed against the design principles in the development management policies which aim to deliver high quality design-led developments.
634	AAP767.	Alan Stanton, local resident	Residential overdevelopment	Permission for this has already been granted for a hotel. If this is developed as residential flats then this would, in our view, constitute glaring over development in this already congested site full of tower blocks.	The current permission is for a mix of residential flats and a hotel, and already has, in principle, permission for 18 storeys of development. The Urban Characterisation Study supports this as a suitable location for a tall building.
632	AAP768.	The Friends of Down Lane Park	Lee Valley Regional Park	This is the Lea Valley. A regional park. An area of beauty. An area of environmental importance. An historical area. The monstrous development plans will damage all of this. If the plans are ever realised then history would surely view it as a mistaken period of urban planning never to be repeated. The council's proposals need to be stopped now so that the area doesn't go in the wrong direction, with the consequences remaining with us the residents for decades. The proposed development on Hale Wharf (TH7) is out-of-step with the character of the area. A line of tall tower blocks along the Lea will destroy the skyline, affect bird migration, and have a detrimental	Noted. It is the aim of this policy to outlook from, and routes through LVRP Reference to Lee Valley Regional Park. These will be critical issues when considered through planning applications, as picked up in DM1 and DM2. As such it is the aim of this document to improving access, ecology quality, improving paddocks through appropriate adjacent development. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site

				impact on the context of and to the area and its relationship with the river. A new Wetlands is being developed at the Walthamstow Reservoirs to encourage people to appreciate and enjoy nature more. In contrast, Haringey Council's contribution to the environment is to plonk a series of tower blocks adjacent to this development to exploit it for the sale of property. Hale Village is an existing blot on the landscape. So, any new tower blocks (TH6) over-shadowing the Tottenham Marshes and Lea Valley would made the blot bigger. What a dreadful legacy that the future dominant view in Tottenham Hale will be of a concentrated suite of tall buildings and not the beauty of the open wildness of the marshes and reservoirs. The housing on Bream Close and the Ferry Lane estate show how housing can be built without destroying the natural setting of those areas and providing harmonious riverside living. The buildings blend into their surroundings. Animals actually roam the green space around the houses along the waterways. It is difficult to imagine tall tower blocks having the same togetherness of nature and communities.	Allocations as all developments will be expected to respond appropriately to their context.
818	AAP769.	Our Tottenham	Height	Permission for this has already been granted for a hotel. If this is developed as residential flats then this would, in our view, constitute glaring over development in this already congested site full of tower blocks.	The current permission is for a mix of residential flats and a hotel, and already has in principle permission for 18 storeys of development. The Urban Characterisation Study supports this as a suitable location for a taller building.
414	AAP770.	GLA	Strategic aspirations	This site allocation accords with the strategic aspirations for Tottenham Hale within the Upper Lee Valley OAPF and is broadly supported. It is noted that the allocation recognises existing planning permission HGY/2006/1177.	Support is noted.
415	AAP771.	Transport for London	Pedestrian connections	We would suggest adding an additional bullet point to the Development Guidelines: "*Potential to explore pedestrian connection under Ferry Lane and is a condition of the original Hale Village planning consent to investigate*."	
422	AAP772.	Environment Agency	Sites in Flood Zone 2	Where sites are in Flood Zone 2 this should be noted explicitly in the explaining what this means for the design guidelines of the development. Where there is more than one flood zone (e.g. in Flood Zones 1 & 2) this should also be noted and the development should follow the sequential approach to steer the development to the parts of the site at lowest risk of flooding. We suggest the following additional wording is added to the development guidelines for the above sites: *This site is in Flood Zone 2, classified by the National Planning Practice Guidance as having a medium risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. For development on this site to be acceptable the FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test.*	Noted. **Action:** Add "*This site is in Flood Zones 2* [**delete as applicable**]*, classified by the National Planning Practice Guidance as having a low/medium/high* [**delete as applicable**] *risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. The FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development must be steered to the areas within the red line boundary that are at lowest risk of flooding. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test."*

				For sites where there is more than one Flood Zone (**AAP**: NT2, NT3, NT4; **SA**: SA52, SA63, SA66) we suggest the following additional wording: *This site is in Flood Zones 1 & 2 & 3* [**delete as applicable**]*, classified by the National Planning Practice Guidance as having a low/medium/high* [**delete as applicable**] *risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. The FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development must be steered to the areas within the red line boundary that are at lowest risk of flooding. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test.*	
422	AAP773.	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
422	AAP774.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**

Comments on TH7 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
421	AAP775.	Historic England	Heritage	New development should preserve and/or enhance the setting of the adjacent grade II listed Ferry Boat Inn	Noted.

422	AAP776.	Environment Agency	De-culverting	This allocation is included in the SFRA, however the red line boundary is different and the site name is also different (Tottenham Hale, Tottenham Hale Retail Park). The SFRA identifies the flood zone that the development falls in but does not highlight the river wall and its importance as a flood defence within the flood risk implications for the site. This must be amended. We are pleased to see that we are flagged as a key stakeholder in the development guidelines. We have suggested additional wording on page 3 of our response to secure a satisfactory development design in terms of flood risk. For this site we also request the following wording in addition to consider the adjacent rivers and implications on flood risk and biodiversity: *The site is surrounded by a network of main rivers (Pymmes Brook, Lee Navigation and Lee Cut). Development should ensure opportunities to enhance the ecological status of the rivers, reduce flood risk and ensure access for future maintenance and replacement of the river walls is realised. The condition of the flood defence must be commensurate with the lifetime of the development. A condition survey will need to be undertaken and any repair works identified carried out.*	The site is included in the SFRA as site 128. **Action: Add suggested wording.**
423	AAP777.	National Grid	Overhead lines	Hale Wharf is crossed by VC 275 kV overhead line. The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. National Grid prefers that buildings are not built directly beneath its overhead lines. Potential developers of the sites should be aware that it is National Grid policy to retain our existing overhead lines in-situ.	Noted.
573	AAP778.	Michael Hodges, local resident	Height	How tall will these buildings be? I object to tall buildings or tower blocks located anywhere on Hale Wharf.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Therefore specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
579	AAP779.	Laura Harrison, resident	Paddocks	The Paddock Nature reserve could be a huge public asset but is currently isolated, inaccessible and unsafe, and attracts rough sleepers. Substantial investment is needed to transform this area. Any development which includes the Paddock nature reserve should retain and safeguard the current green space, whilst creating a higher quality, more accessible wildlife and leisure environment.	Support is noted.
624	AAP780.	Tottenham & Wood Green Friends of the Earth	Ecology	It should include a green strip of small trees and bushes along the eastern edge to soften it visually from the Paddock. It needs rigorous lighting control to prevent light pollution affecting the Paddock and adjacent river and reservoir areas.	Noted, a new bullet on landscaping requirements will be added. **Action: Addition of a new bullet point on landscaping**
624	AAP781.	Tottenham & Wood Green Friends of the Earth	Height	This development must “step down” in height from the road to no more than 5 storeys along the section backing onto the Paddock	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Therefore specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.

632	AAP782.	The Friends of Down Lane Park	Paddocks	The Paddock green space is in an unacceptable poor condition. Yes, some improvements have been started, but it is largely unkempt and there are areas of dumped rubbish. It could do with a significant investment to both safeguard it as a green area and enhance it as a resource for the community to enjoy. This should be a priority of the work for improving the future of the area.	Principles are agreed.
632	AAP783.	The Friends of Down Lane Park	Lee Valley Regional Park	This is the Lea Valley. A regional park. An area of beauty. An area of environmental importance. An historical area. The monstrous development plans will damage all of this. If the plans are ever realised then history would surely view it as a mistaken period of urban planning never to be repeated. The council's proposals need to be stopped now so that the area doesn't go in the wrong direction, with the consequences remaining with us the residents for decades. The proposed development on Hale Wharf (TH7) is out-of-step with the character of the area. A line of tall tower blocks along the Lea will destroy the skyline, affect bird migration, and have a detrimental impact on the context of and to the area and its relationship with the river. A new Wetlands is being developed at the Walthamstow Reservoirs to encourage people to appreciate and enjoy nature more. In contrast, Haringey Council's contribution to the environment is to plonk a series of tower blocks adjacent to this development to exploit it for the sale of property. Hale Village is an existing blot on the landscape. So, any new tower blocks (TH6) over-shadowing the Tottenham Marshes and Lea Valley would made the blot bigger. What a dreadful legacy that the future dominant view in Tottenham Hale will be of a concentrated suite of tall buildings and not the beauty of the open wildness of the marshes and reservoirs. The housing on Bream Close and the Ferry Lane estate show how housing can be built without destroying the natural setting of those areas and providing harmonious riverside living. The buildings blend into their surroundings. Animals actually roam the green space around the houses along the waterways. It is difficult to imagine tall tower blocks having the same togetherness of nature and communities.	Noted. The document recognises the importance of the Lee Valley Regional Park and aims to improve access to and from the park. However, we also acknowledge that the park contains internationally protected wetlands and therefore development should protect and improve the park. SP13 and the open space development management policies seek to ensure that development adjacent to open space does not adversely impact on it. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context. **Action: Remove specific heights from the allocations**
634	AAP784.	Alan Stanton, local resident	Height	The plans for Hale Wharf are silent as to the height of new buildings. It is entirely inappropriate, in our view, for tall buildings or tower blocks to be located anywhere on Hale Wharf.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.

					Action: remove from allocations references to specific heights
650	AAP785.	Jeanette Sitton, local resident	Antisocial behaviour	Presumably, bridge pedestrians will be able to enter the site at any time - day or night, and this will inevitably result in an increase in antisocial activity, more so than now, (eg littering; drugs; violence; fire setting and structural damage to the site. I fear it will no longer be the wildlife haven as we know it now, if the bridge enters it	A separate masterplan for the Paddocks will be produced to guide enhancement of ecological & open space quality. It is assumed that entrance to the Paddocks will not be 24Hrs.
650	AAP786.	Jeanette Sitton, local resident	Biodiversity	The Paddock is a locally unique site, rich in biodiversity. Much of its wildlife are accustomed to quietness, minimal disturbance through low footfall. As a result, they thrive there, in an oasis - a semi-island, with water running along each side. I fear, a bridge will change all of that	A separate masterplan for the Paddocks will be produced to guide enhancement of ecological & open space quality.
650	AAP787.	Jeanette Sitton, local resident	Safety	Also, FYI, the Friends of the Paddock still exist, but now in name only. As Secretary, I was very active there for a number of years, but since the increase in squatter activity I have stopped visiting the site, as it's unsafe to do so alone. Of course, Haringey should have used a firmer hand on this issue.... but anyway, I digress...	Noted.
651	AAP788.	Tibbalds on behalf of ISIS Waterside developments and Newlon	Comprehensive redevelopment	Given that the site is in multiple ownerships and that each landowner may have differing objectives for the future use of their site it would be inappropriate and in the context of the overarching objective in relation to timely delivery, unwise to 'require' a comprehensive proposal for the Site. Such a requirement could fetter the ability of a willing landowner bringing forward development on one site, should another landowner choose not to bring forward his/ her land. In addition each landowner will be required to secure individual stand – alone planning consents on land in their ownership and will want to control the delivery of such a planning consent. Each landowner, will however as part of any pre-application process be willing to demonstrate that their individual schemes would not fetter the ability of an adjacent landowner to bring forward his/ her site in the future. **Suggested rewording:** Given this commentary we would suggest that bullit point 5 should be deleted and bullit point 6 be re-worded; *' Development should be delivered in a co-ordinated manner. The Council will work with landowners and developers to help secure the delivery of the comprehensive redevelopment of the Site'.*	Noted. It is considered that the policy is appropriate to ensure co-ordinated delivery. The Council cannot require development to come forward at the same time or by a single developer, but it can ensure co-ordinated development. **Action: Add a comprehensive development policy to the DMDPD.**
651	AAP789.	Tibbalds on behalf of ISIS Waterside developments and Newlon	Existing employment floorspace	The Sitse currently support a mix of low-grade storage, building contractors and B1 light industrial/ office uses. Based on survey work we confirm that the Newlon/ ISIS sites support around 7,000sqm of floorspace and that this floorspace supports between 40 and 50 workers. Given the nature of the activities it is difficult to confirm whether such jobs are full or part time. As part of the regeneration proposals both Sites will be cleared to enable redevelopment to take place. In the context of the objective to deliver a residential led mixed development ISIS's feasibility exercise suggests that it will be possible to introduce some commercial uses into the ground floors fronting onto a new landscaped space associated with the proposed new east/ west Green Link. It is envisaged that whilst east west movement across the Sites will be fairly limited they will	The Council has completed workspace viability evidence which shows that there is potential for residential use to cross subsidise new workspace on sites in regeneration areas. It is noted that the requirement to simply replace old with new employment floorspace may not be possible on all sites, so a method requiring a proportion of employment floorspace proportionate to the size of the site will be appropriate. **Action: Revise the requirement for replacement of original floorspace with a site specific model, as set out for DM50.**

				experience some pedestrian footfall and hence there will be an opportunity to introduce a small amount of active commercial uses into buildings fronting onto the Green Link. In addition ISIS believe that there will be the potential to exploit the waterways and to introduce additional canal boats, which could support some commercial/leisure functions. The ISIS Site, given the nature of the proposed development will also need to support concierge staff and general maintenance staff. As part of any future planning application and indeed as part of the pre-application process the applicants will be happy to work with their commercial agents in order to try and maximise the potential to deliver new commercial/ leisure activity on the TH7 Site. As will be appreciated, however ISIS and Newlon do not want to reserve space within their developments, as a result of some artificial and undeliverable planning requirement, for commercial uses that will never be taken up. Such commercial uses are likely to be best suited to the ground floors of the development. Such space is already at a premium in that it is providing for the operational needs of the scheme and the accommodation of high quality family accommodation with gardens and hence it is our view that any commercial provision should be capable of delivery and of sustaining itself and its provision should be weighed up against the other key objective for the site i.e. the delivery of high quality family accommodation **Suggested rewording:** Delete bullit point one and modify bullit point 2 to read*:* *' Part of the site (Hale Wharf) is in employment use and will need to reflect the Council's aspiration to create a mix of uses on this site through the introduction of a mix of new commercial and leisure uses, which take advantage of the site's waterside location and which provide amenities for the users of the Regional Park'.*	
657	AAP790.	Canal & River Trust	Waterfront location	Although the Trust would support some employment uses within the site, in line with the Upper Lee Valley Opportunity Area Planning Framework, we consider that a residential-led development will provide the best opportunity to maximise the waterfront location of the site and improve public access and interaction with the River Lee.	Noted, it is considered that the policy includes provision for this.
657	AAP791.	Canal & River Trust	Regeneration area	The Trust is concerned that giving the site Designated Employment Area: Regeneration Area status will not make best use of its waterfront location. Although the site currently contains employment, in the form of low quality warehousing space, this use does not encourage access or interaction with the waterspace.	Regeneration area status is the only designation that supports mixed use development. Therefore it is considered the most appropriate for this site.
657	AAP792.	Canal & River Trust	OAPF	The Upper Lee Valley Opportunity Area Planning Framework, which was adopted by the Greater London Authority in July 2013, states for Hale Wharf there should be a "Landmark residential-led development with public realm maximising the waterfront location". The Mayor's framework indicates that the site would include residential, retail, leisure and workspace uses. The Trust is therefore concerned that the Tottenham Area Action Plan's focus on the site as a Designated Employment Area would be contrary to the Mayor's Upper Lee Valley Opportunity Area Planning Framework.	It is a key objective of the Plan to meet employment as well as housing need. Regeneration area status is the only designation that supports mixed use development. The use of this designation is supported by the findings of the Employment Land Study.

657	AAP793.	Canal & River Trust	Employment barges	We also support the provision of other types of moorings at Hale Wharf and we note that planning permission been implemented at the site for four employment barges. Whilst we support the provision of further employment barges, we would not want future moorings to be restricted to this use as the site may be suitable for other types of moorings such as leisure, café or restaurant and visitor and community boat moorings. Accordingly, we request that the wording of bullet point one be amended as follows: *Redevelopment of the Hale Wharf site will need to ensure the continued provision of facilities for the residential mooring community to the north of Hale Wharf. On the western side of the site, redevelopment should maximise the potential for the provision of a range of other types of moorings, including employment barges, café and restaurant boats, and leisure, visitor and community boats.*	Noted, but the Council is keen to ensure this part of the waterway provides a mix of uses to complement future residential use. As such this area is not seen as an area to promote residential moorings.
657	AAP794.	Canal & River Trust	Cooling	With regard to the seventh bullet point, we would also suggest that the site could benefit from using water from the Navigation for heating and cooling purposes and we would like this reflected within the text	This is a feature that could be supported as part of a detailed design.
657	AAP795.	Canal & River Trust	Residential mooring	Within the development guidelines, we object to the wording of the first bullet point (page 111). We would consider a 'house boat' to be a static purpose built floating home which is not self-propelled and does not have the ability to freely move within the canal network. This is as opposed to the more typical self-propelled narrow boat, which is most common on the River Lee Navigation and which are currently moored at Hale Wharf. We therefore request that the term 'house boat' is removed and replaced with the term 'residential mooring'.	Agreed, change word. **Action: Amend text to reflect change**
676	AAP796.	Lee Valley Regional Park Authority	Paddocks	It would be helpful to include the full Proposals text in relation to Hale Wharf as follows: Work with the London Borough of Haringey, the Canal and River Trust and other stakeholders to identify options for development on Hale Wharf that will bring this site into a Park compatible leisure use whilst also meeting its designation as a Regeneration Area within the London Borough of Haringey's Core Strategy. Appropriate uses would include (but are not restricted to) one or more of the following: • New recreational or sporting facilities, based on the sites waterside location • Accommodation serving visitors to the Park • Waterside visitor facilities and facilities for clubs with a community emphasis, incorporating leisure uses for example café, cycle and canoe hire/club facilities. The type, scale and design of development would need to be appropriate in terms of the sites location within the heart of the Park adjacent to internationally and nationally important biodiversity sites and its waterside environment. Any development of the site would be expected to support and	There is no value in repeating guidance from a non-statutory document in a statutory one. It is considered that the principles set out in the guidance document conform to the proposed planning policy.

				complement existing leisure and nature conservation activity and facilities in the area in particular the Walthamstow Wetlands project. It should also enhance landscape quality and visual permeability, the ecological values of the environment and adjoining waterways and support waterside habitat creation. Design should allow views through the site from the towpath to the reservoirs and wider Park. Development on the site should encourage sustainable modes of transport, making full use of the Tottenham Hale Station and bus interchange, with improved pedestrian and cycle links between this hub, Blackhorse Road station to the east and strategic pedestrian and cycle links within the valley. A new southern gateway into the Regional Park and Tottenham Marshes from Ferry Lane via Hale Wharf and a new pedestrian link across the waterways should form part of the regeneration of Hale Wharf. Development of the site which is not appropriate under the terms of the Park Act 1966 and the Park Authority's remit and does not accord with the proposals set out in the Park Development Framework will be resisted.	
802	AAP797.	Michael Hodges	Height	How tall will these buildings be? I object to tall buildings or tower blocks located anywhere on Hale Wharf.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
815	AAP798.	Zena Brabazon	Height	The plans for Hale Wharf are silent as to the height of new buildings. It is entirely inappropriate, in our view, for tall buildings or tower blocks to be located anywhere on Hale Wharf.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
818	AAP799.	Our Tottenham	Height	The plans for Hale Wharf are silent as to the height of new buildings. It is entirely inappropriate, in our view, for tall buildings or tower blocks to be located anywhere on Hale Wharf. Tall towers on Hale Wharf will damage the view of the Lea Valley and place a shield around the new Wetlands Trust Centre being established at the Walthamstow Reservoirs.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.

Comments on TH8 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
414	AAP800.	GLA	Strategic context	This site allocation accords with the strategic aspirations for Tottenham Hale within the Upper Lee Valley OAPF and is broadly supported. It is noted that the allocation identifies an opportunity for a taller building marking the edge of the proposed 'green link', and the gateway to the new district centre at Tottenham Hale. GLA officers are satisfied that this is a suitable location for a tall building in principle, subject to the requirements of London Plan Policy 7.7.	Support is noted.
815	AAP801.	Zena Brabazon	Tall building	A tower would be entirely out of keeping with the estate and with Park View Road. Would this be allowed or even considered in other parts of Haringey?	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
619	AAP802.	Amanda Richardson, local resident	Monument Way	In addition, we are not in favour of building extra housing across the end of Fairbanks Road. We are well aware that the Government requires councils to increase housing, but feel that there are sites in Haringey that would be less detrimental to Chestnuts Estate, such as the disused space beside Ikea. It is particularly unfair to residents at the end of each row closest to Monument Way, who would have new structures looming over them.	It is the Council's view that the existing open space on Monument Way has limited value and has no formal open space or biodiversity designation. Housing development would have a higher level of benefit than preserving the current amenity value that the land provides. All development will be designed to respect the amenity of adjoining and future occupants of properties, as set out in draft DMDPD policies DM1 and DM2.
422	AAP803.	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
579	AAP804.	Laura Harrison,	Green links	The strip of land to the north of Monument way currently also provides an informal opportunity to travel through green space from	It is considered that the Green Link to the north offers a preferred pedestrian route to the Lee Valley from Tottenham High Rd.

		resident		Tottenham High Cross to the Marshes- this option is currently partially interrupted by demolition hoardings surrounding the old Welborme Centre, but could be formally reinstated through appropriate development there, to include access through the surrounding green space. Further opportunities to provide connections to the marshes should also be sought further North, to create a well-connected, well-used, safe and accessible space.	
818	AAP805.	Our Tottenham	Green space	The green space should be treasured, protected and enhanced.	It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides.
632	AAP806.	The Friends of Down Lane Park	Green space	The land along Fairbanks Road (site TH8) should be enhanced both as attractive landscaping along the Chesnuts Estate, but also have installed outdoor gym facilities, such an investment will provide accessible in terms of being free and locally based on the estate. It is an investment that will result in healthier and more active lives for the estate's residents.	It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides.
810	AAP807.	Tynemouth Area Residents Association (TARA)	Green space	This site consists of a green corridor adjacent to Chestnuts Housing Estate and the site of the Caribbean Senior Citizens Welbourne Community Centre (now demolished). Since the community centre was a popular and well-used facility before demolition, this site should provide a multi-purpose community facility. The green corridor is used by children as an informal play area and has no buildings. It provides a shield for the housing estate from the heavy traffic along Monument Way. This must be retained and enhanced to offset the green space deficit	It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides.
634	AAP808.	Alan Stanton, local resident	Height	We would oppose yet another tower since this is a residential area with low rise blocks. The highest block is Warren Court, which is set back from the road and is eight or nine storeys. The Welbourne site is surrounded by a four and one five storey block, A tower would be entirely out of keeping with the estate and with Park View Road. Would this be allowed or even considered in other parts of Haringey? The Welbourne centre site is not in the proposed Tottenham Hale District Centre, it is in a quiet residential neighbourhood comprising residential streets of terraced housing and a low rise estate. Building a tower block on this site, which in these plans would stand almost opposite another tower block would destroy the character of our neighbourhood and be entirely out of keeping with the rest of the area's layout.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
573	AAP809.	Michael Hodges, local resident	Health centre	This Local Authority land would be ideal for social housing and a much needed health centre. I object to the building of tower blocks here, beside the current low rise public housing.	Support for the mix of uses is noted.
818	AAP810.	Our Tottenham	Height	The Welbourne site is surrounded by four and one five storey block and a tower would be entirely out of keeping with the estate and with	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are

				Parkview Road. The Welbourne centre site is not in the proposed Tottenham Hale District Centre, it is in a quiet residential neighbourhood comprising residential street of terraced housing and a low rise estate. Building a tower block on this site would destroy the character of our neighbourhood and be entirely out of keeping with the rest of the area's layout. We do not support aspects of the Green Link for reasons set out above in this document.	suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
815	AAP811.	Zena Brabazon	Monument Way	Turning to the design guidelines, what does 'introducing activity to Monument Way' mean? Monument Way is a main road which is greened, provides protection for the nearby houses from air and noise pollution through high walls and through an earth bund and high willow fencing. It should remain as it is. Any further housing on this road will be putting people in harm's way and this is entirely unnecessary. The green space along Fairbanks Road is part of the landscaping of Chesnuts Estate and should not be built on. It provides outdoor amenity for residents, with dog walkers using it for owners and pet exercise while young children play there so as to not disturb residents by playing in the grassed patches between the housing.	The principle of returning activity to Monument Way seeks to create doors facing the street, thereby creating passive surveillance onto Monument Way. It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides.
579	AAP812.	Laura Harrison, resident	Monument Way	It is absolutely not acceptable to build on the green strip of land to the north of Monument Way, which currently provides a walkway, sheltered from the heavy traffic and along green land, from Tottenham Green to Down Lanes park, and on to the Marshes beyond. This green pedestrian route should be safeguarded and improved. Any development on the Welbourne Centre site should seek to reinstate the valuable community space previously provided here.	It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides.
648	AAP813.	Jennifer Williams, local resident	Monument Way	I am unhappy at the recent spate of flat building along Monument Way. Which it seems is planned to continue. I realise that there is a very underused green space by the wall separating it from the Chesnuts estate, but find it hard to comprehend how anyone could happily live in a flat that faces straight on to a major road. I wonder what is air quality of such homes as well as the ambient noise level, especially when you'd just like to open a window to get some air, or to cool down in the summertime.	All development will be designed to respect the amenity of adjoining and future occupants of properties, as set out in draft DMDPD policies DM1 and DM2.
662	AAP814.	Holy Trinity C of E on behalf of the Church of England	Monument Way	*While we appreciate the need to develop the site of the former Wellbourne Centre, the use of land alongside Monument way will overshadow the estate and school, diminishing the quality of life for those living there, and reducing a significant portion of Green space and parking for local residents.*	Support for the mix of uses is noted. It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides.
799	AAP815.	Bob Lindsay-Smith	Open space	Neither will open spaces be protected: The open space in Northumberland Park is described in Section 5.12.4 The solution given in the document is however not to look after these spaces better, but to build over them! The open space beside Monument Way would be built on as part of the Welbourne Centre scheme. There doesn't appear to be a definite promise to keep the whole of	An overarching aim of the document is to protect open space, and improve its quality and improve access to and through them. It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher

				The Paddock as a nature reserve.	level of benefit than preserving the current amenity value that the land provides. The Paddock will remain as open space, the only part of the Paddock with potential for new development in the existing garages/M.O.T centre site, which makes a detrimental neighbour to the green space.
818	AAP816.	Our Tottenham	Monument Way	What does 'introducing activity to Monument Way' mean? Monument Way is a main road which is greened, provides protection for the nearby houses from air and noise pollution through high walls and through an earth bund and high willow fencing. It should remain as it is. Any further housing on this road would destroy a much needed public green space, be overdevelopment and will be putting people in harm's way and this entirely unnecessary.	The principle of returning activity to Monument Way seeks to create doors facing the street, thereby creating passive surveillance onto Monument Way.
422	AAP817.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	
634	AAP818.	Alan Stanton, local resident	Pro health centre	Having a health centre underneath, and access to some community meeting space would be welcome given the shortage of primary health and community facilities in the area	Support is noted.
634	AAP819.	Alan Stanton, local resident	Pro public housing	Given the shortage of public housing, the proximity of this site to Chestnuts estate, and the fact that Haringey owns the land, it would make good sense to build public housing on this site	Support is noted.
624	AAP820.	Tottenham & Wood Green Friends of the Earth	Green space	The proposal would build over green open space along Monument Way. If this takes place, the green open space needs to be replaced nearby	It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides.
815	AAP821.	Zena Brabazon	Social housing	Given the shortage of public housing, the proximity of this site to Chestnuts estate, and the fact that Haringey owns the land, it would make good sense to build public housing on this site. Having a health centre underneath, and access to some community meeting space would be welcome given the shortage of primary health and community facilities in the area. We would oppose yet another tower since this is a residential area with low rise blocks. The highest block is Warren Court, which is set back from the road and is eight or nine storeys.	Support for the mix of uses is noted. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
818	AAP822.	Our Tottenham	Social housing	Given the shortage of public housing, the proximity of this site to Chestnuts estate, and the fact that Haringey owns the land, it would make good sense to build public housing on the east end of this site. Having a health centre underneath, and access to some community meeting space would be welcome given the shortage of primary	Support for the mix of uses is noted. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area.

				health and community facilities in the area. We would oppose yet another tower since this is a residential area with low rise blocks. The highest block is Warren Court, which is set back from the road and is eight or nine storeys.	Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
802	AAP823.	Michael Hodges	Social housing	This Local Authority land would be ideal for social housing and a much needed health centre. I object to the building of tower blocks here, beside the current low rise public housing.	Support for the mix of uses is noted. The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission. Specific height limits will not be included in Site Allocations as all developments will be expected to respond appropriately to their context.
662	AAP824.	Holy Trinity C of E on behalf of the Church of England	Tall building	*Many of the children who attend Holy Trinity School live in the Chestnuts estate, and we are concerned that a tall building, as proposed, along Monument Way, will have a negative impact on those living in homes in this area.*	All development will be designed to respect the amenity of adjoining and future occupants of properties, as set out in DMDPD policies DM1 and DM2.
619	AAP825.	Amanda Richardson, local resident	Threat to Chestnuts Estate	We attended the meeting on March 25th at Holy Trinity Church Primary School regarding housing. We are sorely disappointed that the speakers were unable to answer key questions about whether the estate, including Tamar Way, would be demolished and redeveloped. This has been a rumor for over five years now, which have been heightened by builders on the estate who are curretnly refurbishing Hamilton Close. Demolition seems likely with the increasing number of redevelopments proposed, such as Broadwater Farm Estate. It seems pointless to waste money updating bathrooms, kitchens and windows if the estate will be flattened in a few years. We feel we have been left in the dark and that the council is not being honest about their plans for Chestnuts Estate.	There are no proposals for redevelopment of the Chestnuts Estate.
619	AAP826.	Amanda Richardson, local resident	Wall separating Monument Way & Fairbanks Rd	My family and I are strongly disapprove of plans to remove the wall, trees and greenery separating Monument Way from Fairbanks Road. As you have written, residents of the estate value the secluded nature of our location. Removing the wall would expose us to traffic and increase the number of pedestrians walking through the estate, increasing the risk of theft. Furthermore, there will be the nuisance of increased noise and traffic. Your reasoning that trees would be adequate replacement of the wall is paltry. The proposed trees used at other locations are feeble and will take many years to grow. The ones that have been erected near the Welbourne Centre site are glorified sticks poking our of laminated pebbles that already have weeds growing through them. In short, trees have large spaces between them that the current wall lacks, which will allow people to freely walk onto the estate. We are not desperate for a side road from Monument Way onto the estate, especially if means losing the wall.	It is the Council's view that the existing open space on Monument Way has limited has no formal open space or biodiversity designation, and that housing development would have a higher level of benefit than preserving the current amenity value that the land provides. Does the proposed development offer protection from the Road?

Comments on TH9 of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
400	AAP827.	Ms J Hancher	Warehouse living locations	The policy is welcomed but should not be restricted only to the area of Fountayne Road / Markfield Road identified in policy TH9.	Noted, the boundary will be reviewed to ensure the most appropriate area is created.
422	AAP828.	Environment Agency	Potentially contaminated sites	National Planning Practice Guide paragraph 005 states that Local Plans should be clear on the role of developers and requirements for information and assessments in considering land contamination. We note that some of the above sites highlight that a study into potential contamination should be undertaken. The design guidelines would be improved highlighting that these sites lie in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken	Noted. **Action: Add a design guideline setting out that the site lies in a Source Protection Zone as we will expect such sites to consider this receptor in any studies undertaken.**
422	AAP829.	Environment Agency	Flood Risk Assessment of Sites of 1ha or more	The development guidelines for these sites should be amended to reflect the fact that a Flood Risk Assessment will be required, as stipulated by footnote 20 to National Planning Policy Framework paragraph 103. It is also a requirement of London Plan policy 5.13 that all sites over 1ha in size shall make use of Sustainable Drainage Systems (SuDS), which should also be included in the site requirements or the development guidelines. Haringey's Local Plan strategic policy SP5 also places a requirement on all development to implement SuDS to improve water attenuation, quality and amenity. We suggest the following wording: *A Flood Risk Assessment (FRA) must be undertaken to understand the flood risks of the site pre and post development. Development must be safe for future users, not increase flood risk on or off site, and utilise SuDS in accordance with NPPG and London Plan.* We are pleased that the SWMP designated Critical Drainage Areas (CDAs) have been included within the considerations for the allocated sites where they are present. Where CDAs are present you may also wish to consider the inclusion of more stringent design guidelines to make it clearer to developers what this means for the design of the development. We suggest the following additional wording as a minimum: *This site falls within a Critical Drainage Area (CDA). Development of this site must be shown, in a Flood Risk Assessment, to achieve a runoff rate of Greenfield or lower.*	Noted. **Action: Addition of a development guideline noting that a flood risk assessment is required. Council's Strategic Flood Risk Assessment further outlines when an assessment is required and what it should include.**
422	AAP830.	Environment Agency	Sites in Flood Zone 2	Where sites are in Flood Zone 2 this should be noted explicitly in the explaining what this means for the design guidelines of the development. Where there is more than one flood zone (e.g. in Flood Zones 1 & 2) this should also be noted and the development should follow the sequential approach to steer the development to the parts of the site at lowest risk of flooding. We suggest the following additional wording is added to the development guidelines for the above sites: *This site is in Flood Zone 2, classified by the National Planning Practice Guidance as having a medium risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. For development on this site to be acceptable the FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without*	Noted. **Action:** Add "*This site is in Flood Zones 1 & 2 & 3* [**delete as applicable**], *classified by the National Planning Practice Guidance as having a low/medium/high* [**delete as applicable**] *risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. The FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development must be steered to the areas within the red line boundary that are at lowest risk of flooding. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test."*

				passing the sequential test. For sites where there is more than one Flood Zone (**AAP**: NT2, NT3, NT4; **SA**: SA52, SA63, SA66) we suggest the following additional wording: *This site is in Flood Zones 1 & 2 & 3* [**delete as applicable**]*, classified by the National Planning Practice Guidance as having a low/medium/high* [**delete as applicable**] *risk of flooding from rivers. Development of this site must be supported by a Flood Risk Assessment. The FRA must show there will be no increase in flood risk on or off site and that the development will be safe for future users. Development must be steered to the areas within the red line boundary that are at lowest risk of flooding. Development should be focussed in areas of Flood Zone 1 and no highly vulnerable uses will be permitted in areas of Flood Zone 2 without passing the sequential test.*	
428	AAP831.	Mr Green (CgMs)	Site description	The site is located to the east side and south side of Fountayne Road. The site has a PTAL of 4. The site is located 500 metres to the south of Tottenham Hale Underground and Rail station, and approximately 500 metres to the west of Seven Sisters Underground Station. The surrounding area comprises a mix of uses including warehouses and industrial, live/work, residential and retail uses. Markfield Park is located approximately 500 metres to the south. The site comprises a mixture of uses. These are predominantly live/work and residential uses. The site also comprises a car repair garage and some warehousing. The site comprises a variety of buildings. Along the eastern side of Fountayne Road there are original warehouse buildings comprising approximately 2 storeys. These runs perpendicular to Fountayne Road. To the south of Fountayne Road are further former warehouse buildings, comprising approximately 2 storeys. There is approximately 20,000 m2 of floorpsace, and the site area is approximately 1.72 ha.	Noted.
428	AAP832.	Mr Green (CgMs)	Warehouse living	The estate houses approximately 500 people, who are predominantly aged 25 – 35. All occupants are registered for, and pay Council Tax. Across Haringey we understand there are approximately a further 1,000+ people in warehouse living that we are aware of, a further 2,000+ in Hackney and considerably more across wider London. The units are predominantly residential, but there are some commercial units. A number of residents are sole traders working at or near home. The principal underlying characteristic is the entrepreneurial approach of the residents, setting up small creative businesses and adopting a co-operative and open approach to the sharing of skills and ideas. Many people run their own businesses. These range across a spectrum of creative industries. Their incomes are relatively low, and the advantage of these spaces is they provide affordable space where artists can live (and work in some cases). The changes to Mr Green's properties have taken place organically over the past 10-15 years and have provided a new lease of life to previously redundant warehousing and vacant office space, giving a home to a wide variety of individuals - most with a creative arts background. This regeneration has largely been a 'bottom up' process with people learning about the spaces through social	Noted.

				networks and using their creative talents to adapt them, making the necessary improvements to facilitate safe occupation for their comfort and to suit their living arrangements. As a result of the process, previously unoccupied estate buildings and unsafe streets and neighbourhoods (where prostitution and drug dealing prevailed) have been transformed into vibrant and safe places, with innovative creative and economic activity sustained and promoted. Local businesses have benefitted from this growing community and the increased spending power that has been brought to these neighbourhoods as well as the benefits of reduced crime.	
428	AAP833.	Mr Green (CgMs)	Accommodation format	Each warehouse unit varies but a typical example comprises a large communal area with kitchen, sitting area(s), and some creative space. These areas are often well lit with good levels of natural daylight. Off this communal area will be a number of large (approximately 16 m2) bedrooms. For some units these will have direct access to natural daylight, for a few units the light will be borrowed. In addition units will have a number of shared bathrooms and sometimes outdoor amenity space and cycle parking. The large communal spaces and large bedrooms exceed London Plan minimum sizes and are therefore very popular and good value. Mr Green has been committed to ensuring excellent standards are achieved throughout their estates. Unlike other estates they ensure units are not crammed with too many rooms, large areas of communal spaces are provided and a high level of amenity is achieved.	Noted.
428	AAP834.	Mr Green (CgMs)	Lawful uses	Unlike most of the other established employment sites that have been identified in the Site Allocations DPD, this site has evolved over the past 15 years to become predominantly residential in use with a well established warehouse community and creative living/working. The majority of the units are in residential use (previously commercial space), that is being occupied without a Certificate of Lawfulness. However, the majority of this space has been in established residential use by the host community for 5-10 + years and therefore capable of qualifying for a Certificate of Lawfulness of Existing Use as residential. There are significant physical barriers to use of the site for commercial uses including access, quality of floorspace and the residential nature of the area.	Noted.
428	AAP835.	Mr Green (CgMs)	Legislation	On the 15th April 2015 changes to the General Permitted Development Order introduced permitted development rights for the change of use of Use Class B8 Storage and Distribution to Use Class C3 dwellinghouse. There are a number of conditions that have to be met, but the thrust of the changes mean there is an acceptance from Central Government on the principle of the change of use form B8 to C3.	Noted.
428	AAP836.	Mr Green (CgMs)	Relevant appeals	There are a number of appeal decisions pertinent to this site where Inspectors have considered the planning merits of the loss of traditional industrial uses in these units and the change of use to warehouse living. ***5 Fountayne Road*** Appeal (ref APP/Y5420/C/07/2058098) against Enforcement Notice served by Haringey Council for the unauthorised change of use from	Noted.

				business use (use class B1) to residential and live/work units in Haringey was part allowed on 13th January 2009 (the decision is at **Appendix 1**). The live/work element was granted temporary planning permission because of the significant employment and economic benefits arising from the use, as well as additional environmental and social benefits that substantially outweighed the conflict with UDP Policy EMP 7, and the compromised living amenity. The site was in part live/work, part residential use. There are some important points raised by the Inspector. Significant weight was given by the Inspector (paras 42-47 of appeal decision) to the way the use had come about organically and in response to the characteristics of the building, to meet the needs of the operators and the ability of the units to attract and support small creative types of employment, as a material consideration that outweighed the requirements of UDP Policy EMP7 and the desire of the LPA for the unit to meet specific residential standards. The Inspector recognised at Para 41 the building was '*an old industrial building with an inflexible and awkward layout, and access which would present problems of adaptation and occupation to many Class B1, B2 or B8 users. The nature of the building and its limited potential for alternative use is a significant material consideration'*. The Inspector noted *the north-south section of Fountayne Road, is a long and somewhat isolated cul-de-sac with two right-angled bends at its southern end, significantly older buildings, a much narrower road, poor turning, parking and servicing facilities, a particularly run-down appearance with buildings occupied for a broad mix of uses, including several outside the preferred EMP2 categories. This part of the employment area would appear to be the most disadvantaged and least attractive to potential employment-generating uses'*.	
428	AAP837.	Mr Green (CgMs)	Relevant appeals	There are a number of appeal decisions pertinent to this site where Inspectors have considered the planning merits of the loss of traditional industrial uses in these units and the change of use to warehouse living. ***Unit 4 and Unit C, 199 Eade Road*** Two recent appeal decisions relating to a similar site at Eade Road Estate are relevant to these representations. Appeal refs APP/Y5420/C/14/2212163 and APP/Y5420/C/14/2212166, dated 25th September 2014 (at **Appendix 2)** quashed enforcement notices at Unit 4 and Unit C, 199 Eade Road that related to the unauthorised change of use of commercial units to residential use. The Inspector for the enforcement appeals considered in detail the uses of the estate and condition and quality of the estate for employment uses. The key and relevant points from the decision are set out below. *Suitability of the Estate for Employment Uses* The Inspector accepted at para 21 of the decision, 'the appeal sites are no longer suitable for business, and agreed evidence tends to show that this part of the LSIS does not continue to meet the demand and needs of modern industry and business'. *Residential Uses* The Inspector recognised the significant residential element of the estates and residential environment at Para 29 of the decision, stating '*the environment is consistent with the character of Overbury Road, immediately to the northeast, which appears to be dominated by residential and live/work units and where a sign has been erected*	Noted.

				saying Artists Village'. *Future of Estates* The Inspector accepted residential uses on the estate were appropriate at para 35, supporting the avoidance of the long term protection of sites allocated for employment use, where there is no reasonable prospect of a site being used for that purpose.	
428	AAP838.	Mr Green (CgMs)	Floorspace replacement	Currently the policy for this site requires the original floorspace before conversion to residential use began to be replaced as part of new developments. Mr Green strongly objects to this requirement. This is a very unreasonable expectation for Fountayne Road/ Markfield Road site that were last in fully commercial use over 10 years ago. The site is residential in nature and has many physical limitations to being re-used as employment floorpsace. The policy should instead make reference to the established position of the uses on site rather than as currently proposed, the original floorspace prior to the conversions. Paragraph 22 of the NPPF requires planning policies to avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. A large part of Fountayne Road currently has no reasonable prospect of being returned to fully commercial use, which must therefore be a material consideration when deciding if there should be a return to pre-conversion levels of commercial floorspace, which is currently required by this draft policy. Indeed the Inspector for the appeal at 5 Fountayne Road recognised the inflexible and awkward layout, and access for the site which would present problems of adaptation and occupation to many Class B1, B2 or B8 users. The nature of the building and its limited potential for alternative use is a significant material consideration.	A more flexible approach to reprovision of new employment floorspace will be set out in the emerging plan.
428	AAP839.	Mr Green (CgMs)	Heritage	Mr Green recognises some of the buildings on the site are historic and have an element of industrial heritage value. Indeed some of the buildings could be incorporated into a redevelopment scheme for the site. However Mr Green objects to the requirement of retention of all the historic buildings on the site. The site is not within a conservation area, none of the buildings are listed nor locally listed. Therefore under current policy they are not protected. The buildings are only 2 storeys and whilst some may be retained as part of a comprehensive redevelopment, the policy needs to allow flexibility to consider their demolition. There are significant material planning benefits of a redevelopment scheme such as, an increase in provision of better quality employment floorpsace, provision of new housing and provision of warehouse living, that would require demolition of some of the buildings. These benefits will not be fully realised if there was a requirement to protect all the buildings on the site. Mr Green therefore requests the wording of the policy is changed to allow flexibility, wording to include: *The industrial heritage value of the buildings on the site should be fully assessed as part of a redevelopment scheme. The loss of historic buildings may be acceptable where justified, where the planning benefits outweigh their loss.*	Agreed that the heritage value of the existing building stock should be fully assessed, and if valued, and suitable for its proposed mixed of uses, retained.
428	AAP840.	Mr Green	Warehouse	Supports the concept of warehouse living at the site. Given there is	Support is noted.

		(CgMs)	living	currently a large established warehouse living population at the site, this is an appropriate use for the site and will ensure the existing community can be retained. Considers warehouse living on this site an innovative form that can significantly contribute to meeting the housing and employment needs of the area. The contribution innovative forms of housing such as warehouse living can make is recognised by the Mayor's Housing Strategy that sets out at Section 4.10 Mayoral support for new approaches to meet housing supply and Section 2.6 and Policy P7 that supports innovative building approaches and modern methods of construction.	
428	AAP841.	Mr Green (CgMs)	Building height	Currently the site allocation has no guidance on acceptable building height. The site is in a very sustainable location bound by a railway line to the south and other employment/ mixed uses to the east and west. Given significant taller buildings will be brought forward to the north of the site on the retail park and around Tottenham Hale, medium height development should be supported on this site. The policy also needs to have flexibility to ensure a viable scheme can be delivered, which may require an increase in height at an appropriate part of the site to ensure the full regeneration benefits of the site are deliverable.	The height requirements set out in the draft policy were drawn from the analysis of urban form contained within the UCS, and are suitable to deliver the spatial vision for the area. Detailed design will be required on all sites to gain planning permission, and specific height limits will not be included in Site Allocations, with all developments expected to respond appropriately to their context.
430	AAP842.	Derek Horne & Associates for Majorlink Ltd	Objection	Objection to area of land included in TH9. It should include adjacent building in particular the building complex of Imperial Works, which is owned by the submitter and is of a similar character to the subject of the proposed policy [map is attached].	Imperial Works is included within the Allocation.
430	AAP843.	Derek Horne & Associates for Majorlink Ltd	Warehouse living	Whilst welcoming the allowance of 'warehouse living' it should be made clear as to whether this refers to C3 residential use or sui generis 'live/work'	This will be a sui generis form of non-conventional housing. The aim of the policy is explicitly not to allow this type of housing to transfer to C3 residential.
430	AAP844.	Derek Horne & Associates for Majorlink Ltd	Land use	Objection is raised to the requirement to specify employment uses at ground level. Experience of live/work units, both within Haringey and elsewhere in London, is that tenants prefer to utilise the available floor space in a flexible manner for both employment and residential use. Such an arrangement has been endorsed in appeal decisions within Haringey in relation to appeals at Fountayne Road, Markfield Road and at Omega Works in hermitage Road and other boroughs including Hammersmith and Barnet.	It is considered necessary to establish an element of specialised employment floorspace in this area to fully meet employment needs within the borough.
430	AAP845.	Derek Horne & Associates for Majorlink Ltd	Capped commercial rent	Objection to capped commercial rents. In a market economy the best way to secure investment in employment development is not to inhibit market conditions. The intention to cap commercial rents would be a disincentive to investors and therefore would deter investors, contrary to Council objectives	Noted, but there is an identified need to make new floorspace affordable in order to meet the borough's employment needs.
430	AAP846.	Derek Horne & Associates for Majorlink Ltd	Employment floor space	Objection to requirement for the quantum of dedicated employment floor space to match that originally built on site. In live/work units there is, by definition, a mixture of residential and employment uses. More particularly, if the Council's intention is to designate parts of the building at ground floor to be use purely for employment purposes that would imply a degree of segregation of non-employment uses in case of live/work units, which would certainly mean a reduction in dedicated employment floor space which would prejudice live/work.	
501	AAP847.	Daniel Hernandez, Warehouse Resident	Creative community	High amount of value in creative community/economy existing on the site.	Noted.

501	AAP848.	Daniel, Hernandez, Warehouse Resident	Development potential	As on this site, old and underused industrial estates can be a source of pollution and crime.	Noted, however the retention of industrial estates in some parts of the borough is essential to meeting the objectively identified growth requirements in the borough
502	AAP849.	James Britten, warehouse resident, Fountayne Rd	Affordability	Meets affordable housing and affordable workspace needs at the same time.	Noted, provision of affordable housing and workspace are important to the Council
502	AAP850.	James Britten, warehouse resident, Fountayne Rd	Networking	Existing set up achieves a centre of gravity for creative enterprises	Noted.
502	AAP851.	James Britten, warehouse resident, Fountayne Rd	Employment designation	Notes that changing to residential would change character of the place.	It is considered that the deallocation of sites of this type from employment use altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future. The Council wishes to see this area contribute to meeting its employment need, and as such a RA designation can facilitate this aim while enabling an element of residential use, such as already exists on the site, to continue.
502	AAP852.	James Britten, warehouse resident, Fountayne Rd	Makes best use of land	By creating mix of interesting uses, warehouse living makes a sustainable use of old industrial stock.	Noted.
502	AAP853.	James Britten, warehouse resident, Fountayne Rd	Retrofit	contributions to housing and employment target can be met with the financial burden on the landlord rather than the council and without having to get into bed with a large developer	Noted, in order for the quantums of housing and employment to be managed there is required to be a policy.
502	AAP854.	James Britten, warehouse resident, Fountayne Rd	Creative community	“an oasis” of difference within London that it would be a shame to lose.	Support for retention of the existing community is noted.
503	AAP855.	Rich Young, warehouse resident, Fountayne Rd	Residential use	Notes that changing to residential would price current enterprises out of the area.	Agreed.
503	AAP856.	Rich Young, warehouse	Commercial designation	Does not believe that a purely commercial designation reflects the assets in the area.	Noted.

		resident, Fountayne Rd			
503	AAP857.	Rich Young, warehouse resident, Fountayne Rd	Support	To make the area/ buildings cleaner & safer.	Noted.
503	AAP858.	Rich Young, warehouse resident, Fountayne Rd	Hackney Wick	Notes some people have already been forced out of Hackney Wick.	Noted, the Council is seeking to create a sustainable mix of uses in this area.
505	AAP859.	Miriam Maselkowski, Fountayne Rd resident	Affordability	Meets affordable housing and affordable workspace needs at the same time.	Noted, provision of affordable housing and workspace are important to the Council
505	AAP860.	Miriam Maselkowski, Fountayne Rd resident	Entrepreneurialism	Positive environment to start and run a business.	Noted, the Council is keen for this area to continue to perform this function.
505	AAP861.	Miriam Maselkowski, Fountayne Rd resident	Likes the area	Positive sense of community between the firms and population in the area.	Noted.
505	AAP862.	Miriam Maselkowski, Fountayne Rd resident	Events potential	It would be good if the area could host events for the wider population.	Agreed. **Action: Include reference to potential for creation of a destination in this policy.**
505	AAP863.	Miriam Maselkowski, Fountayne Rd resident	Events potential	It would be good if the area could host events for the wider population.	Noted. **Action: Include reference to potential for creation of a destination in this policy.**
507	AAP864.	Andrea Ling, Fountayne Rd studio occupant (work)	Adverse to change	Current “organic” set up works well from respondent’s perspective	Noted.
507	AAP865.	Andrea Ling, Fountayne Rd studio occupant (work)	Unit size	A “one size fits all” unit size would not meet the needs of commercial occupants	Agreed.

507	AAP866.	Andrea Ling, Fountayne Rd studio occupant (work)	Capped rents	Supports capping rent increases.	Support is noted.
510	AAP867.	Marika, warehouse resident	Support creative community	Wants to retain this type of space and community, and ability to network with similar people. Willing to work with Council to help secure this.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
512	AAP868.	Billie De Melo Wood, warehouse resident	Support creative community	Fears redevelopment could drive away existing creative community, and gentrify area a la Shoreditch.	Support for retention of the existing community is noted.
513	AAP869.	Alex Tennyson, warehouse resident	Support creative community	Love for the area, fear for future of personal business.	Support for retention of the existing community is noted.
517	AAP870.	Camilla Mason, warehouse resident	Support creative community	The community is vibrant and inspiring and one of the happiest places I have ever lived. It is full of inspiring people who are keen to collaborate and create with each other as well as in the surrounding area	Support for retention of the existing community is noted.
517	AAP871.	Camilla Mason, warehouse resident	Work with Council	Willing to work with the Council to create sustainable future.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
518	AAP872.	Louis Rutherford, warehouse resident	History	As I understand it, this adaptation to live/work was once authorised by the council, however, in recent years renewal applications for continued live/work status have stalled/ I understand that on Fountayne Road, the council is reticent to allow the use of the warehouse buildings to be converted to residential use by the landlords	The Council is concerned with making the best use of land in the borough. It is recognised that warehouse living has certain value, but comes at the expense of industrial stock. This policy seeks to manage how warehouse living can make a positive contribution to the Council's housing and economic needs.
518	AAP873.	Louis Rutherford, warehouse resident	Cultural offer	Tottenham, and the Fountayne Road hub, has already been identified by the V&A Museum as having one of the most vibrant art scenes in London alongside Peckham, Shoreditch/Dalston and Hackney Wick. On the 28th March, 2014, Tottenham artists were invited to 'takeover' the gallery in a celebration of the creativity inherent in the area	Noted.
518	AAP874.	Louis Rutherford, warehouse resident	Warehouse living charter	The council now wishes to establish a new Warehouse Living charter which reflects the precedent being set in permitting a mixed-use, residential/commercial warehouse environment to thrive	Noted.
518	AAP875.	Louis Rutherford, warehouse resident	ELR criticism	Examples of live/work failing in ELR are out of date and don't reflect current position.	The Council does not support live/work as there is evidence to suggest that the employment benefits of this type of accommodation are not substantial
518	AAP876.	Louis Rutherford, warehouse	Successful example	Since 2007, Bow Arts, an Arts Council-funded educational charity has worked with social landlord – Poplar HARCA – to develop over 150 live/work studios in Tower Hamlets and has contributed over	Noted.

		resident		£250,000 back into the local community	
518	AAP877.	Louis Rutherford, warehouse resident	Successful example	Fountayne residents wish to start an Arts Council funded not-for-profit.	Noted.
518	AAP878.	Louis Rutherford, warehouse resident	Local residents happy (in Poplar)	the assertion of Chief Executive of the Poplar HARCA, Steve Stride that “our residents are happy that artists with a genuine commitment to the local community have been able to make a home […] in properties that were prone to squatting and associated anti-social behaviour”	Noted.
518	AAP879.	Louis Rutherford, warehouse resident	Support creative community	Artists must be seen to be benefitting the local economy, having a positive impact in their community and meeting Council employment targets as set by the GLA. The landlords and council can facilitate this process through assisting the live/work community in formalising the existing warehouse quarter to form a thriving cultural hub for the area	Support for retention of the existing community is noted.
518	AAP880.	Louis Rutherford, warehouse resident	Work with Council	By working directly with the current occupants, the Council can avoid the failings suffered by other London councils a decade ago where the development of new live/work units were being used solely for residential purposes and developers were permitted to side-step the employment promotion and affordable housing policy requirements.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
519	AAP881.	Melanie Powell, warehouse resident	Current uses obsolete	Returning the industrial spaces around the Seven Sisters/Tottenham Hale and Manor House areas that have become live work communities to employment land, is not feasible - the land was re-purposed, all be it unofficially by its tenants, as it wasn't being used by businesses in the first place	Noted, the buildings are currently being used for a higher value use, and therefore it is unlikely that it will return on viability grounds. What the Council is proposing however is to introduce new employment uses, more in keeping with the emerging character of the area.
519	AAP882.	Melanie Powell, warehouse resident	24 hour culture	the ability for musicians to work into the early hours composing or playing in a community that can not only tolerant but accommodate their needs is priceless	The ability to have a 24-hour studio at present is noted. A policy supporting 24-hour noise in residential areas would not be supported however.
519	AAP883.	Melanie Powell, warehouse resident	Support creative community	By changing this land you would change a community Cleave your door open, borrow a cup of sugar, share food with neighbours or be struggling home with bags and be offered a lift?	Support for retention of the existing community is noted.
520	AAP884.	Antonella Di Carlo, warehouse resident	Benefits of multicultural communal community	Founatyne Rd is a community and is a cultural hub. Where people from all around the world and from very different backgrounds come and live together. The outcome of this geographical proximity creates numerous results. 1. Sharing ideas 2.Creation of partnership 3. Access to a Network 4. Sharing resources and skills in the local area 5. Creation of an urban community	The Council notes that existing residents of the site wish to continue to have flexible, collaborative, round the clock, access to workspace as part of their living arrangement. While this is encouraged as it has the potential to yield positive economic benefits resulting from collaboration, the Council also want to promote other firms to use this area as an employment location. Clearly to achieve this second aim, a degree of separation, be it within a building, or in separate buildings, will be required. This Allocation will not contain detailed specifics on how this can be achieved, but rather seeks to establish a framework in which it can happen over the longer term.

				6.Supportive environment 7. Brings wealth to the local area 8. Is an example of the multicultural nature of London where people,literally, from so different backgrounds share with respect a street.(Local Church, professionals, students, people that work there,etc...)	
521	AAP885.	Ali Lockhead, warehouse resident	Support creative community	There is a wealth of artistic talent in this community where people inspire and support one another and where people are also keen to work with the local community, recognising music, art, filmmaking, fashion design, creative writing etc can engage young people who have otherwise become disaffected and help them get on track.	Support for retention of the existing community is noted.
521	AAP886.	Ali Lockhead, warehouse resident	Point of different	London too “corporate” these areas offer difference	Noted.
521	AAP887.	Ali Lockhead, warehouse resident	Communality	When you're working on a creative project to get it to a point where you can submit it for funding or have something tangible to sell it's really hard. As well as paying for studio rent you have to pay for materials and of course fund your existence. To be able to swap talents and collaborate with others, get help with a sound track, some filming or photography etc is invaluable.	The Council notes that existing residents of the site wish to continue to have flexible, collaborative, round the clock, access to workspace as part of their living arrangement. This is supported in the policy.
521	AAP888.	Ali Lockhead, warehouse resident	Global competition	It will such a shame if the talent ends up relocating to possibly Amsterdam or Berlin	It is noted that the existing population make a positive contribution to the area.
522	AAP889.	Jouna Lansman, warehouse resident	Middle class	We are middle class professionals and generally pleasant people that pay taxes and contribute positively in the area. I hope you will take these things into consideration in your consultation.	This is not a planning issue.
522	AAP890.	Jouna Lansman, warehouse resident	Support creative community	Supporter of warehouse (and other off-plan) living in our council and everywhere else	Support for retention of the existing community is noted.
522	AAP891.	Jouna Lansman, warehouse resident	Improvement of stock	This building had been abandoned for over 10 years before we rented it out on 10 year lease and built the place up to great standard	Noted.
522	AAP892.	Jouna Lansman, warehouse resident	Communality	I am a big believer in communal living and it’s effect in improving human kindness and understanding. We live like a big family cooking and cleaning together and whatever else, which in turn promotes tolerance and open-mindedness. This way people are prone to help and socialise with each other and I can feel that being great for one’s mental well being	Noted. The Council’s policy seeks to retain and create new space for these types of outcomes.
522	AAP893.	Jouna Lansman, warehouse resident	Innovative policy	perhaps even pioneer a countrywide legislation of changing planning permission categories to include live/work? As it stands, this is not in existence at the moment.	The existing policy is considered to be unique. The Local Plan policy needs to be used to determine planning applications at a local level.
522	AAP894.	Jouna Lansman, warehouse resident	Improvement of stock	This building had been abandoned for over 10 years before we rented it out on 10 year lease and built the place up to great standard	Noted.
523	AAP895.	Matt Mead, warehouse	Regeneration impact	I think it is important to stress once again how important live/work can be for regenerating an area, as has been seen in Hackney Wick	Noted.

		resident		and Dalston.	
523	AAP896.	Matt Mead, warehouse resident	Economic development	Area creates positive environment for new firms, cited Odasho Ltd & Craving Coffee	Noted.
523	AAP897.	Matt Mead, warehouse resident	Affordability	It seems to me that the community that already exists here provides affordable housing and economic activity for the area - two things that the council wishes to foster in the borough	Noted, provision of affordable housing and workspace are important to the Council
523	AAP898.	Matt Mead, warehouse resident	Support creative community	I am very pleased to note the council's changed position to the warehouse dwelling in Haringey from the original plan of mass evictions to something more sensitive to the current communities already existing there	Support for retention of the existing community is noted.
530	AAP899.	Planning Co-Operative on behalf of Fountayne Business Centre Group	Promoting site	Fountayne Business Centre promoted as a site capable of delivering mixed-use development	Noted, as evidenced in the ELS, this may be an option in the longer term, but is not anticipated over the course of the Plan period.
530	AAP900.	Planning Co-Operative on behalf of Fountayne Business Centre Group	Improve access	Supports development that improves access to the employment areas to the east of the site.	Noted.
530	AAP901.	Planning Co-Operative on behalf of Fountayne Business Centre Group	Increase jobs	The site proposal should support a mixed use development of employment uses on the ground floor with residential uses above it. The replacement employment floorspace should exceed the floor-space or job density of the existing site or provide a lower proportion of floorspace but ensure that this provision is affordable to meet local business and employment needs	Noted, as evidenced in the employment land study , this may be an option in the longer term, but is not anticipated over the course of the Plan period. There is a requirement to retain some areas of purely employment stock in the short-medium term.
530	AAP902.	Planning Co-Operative on behalf of Fountayne Business Centre Group	Height	Taller elements of the residential development should be considered appropriate set back from the low to medium rise dwellings on Broad Lane	Noted, no change is being considered appropriate at this time.
530	AAP903.	Planning Co-Operative on behalf of Fountayne Business Centre Group	Deliverability	The AAP relies on some housing sites coming forward where delivery is very uncertain. The FBC site in contrast is very deliverable in a short time-scale.	Noted, the AAP identifies an appropriate set of deliverable housing sites to meet objectively identified housing need.
530	AAP904.	Planning Co-Operative on behalf of	Uplift on land	The mixed use proposal of this site makes best use of scarce land resources in one of the most accessible locations in the	Noted, as evidenced in the employment land study this may be an option in the longer term, but is not anticipated over the course of the Plan period. There is a requirement to retain some areas of

		Fountayne Business Centre Group		Borough.	purely employment stock in the short-medium term.
533	AAP905.	Heather Wilson, warehouse resident	Support warehouse community	My flatmates and I enjoy working and living here and have always been responsible members of the community. I have made professional and personal connections here in a way that wouldn't have been possible in another type of accommodation.	Support for retention of the existing community is noted.
533	AAP906.	Heather Wilson, warehouse resident	Work with Council	Speaking to my neighbours, I think we are all willing to cooperate and come to the best solution possible for the neighbourhood. We all want to continue living here and I hope you're able to take our feedback into consideration.	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
534	AAP907.	Rosanna Puyol, warehouse resident	Cultural offer	Tottenham Hale needs this place as a cultural centre and this is a place the council can be proud of. In addition to the residential area and businesses, Fountayne Road has a powerful and unique identity thanks to the artists, recording and dance studios, and small religious communities. Both of these communities inhabit the space and bring public to Tottenham Hale. Fountayne road provides culture, creation and exchange, which are the cement of a peaceful society.	Noted, it is agreed that the potential for this area to act as a destination could be explored. **Action: Include reference to this area potentially acting as a cultural destination.**
540	AAP908.	Jeremy Guth, warehouse resident	Supports warehouse community	there are thousands like me in Haringey - working and living from these units, in a supportive community ecompassing many different creative and non-creative pursuits. We are trapese artists, painters, circus performers, musicians, freelance entrepreneurs, digital creatives and much more. We are able to make and do things here a result of our immersive environment of live/work/community. **These three elements are inseparable - live/work/community.** love our unit the way it is, **we do not want forced rennovations**. We moved into it by free choice (it wasn't a difficult decision!)	Support for retention of the existing community is noted.
540	AAP909.	Jeremy Guth, warehouse resident	Affordable	These warehouse units have become centres of art, culture, music and self-employment, they allow the development of flexible and low-overhead self-run businesses that simply would not be possible under other rental conditions	Noted, provision of affordable housing and workspace are important to the Council
540	AAP910.	Jeremy Guth, warehouse resident	Against residential or employment zoning	I love our community and do not want it to be diluted or dissintrigated though either residential re-zoning or employment-only re-zoning. There is likely more employment here currently than has been for many decades of decay. **We want to retain full live/work status**	The RA designation is the only designation which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
543	AAP911.	Habiba Nh, warehouse resident	Affordability	As student I can not pay the rent for a room plus another rent for a trayning space to do my hom-ework and artistic research	Noted, provision of affordable housing and workspace are important to the Council
543	AAP912.	Habiba Nh, warehouse resident	Knowledge exchange	Living in a warehouse brings me also the opportunity to exchange a lot of knowledge and information about all what has to do with contemporary art movements, styles and ethics with my neighbours. This is a place full of creativity from where the contemporary culture of the city benefits.	Noted.
545	AAP913.	Pereira Sodre	Supports warehouse	I rehearse and record in many studios in this area, and the studios and quite unique cause it's not just a studio but it's a place where I can meet	Support for retention of the existing community is noted.

			community	with a lot of different people, from artists to carpenters, who have a sense of community. In this tough place that is London, it's quite rare to find a relief from the day to day struggle, and find people ready to help you. Thoses kind of places are the cities lungs, as much as any forest can be, and destroying them would only contribute in making London a bit colder and harder. People would go somewhere else of course, somewhere not too expensive, so of course, far from the center. Until they make life there easier, making people want to move there, attracting interest from developpers and starting the process all over again	
547	AAP914.	Philippe Peters, warehouse resident/ rock star	24 hour noise	The freedom of being able to have a space I could soundproof properly, work in seriously, is something that is otherwise plainly IMPOSSIBLE to find in London. It changed my life, I could have a real place to work right where I was living	The ability to have a 24-hour studio at present is noted. A policy supporting 24-hour noise in residential areas would not be supported however.
547	AAP915.	Philippe Peters, warehouse resident/ rock star	Affordability	there are a lot of people in my situation and let's face it, we cannot afford to have a living space and a separate studio/workshop, this is right impossible.	Noted, provision of affordable housing and workspace are important to the Council
554	AAP916.	Golnar Roshan, warehouse resident	Supports warehouse community	Please do not destroy one of the last remaining creative hubs in London. As a resident of the Warehouses in Fountayne road this is a very important and elemental space for us allowing us to live and work creatively as artists and designers. These homes and work spaces are a crucial and elemental part of our creative community and lives.	Support for retention of the existing community is noted.
554	AAP917.	Golnar Roshan, warehouse resident	Cultural value	the creative communities of Tottenham and Seven Sisters add a huge amount of cultural value to the area	Noted.
554	AAP918.	Golnar Roshan, warehouse resident	Heritage	We are continuing the heritage of the site by using the spaces for our businesses in making furniture, art, designs, products, fashion and other creative industries.	Noted.
554	AAP919.	Golnar Roshan, warehouse resident	Affordability	If these spaces were taken from us there would be no other affordable housing in London for us suitable for the work that we do.	Noted, provision of affordable housing and workspace are important to the Council
554	AAP920.	Golnar Roshan, warehouse resident	Management	With regard to the management and operation of the warehouse living spaces, we support an expansion of a co-operative leasing model, by which a resident-controlled, not for profit, co-operative takes management of more long-term leases of units across the sites. This would drive the retention of a genuine inter-relationship of the living and working elements by aligning the interests of inhabitants with the management of the spaces which they occupy, acting as a further barrier against any potential shift in emphasis within the internal structure of units towards higher residential	Noted, the management arrangement of the units is outside the scope of the plan.

				occupation.	
554	AAP921.	Golnar Roshan, warehouse resident	Masterplanning	While we recognise and tentatively support the need for a masterplan approach on some sites to protect their character, and ensure that residents are living in safe and comfortable conditions. We believe that a one-size-fits-all approach may put the residents living at warehouse sites with a more complex ownership and management structure at a disadvantage (such as those as Fountayne Road). We ask that the council supplement this stipulation by putting in place a plan for working with residents of these sites towards regularisation and to stimulate co-ordination between the multiple owners of the land, in consultation with its inhabitants, to improve living conditions where necessary.	Noted. The benefit of preparing masterplans is that the principles of the policy can be applied appropriately across the sites that make up the areas covered by this policy. The requirement for existing residents' needs to be assessed through any masterplan in the Policy.
555	AAP922.	Fabrizio Panella, warehouse resident	Masterplanning	While we recognise and tentatively support the need for a masterplan approach on some sites to protect their character, and ensure that residents are living in safe and comfortable conditions. We believe that a one-size-fits-all approach may put the residents living at warehouse sites with a more complex ownership and management structure at a disadvantage (such as those as Fountayne Road).	Noted. The benefit of preparing masterplans is that the principles of the policy can be applied appropriately across the sites that make up the areas covered by this policy. The requirement for existing resident's needs to be assessed through any masterplan in the Policy.
555	AAP923.	Fabrizio Panella, warehouse resident	Supports warehouse community	The incredible and rare variety of cultures and individuals that Tottenham and Haringey are made of is unique in the whole Europe. Especially looking at the warehouses near Seven Sisters and the Fountayne Road community, we can see examples of how creative communities can extremely benefit the area both on a economical, employment and cultural level.	Support for retention of the existing community is noted.
555	AAP924.	Fabrizio Panella, warehouse resident	Economic benefit	As a resident of Fountayne Road, I am a member of the freelance community, made of creatives from all industries: graphic designer, set designer, product and food designer, photographers. We work and collaborate with top level clients, and have created an incredible network of freelance professional that can strongly impact and benefit the economy of the community around us. Some of the commissions include: Selfridges, House of Parliament, Alexander Mc Queen, Bentley, Krizia, Studio Toogood, London Fashion Week, Milan Fashion Week, Paris Fashion Week, Saatchi Gallery, Topshop, Central Saint Martins College of Art and Design.	Noted.
555	AAP925.	Fabrizio Panella, warehouse resident	Against change to residential	we do not wish to see the sites changed to an overall designation of residential, as we recognise that this would create a large uplift in the value of the land which would threaten our continuing existence on the sites.	The RA designation is the only designation which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
557	AAP926.	Jo Bee, warehouse resident	Supports warehouse community	Please consider that the warehouse communities in Haringey retain a subculture famous to London. It is not just the birth place of artistic expression and creative small businesses in the city, it is also where you will find soul and heart where many people from differing backgrounds can mesh successfully and connect.	Support for retention of the existing community is noted.

557	AAP927.	Jo Bee, warehouse resident	Work with Council	work with the residents... we are keen to listen and together we can continue to inspire this city	Noted, it is agreed that collaboration between the Council and existing residents will be important to ensure a positive outcome for the area.
560	AAP928.	Charlie Lewis, warehouse resident	Supports warehouse community	The varied and unusual spaces found in our converted warehouses allow for a huge variety of artistic and creative endeavours. Musicians are able to budget more profitably by sharing studio and rehearsal space, leading to more successful recordings and gigs. As a musician with nearly 20 years of professional experience, I am ideally placed to point out the local contribution to the British Music Industry. There are numerous DJs, electronic musicians and rock musicians from my road who work in scenes of which I am somewhat unfamiliar, and I can only talk directly from my own studio and stage experience over the past year.	Support for retention of the existing community is noted.
560	AAP929.	Charlie Lewis, warehouse resident	Collaborative environment	Beyond the musical sphere, my own business is strongly supported by workers from other creative disciplines found in our community here on Fountayne Road – over the past two years, around 30% of my business has come from networking with other local media sector workers, in particularly video editors, film makers, theatre directors and other musicians.	The Council notes that existing residents of the site wish to continue to have flexible, collaborative, round the clock, access to workspace as part of their living arrangement. This is supported in the policy.
560	AAP930.	Charlie Lewis, warehouse resident	Against resi or industrial designation	In common with many of my colleagues and neighbours, I do not wish our warehouse community to become fully residential, nor do I perceive that returning the estate to a fully industrial model would be an effective move – it's perfectly clear to anyone who is familiar with what we do that creative workers are contributing far more to the area, economically and culturally, than the limited industrial use of the estate and derelict buildings which existed before our community came into being. And most of the successful industrial businesses in our estate have continued to flourish alongside our growing community.	The RA designation is the only designation which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
560	AAP931.	Charlie Lewis, warehouse resident	Pro some regularisation	Equally, I'm not lobbying for "no change". Rather, I would like to see our live/work arrangements fully legitimized, with appropriate alterations to the buildings to comply fully with regulations, and lawful contracts with our landlords that hold up to legal scrutiny. If the process is conducted properly, Fountayne Road and the other live/work areas in Haringey will retain their unique creative and collaborative atmosphere, whilst removing some of the less desirable elements, such as health and safety concerns and municipal issues including, for example, refuse collection	Noted.
560	AAP932.	Charlie Lewis, warehouse resident	Affordable business premises	Another problem for businesses in the area is the rising cost of rent, pushed upwards by the arrival of an apparently endless stream of people wanting to move to our community. Some of them have come on the basis of wanting genuinely to contribute and thrive but I acknowledge that others approach our road with the touristic mindset of wanting to live somewhere hip. To be fair, our community must be doing something right that we are so popular. On the other hand, we need to preserve the positive aspects of our community and improve on it, or else we will see the area turn into yet another area of unaffordable housing at a time when there are proposals for the quota of affordable housing to be reduced by 10%. I'm not sure that this will serve the area from an economic or community angle. It makes far more sense to build on the vibrant success story that is occurring here in Haringey rather than bury it.	The regeneration area designation is the only one which can suitably deliver the Council's spatial vision in terms of retention of jobs, and housing. Furthermore, the deallocation from employment altogether would offer little protection to the existing users of the site from a purely residential development coming forward in the future.
579	AAP933.	Laura Harrison, resident	Supports warehouse community	In addition to the established communities at Eade and Overbury roads, which make a valuable contribution to the surrounding communities, the Fountayne and Markfield Road live-work communities also have the potential to make a huge long-term positive contribution to the area, if they can be supported to remain and grow. These accidental communities often exist despite poor treatment by current landlords, and	Support for retention of the existing community is noted.

				they should be supported to remain and contribute to community life.	
579	AAP934.	Laura Harrison, resident	Industrial use	The long-term relocation of heavy-industrial uses away from the Markfield area could also improve air quality here whilst freeing up further space for creative uses, with the site immediately overlooking Markfield Park offering an opportunity for more conventional residential development.	Noted, the Council believes it is important to retain industrial uses in this area to meet the employment needs of the borough.
624	AAP935.	Tottenham & Wood Green Friends of the Earth	O'Donovan's	The map suggests green open space S of railway when in fact this is O'Donovans, who also have front site N of railway. Very antisocial use to have adjacent to new warehouse living. The TAAP should be looking for an alternative site for this waste industry which is necessary but which is not a suitable neighbour for the Ferry Lane Estate, which makes Markfield Road an unattractive corridor and which blights any development in the area.	Noted there are unsuitable neighbours, but it is considered that this will happen with unplanned development. The O'Donovan's Site forms part of an ecological corridor, hence why it is green on the map.
692	AAP936.	Atticus Pappin, warehouse resident	Supports Warehouse community	Fountain road is the greatest road in london. It is so special to me and so many people. it not only brings vibrant atmosphere to tottenham but to the whole of London. before you get rid of the warehouse community why dont you come and see for yourself what a special community it is	Support for retention of the existing community is noted.
693	AAP937.	Rebecca Parkin, warehouse occupant (business)	Affordable workspace	I am writing with regards to future proposals of development in the Fountayne Road area. It has only been brought to my attention today via word of mouth that proposals which may greatly affect the future of my workshop are being discussed. I have little knowledge as to the details of this and I am greatly concerned as to how this will impact my future. I rent a workshop at 7 Fountayne Road which I have divided into three artists studios. As I am sure you are aware affordable studio/workshop space for designer's / artist's just setting out in business is in limited supply in london. I have put a great deal of time and effort into my workshop and it is a valuable asset for this time in my career and for those designers and artists sharing with me. I am using my studio space to further my career as a fine artist and also to undertake commercial pieces of work for events, backdrops for tv etc. we are all registered self employed.	Noted, provision of affordable housing and workspace are important to the Council.
810	AAP938.	Tynemouth Area Residents Association (TARA)	Viability	Parts of this area are neglected and run down and improvements to this site are necessary. Many of the buildings are viable and are currently occupied, making a valuable contribution to the local community. The site consists mostly of viable buildings and usage and should therefore not be subject to a Site Allocation.	The uses in these buildings need to be carefully managed in order to ensure that they make the appropriate contribution to the local housing and employment need in the borough.

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
810	AAP939.	Tynemouth Area Residents Association (TARA)	Viability	Parts of this area are neglected and run down and improvements to this site are necessary. Many of the buildings are viable and are currently occupied, making a valuable contribution to the local community. The site consists mostly of viable buildings and usage and should therefore not be subject to a Site Allocation.	It is considered that the existing buildings on this particular site are in poor condition, and that their redevelopment can make a positive contribution to the Council's objectively identified housing and employment needs. Additionally the site's relationship with its residential neighbours can be improved through redevelopment.
799	AAP940.	Bob Lindsay-Smith	Local employment	The AAP does retain some local employment sites, but loses employment in others: NT2 - but existing businesses in Park Lane are not mentioned, NT3 - how can 'modern, flexible workspaces' get your car fixed?, BG2, BG4, TH10. Also in TH3 the 'intensification of current employment uses' (with the implication of higher rents) would appear to put the excellent social enterprise Restore at risk.	The Council is developing a Local Plan that seeks to locate higher density mixed use development in the most accessible locations in the borough. This is required in order to meet the spatial objectives of the Plan in terms of job creation, and to be in conformity with the London Plan. Higher density uses such as managed workspace, offices, and potentially some light industry will be sought in these areas. While it is noted that lower density employment (i.e. industrial) uses are important to economic growth, it is no longer suitable that they are located in highly accessible regeneration areas. The Council is hopeful that affected industrial enterprises will remain in the borough, and is willing to work with businesses to achieve this.

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Appendix 2.6 – Comments on the Sustainability Appraisal and Appendices of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Comments on the Sustainability Appraisal of the Tottenham Area Action Plan Regulation 18 consultation Feb-Mar 2015

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
567	AAP1069.	Page Green Residents' Association	Seven Sisters District Centre	17.11 Town centres: This section leaves out West Green Road N15, as a significant bustling business and retail centre, which is in dire need of an improved public realm and the creation of attractive, functional public spaces. The shops along Broad Lane leading to the High Road also need support and regeneration. The District Centres of Seven Sisters need to be protected and improved, particularly in light of retail developments in Tottenham Hale. Otherwise, Haringey Council could produce a further downward slide to the District Centres of Seven Sisters as it did when it developed the West Green Shopping Centre. If Seven Sisters is the gateway to Tottenham, Haringey shouldn't be contributing to its decline.	Noted. The Interim SA Report for the AAP has incorrectly listed the designated town centres in Tottenham in paragraph 17.11.2. However, the SA has made appropriate consideration for the Seven Sisters / West Green Road town centre, as reflected in paragraph 17.11.5. The Local Plan policies seek to protect and enhance Haringey's established town centre hierarchy, along with the designation of a new district centre at Tottenham Hale to reflect its existing and expanded future role in servicing the local area. The SA suggests that the preferred approach will have likely significant positive effects on sustainability and not detrimentally impact on existing centres.
422	AAP1070.	Environment Agency	Drainage	Although paragraph 17.15.7 of the AAP Sustainability Appraisal suggests that water quality could be enhanced by encouraging development adjacent to watercourses utilising SuDS, there is very little reference within the Sustainability Appraisals to how the plan will improve water quality across the borough.	Noted. Water resources, including considerations for water quality, are covered by Haringey's Sustainability Appraisal framework. The SA for the AAP, whilst considering effects of the plan across the borough, particularly in terms of cumulative effects, is necessarily focussed on the AAP area. Section 17.15 in the Interim SA Report for the AAP covers water resources including a discussion on water quality. Similarly, Interim SA Reports for the other Local Plan documents cover this topic. However, the Council will consider how the SA can further consider water quality issues through the integrated appraisal process.

Comments on Appendix A

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
651	AAP1057	Tibbalds on behalf of ISIS Waterside developments and Newlon	Capacity	ISIS/ Newlon's own feasibility work suggests that [TH7 Hale Wharf] should deliver in excess of 500 units, which would equate to a density of approximately 229 units/ ha and 568 hrh, which is in line with the density ranges set by the London Plan for the area. Based on this detailed work and in the absence of any viability evidence being produced as part of the Council's 'Evidence Base' we would suggest that it is inappropriate at this stage in the AAP process to come down on a specific number of units and that it may be more appropriate to specify a unit number range i.e. 400 to 600 units. This range would take in the density ranges expressed by the London Plan and would allow for the Council to work with developers to explore and test options in relation both design, unit mix and viability and come to a conclusion that balances all the issues and is capable of delivery. **Suggested rewording**: Replace 300 units in the table to a range (i.e. 400 to 600) or up to 600 units.	Noted, the capacity will be modelled as a minimum expected capacity which can be shown to meet housing need in the borough.
653	AAP1058	CBRE on behalf of Hermes and Argent	Clarify	Appendix A of the draft AAP sets out an estimate for the number of residential units which might be accommodated on allocated sites, albeit a footnote suggests that the unit numbers are simply estimates. There may be a case	Noted, the capacity will be modelled as a minimum expected capacity which can be shown to meet housing need in the borough.

				for the estimated capacities to be increased and we therefore recommend that the footnote is revised to explain more clearly that the residential capacities are simply estimates.	
818	AAP1059	Our Tottenham	Community	The community plan for Wards Corner should be included in the monitoring table alongside the Grainger plan.	Agreed.
428	AAP1060	Mr Green (CgMs)	Density	The re-designation of the site to Local Employment Area: Regeneration Area will allow for the provision of some residential accommodation in accordance with LB Haringey's adopted strategic policy SP8. The table at Appendix A of the draft Tottenham Area Action Plan indicates an indicative net residential units for the site of 97. The FALP density matrix sets out at Table 3.2 of the plan acceptable residential densities. Based on a site area of approx 1.72 ha, according to this table between 77 and 442 units would be appropriate on the Fountayne Road site. Given the sustainable location of the site, the size of it and the significant potential it can make to the regeneration of the wider area the upper end of this density range should be encouraged. The existing indicative allocation of 97 units on this site falls right at the lower end of the density range. This will mean the potential opportunity of the site is not fully maximised, and squanders an opportunity for the site to make a more meaningful contribution to Haringey's housing need. Whilst it is acknowledged an element of employment floorpsace will be re-provided on the site, para 19 of the NPPF requires the planning system to do everything it can to support sustainable economic growth. Such a small housing allocation does not go far enough in supporting economic growth. In addition provision of just 97 units will not be enough to effectively cross-subsidise an increase in employment provision and the ability to offer subsidised rents on the site. We request the indicative allocation has regard to the FALP density range and is increased to a minimum net additional 442 units. This will ensure the Plan has done everything it can to support sustainable economic growth. We also request this number is in addition to the re-provision of the existing community in warehouse living. This will ensure the provision of housing and employment on the site is maximised and allow the flexibility for a viable scheme to be delivered.	It is appropriate that a mix of uses is shown on these sites.

Comments on Appendix B

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
421	AAP1061.	Historic England	Heritage	In English Heritage's view a number of the Strategy documents (where we have been consulted) do not present a positive strategy for the historic environment. The AAP therefore presents an opportunity to ensure that the Council's strategic vision addresses all aspects of sustainability as set out in the NPPF.	Noted.
421	AAP1062.	Historic England	Evidence Base	We also note inclusion of the Transforming Tottenham Hale Urban Centre SPD. This is now in need of updating as infrastructure programmes such as Crossrail have developed and are likely to influence opportunities significantly	The SPD has helped inform the content of the AAP however the AAP once adopted will supersede this document.
421	AAP1063.	Historic England	CAAs	Although in need of updating the Council possesses adopted conservation area appraisals for all conservation areas and as such we would recommend reference to these.	Noted.
818	AAP1064.	Our Tottenham	Consultation	[Urban characterisation study] was published at the same time than the consultation document and there was no time for the public to process all the	Council is not required to consult on completed evidence based documents and followed the statutory consultation

				supporting evidence.	period of six weeks for the development plan documents. However, it is noted that a large amount of information was released at one time. Council is currently reviewing its consultation methods in its statement of community involvement which will be released for consultation in late 2015. Consultation responses to this document will help inform how council involves the community in future planning proposals.
818	AAP1065.	Our Tottenham	Consultation	[Employment land study] was published at the same time than the consultation document and there was no time for the public to process all the supporting evidence.	Council is not required to consult on completed evidence based documents and followed the statutory consultation period of six weeks for the development plan documents. However, it is noted that a large amount of information was released at one time. Council is currently reviewing its consultation methods in its statement of community involvement which will be released for consultation in late 2015. Consultation responses to this document will help inform how council involves the community in future planning proposals.
818	AAP1066.	Our Tottenham	Consultation	[Open space and biodiversity study] was published at the same time than the consultation document and there was no time for the public to process all the supporting evidence.	Council is not required to consult on completed evidence based documents and followed the statutory consultation period of six weeks for the development plan documents. However, it is noted that a large amount of information was released at one time. Council is currently reviewing its consultation methods in its statement of community involvement which will be released for consultation in late 2015. Consultation responses to this document will help inform how council involves the community in future planning proposals.

Comments on Appendix E

Respondent ID	Comment ID	Respondent	Topic	Summary of Response	Council Response
818	AAP1067	Our Tottenham	Edit	Definition of affordable housing - Amend to reflect the natural meaning of the word ‘affordable’, i.e. genuinely affordable.	Noted. **Action: Update the definitions of affordable, intermediate and social rented housing to bring them more in line with London Plan and NPPF definitions**
818	AAP1068	Our Tottenham	Edit	Definition of lifetime home - Add: Lifetime Neighbourhoods as per London Plan	The minor alterations to the London Plan have suggested the removal of references to lifetime homes. Therefore the addition of a definition of Lifetime homes would be contrary to the London Plan.

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Report

Submitted to
London Borough of Haringey

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Habitats Regulations Assessment Screening Report – Alterations to Haringey's Strategic Policies

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0	Draft for Client Comments	JR	TH	06/11/05
1	Final for consultation	JR	JR	10/11/15

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47076094 10/11/2015

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1 Introduction

1.1 Background to the project

AECOM has been appointed by London Borough of Haringey (referred to as "Haringey Council" and "the Authority") to assist in undertaking a Habitats Regulations Assessment (HRA) of the potential effects of Haringey's Alterations to Strategic Policies document on the Natura 2000 network and Ramsar sites in support of the already adopted Haringey Local Plan: Strategic Policies.

1.1.1 The Haringey Local Plan: Strategic Policies was formally adopted by the Full Council on 18th March 2013. The Local Plan, along with the saved UDP policies (Unitary Development Plan), sets out a vision and key policies for the future development within the Borough from 2013 through to the end of the plan period (2026). It provides special policies outlining local and strategic development within the Borough, including housing, employment, leisure, and retail provision. The adopted Local Plan included the provision for at least 8,200 net new dwellings to 2026 (in line with the then London Plan).

1.1.2 To support Haringey's adopted Local Plan, Habitats Regulations Assessment was undertaken[1]. This document is used as a basis for this assessment. The document undertook Habitats Regulations Assessment (HRA) of the following internationally designated sites: The Lee Valley SPA and Ramsar sites, and Epping Forest SAC.

1.1.3 Since the Local Plan: Strategic Policies document was adopted in 2013, there have been changes in the overarching planning framework, including at the national and regional level, which affect planning locally. These changes include:

- The release of 2011 Census data, which set out higher than previously projected population growth figures for London, prompting the Mayor of London to prepare and adopt Further Alterations to the London Plan (FALP) that significantly increased Haringey's strategic housing target from 820 homes per annum to 1,502 homes per annum, effective from April 2015 – an 83% increase;
- Changes to permitted development rights, which give greater scope for the permitted change of use of offices, shops and warehouses to go to residential development, as well as provision for larger residential extensions;
- Changes to the National Planning Practice Guidance (NPPG), including the methodology for assessing needs most recently for Gypsy and Traveller assessments
- The introduction of both a Mayoral and Haringey Community Infrastructure Levy (CIL), which changed the way in which new development contributed financially or in kind towards the provision of strategic and local infrastructure required to support sustainable communities;
- The preparation of further key local evidence base studies, including an Open Spaces and Biodiversity study, an Urban Characterisation Study, and a Strategic Housing Market Assessment, as well as updates to existing studies on Employment Land, Development Viability and the pan-London wide Strategic Housing Land Availability Assessment. These new and updated studies reflect the current state of the environment with respect to the local economy and demands for various land uses, which has changed significantly since the recession when the bulk of studies to inform the Strategic Policies were undertaken; and
- The new Housing Zone designation to be applied to Tottenham Hale, which will see significant public and private investment committed to the area to unlock its development potential and accelerate housing delivery, prompting the Council to prepare a comprehensive regeneration framework for the area along with a dedicated Area Action Plan.

[1] Hyder. (2010). London Borough of Haringey Pre-submission Core Strategy Habitats Regulations Assessment. http://www.haringey.gov.uk/sites/haringeygovuk/files/habitats_regulations_assessment.pdf [Accessed 23/09/15]

1.1.4 In light of these changes, the Council identified a number of alterations, the vast majority of which are factual updates, which need to be made to the adopted Local Plan: Strategic Policies document to bring it up to date and ensure it remains consistent with the current national and regional planning position. This document does not assess the entire Local Plan: Strategic Policies document, but the changes made to policy text. It does however draw from the policies that remain unchanged within the adopted Local Plan: Strategic Policies document for support.

1.1.5 The objective of this assessment is to:

- identify any aspects of the 'Alterations to Strategic Policies 2011 – 2026 Pre-submission Consultation October 2015' document that would cause an adverse effect on the integrity of Natura 2000 sites, otherwise known as internationally designated sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and, as a matter of Government policy, Ramsar sites[2]), either in isolation or in combination with other plans and projects; and
- to advise on appropriate policy mechanisms for delivering mitigation where such effects are identified.

1.2 Current legislation

1.2.1 The need for Habitats Regulations Assessment (HRA) is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by the Conservation of Habitats and Species Regulations 2010. The ultimate aim of the Directive is to "*maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest*" (Habitats Directive, Article 2(2)). This aim relates to habitats and species, not the internationally designated sites themselves, although the sites have a significant role in delivering favourable conservation status.

1.2.2 Within the UK, Protected Areas for nature conservation include, those established under National legislation (e.g. Sites of Special Scientific Interest (SSSI)), areas established under European Union Directives/European initiatives (including the Natura 2000 network of sites), and protected areas established under Global Agreements (e.g. Ramsar sites).

1.2.3 With relevance to this report, Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive 1979. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species. Special Areas of Conservation (SAC) are strictly protected sites designated under Article 3 of the EC Habitats Directive, which requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended)[3]. The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Ramsar sites are wetlands of international importance designated under the Ramsar Convention.

1.2.4 The Conservation of Habitats and Species Regulations 2010 require that land use plans are subject to Appropriate Assessment (AA) where they are likely to have a significant effect on a Natura 2000 site.

1.2.5 The Habitats Directive applies the precautionary principle to protected areas; plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the site(s) in question. In the case of the Habitats Directive, potentially damaging plans and projects may still be permitted if there are no alternatives to them and there are Imperative Reasons of Overriding Public Interest (IROPI) as to why they should go ahead. In such cases, compensation will be necessary to ensure the overall integrity of the site network is maintained.

1.2.6 In order to ascertain whether or not site integrity will be affected, a Habitats Regulations Assessment should be undertaken of the plan or project in question:

[2] Wetlands of International Importance designated under the Ramsar Convention 1979
[3] http://jncc.defra.gov.uk/

Habitats Directive 1992

Article 6 (3) states that:

"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives."

Conservation of Habitats and Species Regulations 2010 (as amended)

The Regulations state that:

"*A competent authority, before deciding to … give any consent for a plan or project which is likely to have a significant effect on a European site … shall make an appropriate assessment of the implications for the site in view of that sites conservation objectives… The authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site*".

Figure 1: The Legislative Basis for Appropriate Assessment

1.2.7 Over the years the phrase 'Habitats Regulations Assessment' has come into wide currency to describe the overall process set out in the Conservation of Habitats and Species Regulations from screening through to Imperative Reasons of Overriding Public Interest (IROPI). This has arisen in order to distinguish the process from the individual stage described in the law as an 'appropriate assessment'. Throughout this report we use the term Habitats Regulations Assessment for the overall process.

1.3 Scope of the Project

1.3.1 There is no pre-defined guidance that dictates the physical scope of a HRA of a supporting Local Plan document. Therefore, in considering the physical scope of the assessment, we were guided primarily by the identified impact pathways rather than by arbitrary 'zones'. Current guidance suggests that the following European sites be included in the scope of assessment:

- All sites within the Local Plan area boundary; and
- Other sites shown to be linked to development within the Borough boundary through a known 'pathway'.

1.3.2 Briefly defined, pathways are routes by which a change in activity provided within the Alterations to Strategic Policies 2011-2026 document can lead to an effect upon an internationally designated site. In terms of the second category of designated site listed above, guidance from the former Department of Communities and Local Government states that the HRA should be '*proportionate to the geographical scope of the* [plan policy]' and that '*an AA need not be done in any more detail, or using more resources, than is useful for its purpose'* (CLG, 2006, p.6). More recently, the Court of Appeal[4] ruled that providing the Council (competent authority) was duly satisfied that proposed mitigation could be '*achieved in practice'* to satisfied that the proposed development would have no adverse effect, then this would suffice. This ruling has since been applied to a planning permission (rather than a Core Strategy)[5]. In this case the High Court ruled that for '*a multistage process, so long as there is sufficient information at any particular stage to enable the authority to be satisfied that the proposed mitigation can be achieved in practice it is not necessary for all matters concerning mitigation to be fully resolved before a decision maker is able to conclude that a development will satisfy the requirements of reg 61 of the Habitats Regulations'*.

1.3.3 No internationally designated sites are located within the London Borough of Haringey's boundary.

1.3.4 The following internationally designated sites are considered within the Habitats Regulations Assessment of Haringey's Alterations to Strategic Policies 2011-2026 document and are located within 20km of the London Borough of Haringey's authority boundary. These sites could potentially have impact pathways present that could interact with Haringey's Alterations to Strategic Policies document:

- Lee Valley SPA and Ramsar site;
- Epping Forest SAC;
- Richmond Park SAC;
- Wimbledon Common SAC; and
- Wormley-Hoddesdonpark Woods SAC.

1.3.5 During an initial sieving exercise to screen out internationally designated sites (e.g. no realistic impact pathways present), the following internationally designated sites can be sieved out from further assessment due to the distances involved.

- Wormley-Hoddesdonpark Woods SAC located 12.9km from the borough boundary;
- Richmond Park SAC located 14.3km from the borough boundary, and;
- Wimbledon Common SAC located 14.7km from the borough boundary.

1.3.6 These sites are not considered further within this document.

1.3.7 There are three internationally designated sites that are located within a sufficiently close distance that there could be impact pathways linking to Haringey's draft DMP. These are:

- Lee Valley SPA and Ramsar site, located immediately adjacent to the London Borough of Haringey to the east; and,
- Epping Forest SAC, located 3km east from the London Borough of Haringey.

1.3.8 Details of these internationally designated sites that could be linked with Haringey's Alterations to Strategic Policies document as identified within paragraph 1.3.7 can be found in Appendix A. Appendix B, Figure 1 illustrates the locations of the internationally designated sites in relation to the London Borough of Haringey's boundary.

1.3.9 The Habitats Regulation Assessment undertaken for the adopted Local Plan in 2010[6] identified only one impact pathway linking the London Borough of Haringey Local Plan to the Lee Valley SPA and Ramsar site. The residual impact pathway was construction noise, disturbing features in the designated site. Epping Forest SAC is located 3km from the London

[4] No Adastral New Town Ltd (NANT) v Suffolk Coastal District Council Court of Appeal, 17th February 2015
[5] High Court case of R (Devon Wildlife Trust) v Teignbridge District Council, 28 July 2015
[6] Ibid

Borough of Haringey, and as such, this impact pathway did not link the SAC to the Local Plan in 2013. The 2013 Local Plan provided for 8,200 net new dwellings to the end of the Plan period (2026). Haringey's Alteration to Strategic Policies document provides for meeting the revised strategic housing requirement of 19,802 net new dwellings between 2011 and 2026. As a result of this change, at the initial sieving stage, Epping Forest SAC cannot be automatically screened out from likely significant effects resulting from Haringey's Alterations to Strategic Policies document, and impact pathways affecting this SAC require assessment. In addition, a more detailed investigation of impact pathways linking to Lee Valley SPA and Ramsar site is undertaken.

1.3.10 The remainder of this document considers potential for likely significant effects from impact pathways resulting from Haringey's Alterations to Strategic Policies document upon the following internationally designated sites:

- Lee Valley SPA and Ramsar site
- Epping Forest SAC

1.4 This Report

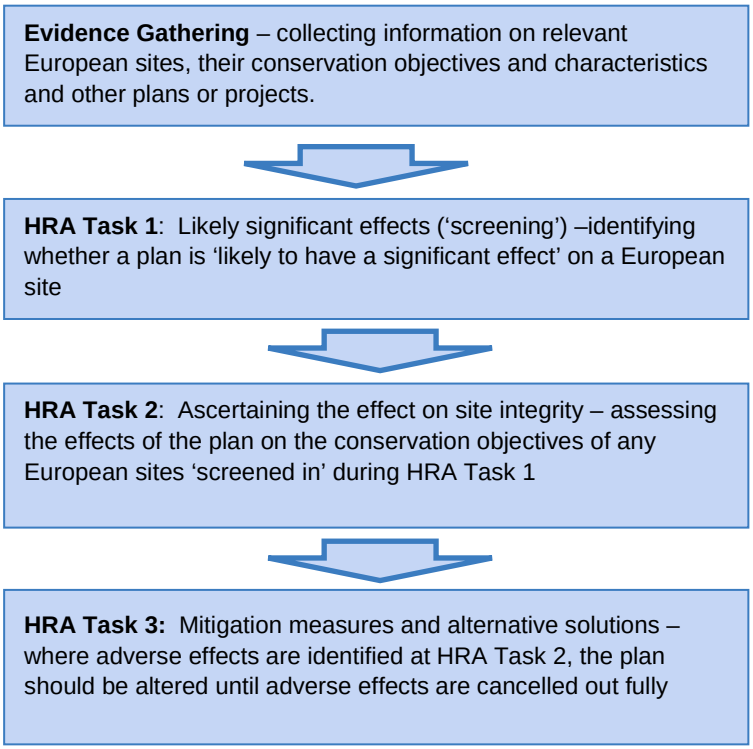
1.4.1 Section 2 of this report summarises the methodology for the assessment. Section 3 identifies the possible pathways by which adverse effects on European protected sites could arise. Section 4 considers each policy amendment within Haringey's Alterations to Strategic policies document, assessing possible pathways upon internationally designated sites that may be vulnerable, determine likely significant effects, based on key environmental conditions required to maintain the integrity of these sites. The screening exercise concludes by either screening out any possible impacts or by determining that mitigation or avoidance measures are required. Where mitigation strategies are deemed necessary, potential approaches are discussed. In combination effects with other plans on each internationally designated site are also considered within Section 4. Background information on all the internationally designated sites discussed in this report is presented within Appendix A. Figure 1 of Appendix B presents a map showing all internationally important wildlife sites discussed.

2 Methodology

2.1 Introduction

2.1.1 This HRA has been carried out in the continuing absence of formal central Government guidance, although general EC guidance on HRA does exist[7]. The former Department for Communities and Local Government released a consultation paper on the Appropriate Assessment of Plans in 2006[8]. As yet, no further formal guidance has emerged. However, Natural England has produced its own internal guidance[9] as has the RSPB[10]. Both of these have been referred to alongside the guidance outlined in Section 1.2 in undertaking this HRA.

2.1.2 Figure 2 below, outlines the stages of HRA according to current draft CLG guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.



Source: CLG, 2006

Figure 2- Four-Stage Approach to Habitats Regulations Assessment

2.2 HRA Task 1 - Likely Significant Effects (LSE)

2.2.1 Following evidence gathering, the first stage of any Habitats Regulations Assessment is a Likely Significant Effect (LSE) test - essentially a risk assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

"*Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?"*

[7] European Commission (2001): Assessment of plans and projects significantly affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the Habitats Directive.
[8] CLG (2006) Planning for the Protection of European Sites, Consultation Paper
[9] http://www.ukmpas.org/pdf/practical_guidance/HRGN1.pdf
[10] Dodd A.M., Cleary B.E., Dawkins J.S., Byron H.J., Palframan L.J. and Williams G.M. (2007) *The Appropriate Assessment of Spatial Plans in England: a guide to why, when and how to do it.* The RSPB, Sandy.

2.2.2 The objective is to 'screen out' those plans and projects that can, without any detailed appraisal, be said to be unlikely to result in significant adverse effects upon internationally designated sites, usually because there is no mechanism for an adverse interaction with internationally designated sites. This stage is the subject of Chapter 4 of this report (See Appendix C, Table 1 for the screening table), and goes a step further than a scoping report that was able to scope out sites listed in section 1.3.5. Those particular sites could be scoped out regardless of the nature and scale of any proposed development, whereas screening is needed where there is a potential pathway of impact and the scale, nature and location of development determines whether this actually exists.

2.2.3 The level of detail in land use plans concerning developments that will be permitted under the plans will never be sufficient to make a detailed quantification of adverse effects. Therefore, we have again taken a precautionary approach (in the absence of more precise data) assuming as the default position that if an adverse effect cannot be confidently ruled out, avoidance or mitigation measures must be provided. This is in line with the former Department of Communities and Local Government guidance that the level of detail of the assessment, whilst meeting the relevant requirements of the Habitats Regulations, should be 'appropriate' to the level of plan or project that it addresses.

2.3 Confirming Other Plans and Projects That May Act In Combination

2.3.1 It is a requirement of the Regulations that the impacts of any land use plan being assessed are not considered in isolation but in combination with other plans and projects that may also be affecting the internationally designated site(s) in question.

2.3.2 It is neither practical nor necessary to assess the 'in combination' effects of the Local Plan within the context of all other plans and projects within this area of England. For the purposes of this assessment, we have determined that, due to the nature of the identified impacts, the key other plans and projects relate to the additional housing, transportation and commercial/industrial allocations proposed for neighbouring and nearby authorities over the lifetime of the Local Plan. A good place to start is the London Plan (2015)[11]

2.3.3 In considering the potential for regional housing development on internationally designated sites, the primary consideration for many sites is the impact of visitor numbers – i.e. recreational pressure. Other pathways of impact described in more detail in Chapter 3 include disturbances from construction activities, urbanisation, water quality and water quantity, and air quality. Whilst these are also strongly related to housing provision, the actual geographic impact must also be considered within the context of relevant infrastructure.

Table 1: Housing Levels to be Delivered in Neighbouring Authorities

Local Authority	Total housing (taken from the London Plan, 2015[12]) Minimum ten year target 2015-2025	Total housing (taken from the London Plan, 2015) Annual monitoring target 2015-2025
London Borough of Barnet	23,489	2,349
London Borough of Camden	8,892	889
London Borough of Enfield	7,976	798
London Borough of Islington	12,641	1,264
London Borough of Hackney	15,988	1,599
London Borough of Waltham Forest	8,620	862

2.3.4 There are other plans and projects that are relevant to the 'in combination' assessment and the following have all been taken into account in this assessment:

[11] Mayor of London (March, 2015). The London Plan. The Spatial Development Strategy for London. Consolidated with Alterations Since 2011. Also referred to as Further Alterations to the London Plan (FALP)
[12] Ibid

Plans

- **London Borough of Haringey Local Plan: Strategic Policies**. Adopted March 2013.
- **The London Plan.** The Spatial Development Strategy for London. Consolidated with Alterations Since 2011. Published March 2015.
- **The London Plan.** Sub Regional Development Framework – North London. Published May 2006.
- **The London Plan.** Sub Regional Development Framework – Central London. Published May 2006.
- **North London Waste Plan.** This is currently in preparation; the draft is due for consultation in 'Summer/ Autumn 2015'.
- **London Borough of Barnet Local Plan Core strategy DPD.** Adopted September 2012.
- **London Borough of Camden Core Strategy.** Adopted November 2010.
- **London Borough of Enfield Core Strategy.** Adopted November 2010.
- **London Borough of Islington Core Strategy.** Adopted February 2011.
- **London Borough of Hackney Core Strategy: Local Development framework.** Adopted December 2010.
- **London Borough of Waltham Forest Local Plan Core Strategy.** Adopted March 2012
- **Walthamstow Wetlands.** Planning permission granted 2014.

2.3.5 When undertaking this part of the assessment it is essential to bear in mind the principal intention behind the legislation i.e. to ensure that those projects or plans which in themselves have minor impacts are not simply dismissed on that basis, but are evaluated for any cumulative contribution they may make to an overall significant effect. In practice, in combination assessment is therefore of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential.

3 Pathways of Impact

3.1 Introduction

3.1.1 In carrying out an HRA it is important to determine the various ways in which land use plans can impact on internationally designated sites by following the pathways along which development can be connected with internationally designated sites, in some cases many kilometres distant. Briefly defined, pathways are routes by which a change in activity associated with a development can lead to an effect upon an internationally designated site. Following the HRA of the Local Plan in 2010 and a brief sieve of the DMP, the following impact pathways are considered within this document.

3.1.2 Impact pathways for consideration are:

- Disturbance (from recreational and construction activities)
- Urbanisation
- Atmospheric pollution
- Water abstraction
- Water quality

3.2 Disturbance (from Recreational and Construction Activities)

3.2.1 Recreational use of an internationally designated site and construction activities within close proximity of an internationally designated site have potential to:

- Cause damage through mechanical/ abrasive damage and nutrient enrichment;
- Cause disturbance to sensitive species, particularly ground-nesting birds and wintering wildfowl; and
- Prevent appropriate management or exacerbate existing management difficulties.

Recreational pressure

3.2.2 Different types of internationally designated sites are subject to different types of recreational pressures and have different vulnerabilities. Studies across a range of species have shown that the effects from recreation can be complex.

Mechanical/abrasive damage and nutrient enrichment

3.2.3 Most types of terrestrial internationally designated site can be affected by trampling, which in turn causes soil compaction and erosion. Walkers with dogs contribute to pressure on sites through nutrient enrichment via dog fouling and also have potential to cause greater disturbance to fauna as dogs are less likely to keep to marked footpaths and move more erratically. Motorcycle scrambling and off-road vehicle use can cause serious erosion, as well as disturbance to sensitive species.

3.2.4 There have been several papers published that empirically demonstrate that damage to vegetation in woodlands and other habitats can be caused by vehicles, walkers, horses and cyclists:

- Wilson & Seney (1994)[13] examined the degree of track erosion caused by hikers, motorcycles, horses and cyclists from 108 plots along tracks in the Gallatin National Forest, Montana. Although the results proved difficult to interpret, it was concluded that

[13] Wilson, J.P. & J.P. Seney. 1994. Erosional impact of hikers, horses, motorcycles and off road bicycles on mountain trails in Montana. *Mountain Research and Development* 14:77-88

horses and hikers disturbed more sediment on wet tracks, and therefore caused more erosion, than motorcycles and bicycles.

- Cole et al (1995a, b)[14] conducted experimental off-track trampling in 18 closed forest, dwarf scrub and meadow and grassland communities (each tramped between 0 – 500 times) over five mountain regions in the US. Vegetation cover was assessed two weeks and one year after trampling, and an inverse relationship with trampling intensity was discovered, although this relationship was weaker after one year than two weeks indicating some recovery of the vegetation. Differences in plant morphological characteristics were found to explain more variation in response between different vegetation types than soil and topographic factors. Low-growing, mat-forming grasses regained their cover best after two weeks and were considered most resistant to trampling, while tall forbs (non-woody vascular plants other than grasses, sedges, rushes and ferns) were considered least resistant. Cover of hemicryptophytes and geophytes (plants with buds below the soil surface) was heavily reduced after two weeks, but had recovered well after one year and as such these were considered most resilient to trampling. Chamaephytes (plants with buds above the soil surface) were least resilient to trampling. It was concluded that these would be the least tolerant of a regular cycle of disturbance.
- Cole (1995c)[15] conducted a follow-up study (in 4 vegetation types) in which shoe type (trainers or walking boots) and trampler weight were varied. Although immediate damage was greater with walking boots, there was no significant difference after one year. Heavier tramplers caused a greater reduction in vegetation height than lighter tramplers, but there was no difference in effect on cover.
- Cole & Spildie (1998)[16] experimentally compared the effects of off-track trampling by hiker and horse (at two intensities – 25 and 150 passes) in two woodland vegetation types (one with an erect forb understorey and one with a low shrub understorey). Horse traffic was found to cause the largest reduction in vegetation cover. The forb-dominated vegetation suffered greatest disturbance, but recovered rapidly. Higher trampling intensities caused more disturbance.

3.2.5 The total volume of dog faeces deposited on sites can be surprisingly large. For example, at Burnham Beeches National Nature Reserve over one year, Barnard[17] estimated the total amounts of urine and faeces from dogs as 30,000 litres and 60 tonnes respectively. The specific impact on Epping Forest has not been quantified from local studies; however, the fact that habitats for which the SAC is designated appear to be subject already to excessive nitrogen deposition, suggests that any additional source of nutrient enrichment (including uncollected dog faeces) will make a cumulative contribution to overall enrichment. Any such contribution must then be considered within the context of other recreational sources of impact on sites.

Disturbance

3.2.6 Concern regarding the effects of disturbance on birds stems from the fact that they are expending energy unnecessarily and the time they spend responding to disturbance is time that is not spent feeding[18]. Disturbance therefore risks increasing energetic output while reducing energetic input, which can adversely affect the 'condition' and ultimately the survival of the birds. In addition, displacement of birds from one feeding site to others can increase the

[14] Cole, D.N. 1995a. Experimental trampling of vegetation. I. Relationship between trampling intensity and vegetation response. *Journal of Applied Ecology* 32: 203-214
Cole, D.N. 1995b. Experimental trampling of vegetation. II. Predictors of resistance and resilience. *Journal of Applied Ecology* 32: 215-224
[15] Cole, D.N. (1995c) Recreational trampling experiments: effects of trampler weight and shoe type. Research Note INT-RN-425. U.S. Forest Service, Intermountain Research Station, Utah
[16] Cole, D.N., Spildie, D.R. (1998) Hiker, horse and llama trampling effects on native vegetation in Montana, USA. *Journal of Environmental Management* 53: 61-71
[17] Barnard, A. (2003) Getting the Facts - Dog Walking and Visitor Number Surveys at Burnham Beeches and their Implications for the Management Process. *Countryside Recreation*, 11, 16 - 19
[18] Riddington, R. *et al*. 1996. The impact of disturbance on the behaviour and energy budgets of Brent geese. *Bird Study* 43:269-279

pressure on the resources available within the remaining sites, as they have to sustain a greater number of birds[19].

3.2.7 The potential for disturbance may be less in winter than in summer, in that there are often a smaller number of recreational users. In addition, the consequences of disturbance at a population level may be reduced because birds are not breeding. However, winter activity can still cause important disturbance, especially as birds are particularly vulnerable at this time of year due to food shortages, such that disturbance which results in abandonment of suitable feeding areas through disturbance can have severe consequences. Several empirical studies have, through correlative analysis, demonstrated that out-of-season (October-March) recreational activity can result in quantifiable disturbance:

- Underhill et al[20] counted waterfowl and all disturbance events on 54 water bodies within the South West London Water bodies Special Protection Area and clearly correlated disturbance with a decrease in bird numbers at weekends in smaller sites and with the movement of birds within larger sites from disturbed to less disturbed areas.
- Evans & Warrington[21] found that on Sundays total water bird numbers (including shoveler and gadwall) were 19% higher on Stocker's Lake LNR in Hertfordshire, and attributed this to displacement of birds resulting from greater recreational activity on surrounding water bodies at weekends relative to week days.
- Tuite et al[22] used a large (379 site), long-term (10-year) dataset (September – March species counts) to correlate seasonal changes in wildfowl abundance with the presence of various recreational activities. They found that on inland water bodies shoveler was one of the most sensitive species to disturbance. The greatest impact on winter wildfowl numbers was associated with sailing/windsurfing and rowing.
- Pease et al[23] investigated the responses of seven species of dabbling ducks to a range of potential causes of disturbance, ranging from pedestrians to vehicle movements. They determined that walking and biking created greater disturbance than vehicles and that gadwall were among the most sensitive of the species studied.
- In a three-year study of wetland birds at the Stour and Orwell SPA, Ravenscroft[24] found that walkers, boats and dogs were the most regular source of disturbance. Despite this, the greatest responses came from relatively infrequent events, such as gun shots and aircraft noise Birds seemed to habituate to frequent 'benign' events such as vehicles, sailing and horses, but there was evidence that apparent habituation to more disruptive events related to reduced bird numbers – i.e. birds were avoiding the most frequently disturbed areas. Disturbance was greatest at high tide and on the Orwell, but birds on the Stour showed greatest sensitivity.

3.2.8 A number of studies have shown that birds are affected more by dogs and people with dogs than by people alone, with birds flushing more readily, more frequently, at greater distances and for longer. In addition, dogs, rather than people, tend to be the cause of many management difficulties, notably by worrying grazing animals, and can cause eutrophication

[19] Gill, J.A., Sutherland, W.J. & Norris, K. 1998. The consequences of human disturbance for estuarine birds. *RSPB Conservation Review* 12: 67-72

[20] Underhill, M.C. *et al.* 1993. Use of Waterbodies in South West London by Waterfowl. An Investigation of the Factors Affecting Distribution, Abundance and Community Structure. Report to Thames Water Utilities Ltd. and English Nature. Wetlands Advisory Service, Slimbridge

[21] Evans, D.M. & Warrington, S. 1997. The effects of recreational disturbance on wintering waterbirds on a mature gravel pit lake near London. International Journal of Environmental Studies 53: 167-182

[22] Tuite, C.H., Hanson, P.R. & Owen, M. 1984. Some ecological factors affecting winter wildfowl distribution on inland waters in England and Wales and the influence of water-based recreation. *Journal of Applied Ecology* 21: 41-62

[23] Pease, M.L., Rose, R.K. & Butler, M.J. 2005. Effects of human disturbances on the behavior of wintering ducks. *Wildlife Society Bulletin* 33 (1): 103-112.

[24] Ravenscroft, N. (2005) Pilot study into disturbance of waders and wildfowl on the Stour-Orwell SPA: analysis of 2004/05 data. Era report 44, Report to Suffolk Coast & Heaths Unit.

near paths. Nutrient-poor habitats such as heathland are particularly sensitive to the fertilising effect of inputs of phosphates, nitrogen and potassium from dog faeces[25] .

3.2.9 Underhill-Day[26] summarises the results of visitor studies that have collected data on the use of semi-natural habitat by dogs. In surveys where 100 observations or more were reported, the mean percentage of visitors who were accompanied by dogs was 54.0%.

3.2.10 However the outcomes of many of these studies need to be treated with care. For instance, the effect of disturbance is not necessarily correlated with the impact of disturbance, i.e. the most easily disturbed species are not necessarily those that will suffer the greatest impacts. It has been shown that, in some cases, the most easily disturbed birds simply move to other feeding sites, whilst others may remain (possibly due to an absence of alternative sites) and thus suffer greater impacts on their population[27] . A literature review undertaken for the RSPB[28] also urges caution when extrapolating the results of one disturbance study because responses differ between species and the response of one species may differ according to local environmental conditions. These facts have to be taken into account when attempting to predict the impacts of future recreational pressure on internationally designated sites.

3.2.11 Disturbing activities are on a continuum. The most disturbing activities are likely to be those that involve irregular, infrequent, unpredictable loud noise events, movement or vibration of long duration (such as those often associated with construction activities). Birds are least likely to be disturbed by activities that involve regular, frequent, predictable, quiet patterns of sound or movement or minimal vibration. The further any activity is from the birds, the less likely it is to result in disturbance.

3.2.12 The factors that influence a species response to a disturbance are numerous, but the three key factors are species sensitivity, proximity of disturbance sources and timing/duration of the potentially disturbing activity.

3.2.13 It should be emphasised that recreational use is not inevitably a problem. Many internationally designated sites are also nature reserves managed for conservation and public appreciation of nature. The Lee Valley Regional Park that encompasses the SPA and Ramsar sites is such an example. At these sites, access is encouraged and resources are available to ensure that recreational use is managed appropriately.

3.2.14 Where increased recreational use is predicted to cause adverse impacts on a site, avoidance and mitigation should be considered. Avoidance of recreational impacts at internationally designated sites involves location of new development away from such sites; Local Development Frameworks (and other strategic plans) provide the mechanism for this. Where avoidance is not possible, mitigation will usually involve a mix of access management, habitat management and provision of alternative recreational space.

- Access management – restricting access to some or all of a internationally designated site - is not usually within the remit of the Council and restriction of access may contravene a range of Government policies on access to open space, and Government objectives for increasing exercise, improving health etc. However, active management of access may be possible, for example as practised on nature reserves.
- Habitat management is not within the direct remit of the Council. However the Council can help to set a framework for improved habitat management by promoting cross-authority collaboration and S106 funding of habitat management. Provision of alternative recreational space can help to attract recreational users away from sensitive internationally designated sites, and reduce pressure on the sites. For example, some species for which internationally designated sites have been designated are particularly sensitive to dogs, and many dog walkers may be happy to be diverted to other, less sensitive, sites. However the location and type of alternative space must be attractive for

[25] Shaw, P.J.A., K. Lankey and S.A. Hollingham (1995) – Impacts of trampling and dog fouling on vegetation and soil conditions on Headley Heath. *The London Naturalist*, **74**, 77-82.
[26] Underhill-Day, J.C. (2005). A literature review of urban effects on lowland heaths and their wildlife. Natural England Research Report 623.
[27] Gill et al. (2001) - Why behavioural responses may not reflect the population consequences of human disturbance. *Biological Conservation,* **97**, 265-268
[28] Woodfield & Langston (2004) - Literature review on the impact on bird population of disturbance due to human access on foot. *RSPB research report* No. 9.

users to be effective. In the case of both Epping Forest and Lee Valley SPA and Ramsar sites, dog-walking, walking and cycling are likely to be the major site usages, and so alternative space needs to cater for this.

3.2.15 The Lee Valley SPA and Ramsar site lies immediately adjacent to the London Borough of Haringey and Epping Forest SAC is located 3km from the Borough, as such they are theoretically vulnerable, to the effects of recreational pressure and/ or disturbances from construction activities resulting from development within Haringey.

3.2.16 It is therefore necessary to perform an initial screening exercise to determine whether Haringey's Alterations to Strategic Policies document contains policy measures that could lead to a likely significant effects, either alone or 'in combination' with other plans and projects, through recreational pressure, on these internationally designated sites.

3.3 Urbanisation

3.3.1 This impact is closely related to recreational pressure, in that they both result from increased populations within close proximity to sensitive sites. Urbanisation is considered separately as the detail of the impacts is distinct from the trampling, disturbance and dog-fouling that results specifically from recreational activity. The list of urbanisation impacts can be extensive, but core impacts can be singled out:

- Increased fly-tipping - Rubbish tipping is unsightly but the principle adverse ecological effect of tipping is the introduction of invasive non-native species with garden waste. Non-native species can in some situations, lead to negative interactions with habitats or species for which internationally designated sites may be designated. Garden waste results in the introduction of invasive non-native species precisely because it is the 'troublesome and over-exuberant' garden plants that are typically thrown out[29]. Non-native species may also be introduced deliberately or may be bird-sown from local gardens.
- Cat predation - A survey performed in 1997 indicated that nine million British cats brought home 92 million prey items over a five-month period[30]. A large proportion of domestic cats are found in urban situations, and increasing urbanisation is likely to lead to increased cat predation

3.3.2 The most detailed consideration of the link between relative proximity of development to internationally designated sites and damage to interest features has been carried out with regard to the Thames Basin Heaths SPA.

3.3.3 After extensive research, Natural England and its partners produced a 'Delivery Plan' which made recommendations for accommodating development while also protecting the interest features of the internationally designated site. This included the recommendation of implementing a series of zones within which varying constraints would be placed upon development. While the zones relating to recreational pressure expanded to 5km (as this was determined from visitor surveys to be the principal recreational catchment for this internationally designated site), that concerning other aspects of urbanisation (particularly predation of the chicks of ground-nesting birds by domestic cats) was determined at 400m from the SPA boundary. The delivery plan concluded that the adverse effects of any development located within 400m of the SPA boundary could not be mitigated since this was the range over which cats could be expected to roam as a matter of routine and there was no realistic way of restricting their movements, and as such, no new housing should be located within this zone.

3.3.4 As such, screening is undertaken to determine whether Haringey's Alterations to Strategic Policies document contains policy measures that could lead to likely significant effects upon Lee Valley internationally designated site, either alone or 'in combination' with other plans and projects, through impacts of urbanisation.

[29] Gilbert, O. & Bevan, D. 1997. The effect of urbanisation on ancient woodlands. British Wildlife 8: 213-218.
[30] Woods, M. et al. 2003. Predation of wildlife by domestic cats Felis catus in Great Britain. Mammal Review 33, 2 174-188

3.4 Atmospheric Pollution

3.4.1 The main pollutants of concern for internationally designated sites are oxides of nitrogen (NOx), ammonia (NH_3) and sulphur dioxide (SO_2). NOx can have a directly toxic effect upon vegetation. In addition, greater NOx or ammonia concentrations within the atmosphere will lead to greater rates of nitrogen deposition to soils. An increase in the deposition of nitrogen from the atmosphere to soils is generally regarded to lead to an increase in soil fertility, which can have a serious deleterious effect on the quality of semi-natural, nitrogen-limited terrestrial habitats.

Local air pollution

3.4.2 According to the Department of Transport's Transport Analysis Guidance, "Beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant"[31]. This is therefore the distance that has been used throughout this HRA in order to determine whether internationally designated sites are likely to be significantly affected by development under the Local Plan.

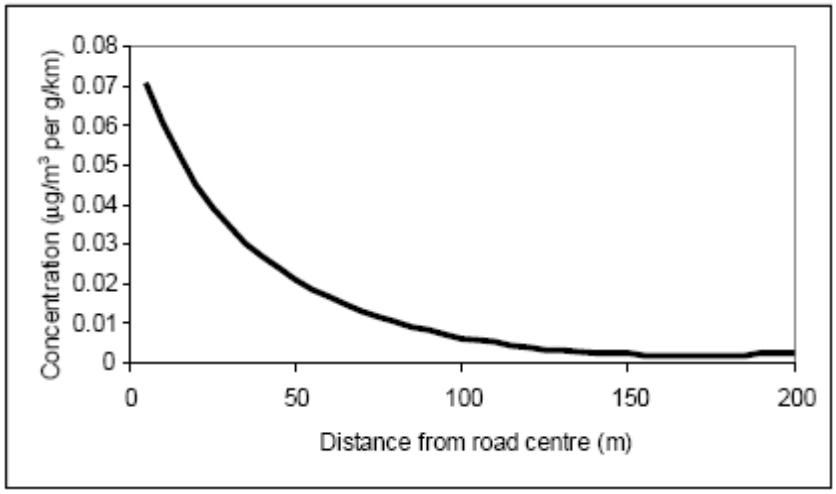


Figure 3: Traffic Contribution to Concentrations of Pollutants at Different Distances from a Road (Source: Dft)

3.4.3 Lee Valley internationally designated site lies within 200m of two major roads (A503 and A1055) that are likely to be regularly used by vehicle journeys within the Borough as a result of the increased population, and potentially other development plans. As such, it can be concluded that air quality should be included within the scope of this assessment. The location of these roads in relation to the internationally designated sites is illustrated in Appendix B, Figure 1.

Table 2: Major Roads Within 200m of Lee Valley SPA and Ramsar site

Road	Proximity to Lee Valley SPA and Ramsar site
A503	The A503 bisects the designated site. The A503 is adjacent to Low Maynard and High Maynard Reservoir (located north of the road), and 10m from Reservoir No. 4, and 70m of Reservoir No. 2 (located south of the road) for a distance of approximately 470m.
A1055	The A1055 is located west of the internationally designated site. At its closest the road is located 180m from the site.

3.4.4 Whilst Epping Forest SAC is located within 200m of major roads, due to the convoluted routes for traffic from Haringey to take to Epping Forest SAC, it is unlikely that links exist between

[31] http://www.dft.gov.uk/webtag/documents/expert/unit3.3.3.php#013; accessed 13/04/12

the Haringey DMP and Epping Forest SAC via the an air quality impact pathway. Air quality in relation to Epping Forest SAC is not discussed further.

Table 3: Critical Loads of SPA and Ramsar Features and Existing Nitrogen Deposition Rates Upon Features.

3.4.5 If hi-lighted in red, the feature is already in exceedance of its Critical Load. If hi-lighted in orange, the feature is within its Critical Load limits. If hi-lighted in green, the feature is not below Critical Load limits.

Site	Site Feature	Critical Load (kg N/ha/ya)[32]	Average current levels of N deposition (kg N/ha/ya)[33]
Lee Valley SPA	Wintering bittern	15-30 (Critical load class: rich fen)	16.28[34]
	Migratory gadwall Migratory shoveler	(Standing open water) No comparable habitat with established critical load estimate available.	No Critical Load has been assigned to the EUNIS classes for meso/eutrophic systems. These systems are often P limited (or N/P co-limiting), therefore decisions should be taken at a site specific level. Furthermore, consideration should also be given to other sources of N, i.e. discharges to water, diffuse agricultural pollution etc.
Lee Valley Ramsar	Whorled water-milfoil	3-10 (Critical Load Class: standing open water and canals: mesotrophic standing waters)	16.28
	Waterboatman *Micronecta minutissima* Northern shoveler Gadwall	(Standing open water) No comparable habitat with established critical load estimate available.	No Critical Load has been assigned to the EUNIS classes for meso/eutrophic systems. These systems are often P limited (or N/P co-limiting), therefore decisions should be taken at a site specific level. Furthermore, consideration should also be given to other sources of N, i.e. discharges to water, diffuse agricultural pollution etc.

3.5 Water abstraction

3.5.1 London is generally an area of high water stress. Development within the London Borough of Haringey will increase water demand.

3.5.2 Haringey lies within Thames Water's supply area, specifically their London Resource Zone. Approximately 80% of London's water supplies come from surface water of the rivers Thames

[32] www.APIS.ac.uk [accessed 13/10/15]
[33] www.APIS.ac.uk [accessed 13/10/15]
[34] This is an average from 5km grid squares that cover the designated site. As such, these levels do not necessarily reflect exact levels within the parts of the SPA and Ramsar sites where the bittern and whorled water-milfoil are found.

and Lee via reservoirs, and 20% from groundwater sources situated beneath the London Boroughs from the confined chalk aquifer[35]. Water supply for Thames Water's London Resource Zone does involve some abstraction from the Lee Valley Reservoirs (including Walthamstow Reservoirs), which are also subject to an agreement to (if necessary) supply Essex and Suffolk Water with up to 91Ml/day average bulk transfer. Negotiations are currently being undertaken to reduce this transfer quantity to Essex and Suffolk Water to no less than 60 Ml/d in the period January to March and 75 Ml/d for the remainder of the year. The bulk supply is provided from the King George and William Girling Reservoirs (these reservoirs are not located within the Lee Valley internationally designated site, but are likely to be linked to the reservoirs within the designated site) in the Lee Valley, potentially supported by abstraction directly from the River Lee at defined intakes, if required.

3.5.3 Within the London Catchment Abstraction Management Strategy document[36], the Environment Agency identifies that within AP8 (the section of the River Lee between Enfield Lock to the north and the Tidal Thames to the south) '*New consumptive surface water abstractions in the Lower Lee catchment will be considered only at times of very high flows. Abstraction at very high flows will not provide a reliable source of water as they may not occur every year. Applicants may need to invest in a water storage reservoir to store water when it's available. Abstractions that are considered to be non-consumptive or small scale consumptive licences that result in an overall net benefit to the water environment may be considered beyond the stated restrictions, subject to a local impact assessment*.'

3.5.4 With no other schemes in place, increased residential and employment development as a result of Haringey's Alteration to Strategic Policies document could lead to a need for damaging levels of abstraction from the Lee Valley SPA/Ramsar when considered cumulatively with all other new development in the London WRZ and further north in Hertfordshire that would ordinarily entail water supply from the Lee Valley. However, Thames Water have implemented a major water supply project in London which involves abstraction and desalination of water from the tidal River Thames (the Thames Gateway Water Treatment Plant), such that damaging levels of abstraction from the River Lee to supply the London Borough of Haringey or other parts of London should be avoidable. The Revised Draft Water Resources Management Plan for the London area[37]determined that if no action was taken, then the London WRZ supply demand balance would be in deficit of between 55.4ML/d by 2015 and up to 291.7Ml/d by 2030. This was taking into account housing forecasts from then existing Local Plan documents at that time. Thames Water proposes to address this imbalance through a number of changes. These are: demand management, leakage reduction, a new raw water trading agreement with RWE N Power in 2015 and small ground water schemes. Ultimately it is the Environment Agency that is the competent authority that determines licences for abstraction, thus it is not the responsibility of the Council to determine if levels of water abstraction will not lead to likely significant effects. The HRA for the 2013 London Plan[38] deferred screening of impacts resulting from the provision of increased housing within the Plan period to 'lower tier HRAs', placing the responsibility at a lower level, such as a Borough level.

3.5.5 The London Borough of Haringey Council has been consulting with Thames Water regarding the issue of water supply. It is understood that there is no suggestion that the total quantum of development proposed within Haringey's combined Alterations to Strategic Policies document and the adopted Local Plan cannot be accommodated within existing provisions, but there is recognition that the provision of new mains connections could take some time to implement. The Council will work with Thames Water in updating Haringey's Infrastructure Delivery Plan. As such, it can be determined that no likely significant effects upon the Lee Valley SPA and

[35] Thames Water. (2015) Thames Water Final Water Resources Management Plan 2015 – 2040 http://www.thameswater.co.uk/wrmp/Section_0.pdf [Accessed 16/10/15]
[36] Environment Agency. (2013) London Abstraction Licencing Strategy https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289888/LIT_2545_705985.pdf [Accessed 16/10/15]
[37] Ibid.
[38] Mayor of London (October, 2009). Habitats Regulations Assessment Screening Report. Consultation draft replacement London Plan (Spatial Development Strategy for Greater London. https://www.london.gov.uk/sites/default/files/archives/uploads-hra-final-report-oct09.pdf [Accessed 20/10/15]

Ramsar site will result as a consequence of Haringey's Alterations to Strategic Policies document. This is not discussed further within this document.

3.6 Water quality

3.6.1 Wastewater from Haringey is processed in Sewage Treatment Works (STWs). Discharges from STWs into watercourses such as Salmons Brook and the River Lee have potential to impact upon the Lee Valley SPA and Ramsar site. STWs that treat water from the London Borough of Haringey include Deephams STW and Beckton STW. These have both recently been subject to major improvement schemes by Thames Water to increase their capacities. Thames Water are undertaking a range of works across London to improve its sewage treatment network, increasing its capacity and improving the water quality within waterways such as the River Lee and the River Thames.

3.6.2 Deephams STW: Planning Permission has been granted for the upgrade to the Deephams STW within the London Borough of Enfield, for completion in 2018. The planned upgrade will help increase capacity and improve water quality[39] within Salmons Brook (where water is discharged into) and the River Lee (Salmons Brook flows into the River Lee). These improvement works will enable Thames Water to treat greater quantities of wastewater to a higher standard than is currently the case.

3.6.3 Beckton STW: This is being expanded by '*60 per cent to enable it to deal with the increased volumes of sewage and allow for a ten per cent population increase until 2021 so it can:*

- *Fully treat increased flows during heavy rainfall, which currently discharge into the River Thames when the site becomes overloaded to prevent streets and homes from flooding.*
- *Treat additional storm flows from the Lee Tunnel, a new four-mile sewer which will capture storm sewage that currently overflows into the River Lee when the sewerage system gets overwhelmed during heavy rainfall.*
- *Accommodate additional flows from the proposed Thames Tideway Tunnel.*'[40]

3.6.4 Beckton STW discharges in the tidal stretches of the River Thames, located downstream from the River Lee SPA and Ramsar site. As such, there are no impact discharge pathways present to the River Lee SPA and Ramsar site. [41] A pathway does exist, in the sense that this project will reduce sewerage outflows into the River Lee, thus improving water quality within the River Lee. This is a positive impact pathway that will not result in detrimental likely significant effects upon the Lee Valley SPA and Ramsar site.

3.6.5 Lee Tunnel: The Lee Tunnel is currently under construction. It will tackle discharges from London's largest Combined Sewerage Overflow (CSO) at Abbey Mills Pumping Station in Stratford, which accounts for 40 per cent of the total discharge. It will help prevent more than 16 million tonnes of sewage mixed with rainwater overflowing into the River Lee each year, by

[39] Thames Water. (2015). Planning Permission Granted. http://www.thameswater.co.uk/deephams/16659.htm [Accessed 19/10/15]
Thames Water. (2014). A630 Deepham Sewage Works Upgrade. Project Overview report. Phase 2 Public Consultation Version.

[40] Thames Water. (2015). Sewage Works upgrades: Beckton Sewage treatment Works http://www.thameswater.co.uk/about-us/10098.htm [Accessed 19/10/15]

[41] According to the Environment Agency's Stage 3 Appropriate Assessment for the Thames Estuary and Marshes SPA/Ramsar site, that lies downstream from Beckton, current consented discharges do not have a significant adverse impact upon the Thames Estuary & Marshes SPA, with the exception of slightly elevated levels of elemental copper (Cu) derived from pipes at Reading and Slough. Moreover, development within Haringey will take place at a time when a range of water quality improvements to the Thames Tideway as a whole will be implemented through various Thames Water/Environment Agency schemes including the interception and storage of wastewater from a large number of Combined Sewer Overflows (CSO's) in London and expansions to the treatment capacity of Thames Water's Sewage treatment Works, including at Beckton which will enable them to treat greater quantities of wastewater to a higher standard than is currently the case. As such, the overall water quality of the River Thames should actually improve over the delivery period.

capturing it and transferring it to Beckton Sewage Treatment Works[42]. This is expected to be operational by the end of 2015. A pathway does exist, in the sense that this project will reduce sewerage outflows into the River Lee, thus improving water quality within the River Lee. This is a positive impact pathway that will not result in detrimental likely significant effects upon the Lee Valley SPA and Ramsar site.

3.6.6 Thames Tideway Tunnel: It is planned that construction works will commence in 2016. The tunnel will be a sewer the width of three London buses, which will run up to 20 miles from west to east London. It is designed to reduce the amount of raw sewage overflow into the Thames (currently this happens up to 60 times a year). '*The Thames Tideway Tunnel will deal with this problem for at least the next 100 years*. *It will connect up to the 34 most polluting sewer overflows, as identified by the Environment Agency, to capture sewage which would otherwise spill into the river Thames, before transferring it to our Beckton sewage works to be treated.'*[43] Ultimately, this project will improve water quality of the River Thames, downstream of the Lee Valley SPA and Ramsar site. This project does not contain impact pathways that link with the Lee Valley SPA and Ramsar site.

3.6.7 In conclusion, the Deephams STW, Beckton STW and Lee Tunnel will all result in improvements to water quality downstream of these STWs within the River Lee and thus the Lee Valley SPA and Ramsar site. These works have been designed to cope with future increases in sewage resulting from future increases in sewage output.

3.6.8 The provision for the increases in housing supply to meet the strategic housing delivery requirement of 19,802 net new dwellings through to the end of the Plan period (2026) and an increase in Local Employment Areas outlined within Haringey's Alterations to Strategic policies document, have potential to increase the sewage output from within the London Borough of Haringey. The projects noted above will improve the capacity of the STWs and improve the quality of the water discharged. However, no data is available to determine exact capacities.

3.6.9 As noted in the previous section, the HRA for the 2013 London Plan[44] deferred screening of impacts from increased sewage resulting from the provision of increased housing within the Plan period to 'lower tier HRAs', placing the responsibility at a lower level, such as a Borough level. The London Borough of Haringey Council has been consulting with Thames Water regarding the issue of dealing with waste water. It is understood that there is no suggestion that the total quantum of development proposed within Haringey's combined Alterations to Strategic Policies document and the adopted Local Plan cannot be accommodated within existing provisions, but there is recognition that the provision of new mains connections could take some time to implement. The Council will work with Thames Water in updating Haringey's Infrastructure Delivery Plan. As such, it can be determined that no likely significant effects upon the Lee Valley SPA and Ramsar site will result as a consequence of Haringey's Alterations to Strategic Policies document. This is not discussed further within this document.

Location specific site runoff

3.6.10 The Walthamstow Reservoirs portion of the Lee Valley SPA and Ramsar site lies in close proximity to the A503, and therefore there is potential for point source pollution events to arise from accidental spillages from increases in the number of vehicles on this route resulting from Haringey's Alterations to Strategic policies document. In reality the implementation by transport operators of measures to avoid point source pollution is not the responsibility of the Council, and it is also likely that the levels of development promoted within the Plan will lead to a minimal increase in risk of such events occurring, given that the likelihood of a catastrophic spillage event may already be considered low. The River Lee and River Lee Navigation separate the reservoirs from most development identified within Haringey's Alterations to Strategic Policies document such as the Local Employment Areas of Hale Wharf, Central Leeside, and South Tottenham and housing estates identified for improvement works (Northumberland Park, and Leabank View / Lemsford Close), and do not in themselves form a part of the SPA or Ramsar within Haringey, whilst it is noted that these will be

[42] Thames Water. (2015). Lee Tunnel. http://www.thameswater.co.uk/about-us/10113.htm [Accessed 19/10/15]
[43] Thames Water. (2015). Thames Tideway Tunnel. http://www.thameswater.co.uk/about-us/10115.htm [Accessed 19/10/15]

connected to the reservoirs of the SPA and Ramsar site. Standard construction methodologies and standard operational phase requirements include provisions to ensure no runoff leaves the site.

3.6.11 In conclusion, no internationally designated sites are susceptible to reduced water quality through STW discharges or direct run-off arising from development within Haringey's' Alterations to Strategic Policies document, and therefore such considerations are not considered further within this HRA.

[44] Ibid

4 Screening Assessment

4.1.1 As a first step, an initial screening exercise was undertaken in order to identify any changes to the Policies that required more detailed screening and discussion. This exercise is set out in Appendix C Table 1. The initial screening of Haringey's Alterations to Strategic policies document identified 3 policies that contain a potential linking pathway that could result in a likely significant effect upon Lee Valley SPA and Ramsar site and/ or Epping Forest SAC. The following amended policies within Haringey's Alterations to Strategic Policies document have potential to result in likely significant effects upon the internationally designated sites and are therefore subject to a more detailed discussion of likely significant effects in this chapter:

- Policy SP1: Managing Growth
- Policy SP2: Housing
- Policy SP8: Employment

4.1.2 These policies provide for an increase in net new residential development within Haringey and new Local Employment Areas are identified.

4.2 Disturbance (from Recreational and Construction Activities)

4.2.1 Policies SP1 (Managing Growth) and SP2 (Housing) provide for meeting the strategic housing requirement of 19,802 net new dwellings to the end of the Plan period (2026). This is an increase of 11,602 net new dwellings from the 8,200 outlined within Haringey's adopted Strategic Policies document. The HRA for Haringey's adopted Strategic Policies document[45] determined no likely significant effects upon either Lee Valley SPA and Ramsar site and Epping Forest SAC resulting from an increase in recreational pressure resulting from the 8,200 net new dwellings provided for within the policies. However, in light of the not insignificant increase in proposed net new dwellings within the Borough, this will need to be re-assessed.

Epping Forest SAC

Recreational Activities

4.2.2 At its closest, Epping Forest SAC is located 3km east of the London Borough of Haringey. Epping Forest SAC receives millions of visits per year. A programme of detailed formal visitor surveys has been undertaken in recent years and these have considerably refined our understanding of visitor catchments for Epping Forest. One visitor survey report[46] identified that those living within 2km of the edge of the Forest comprise at least 95% of all visitors. As such, nowhere within the London Borough of Haringey lies within the core recreational catchment for Epping Forest SAC. No likely significant effects upon Epping Forest SAC will arise as a result of increases in recreational pressure from Haringey's Alteration to Strategic Policies document. This pathway is therefore not considered further with regard to this internationally designated site.

4.2.3 There are no other potential impact pathways present between Epping Forest SAC and Haringey's Alteration to Strategic Policies document. This site can be screened out from further assessment.

In-combination with other projects and plans

4.2.4 As identified above, 5% of visitors to Epping Forest SAC come from beyond 2km of the designated site, the London Borough of Haringey is located 3km from the SAC. Epping Forest SAC is located within the Boroughs of Waltham Forest and Epping Forest, in part lies

[45] Ibid
[46] Alison Millward Associates. 2011. Epping Forest Visitor Survey 2011: Results Summary

adjacent to Redbridge, and within 300m of the London Borough of Enfield. Whilst there are no details currently available, it is feasible to conclude that the increase in recreational pressure resulting from the increase in dwellings provided within Haringey's Alterations to Strategic Strategies document, alone or in combination with other projects or plans, (including the London Plan) would not result in an increase in recreational pressure upon Epping Forest SAC that would result in likely significant effects. This is because recreational activities within Epping Forest are managed by the City of London. As such, there no likely significant effects will result alone or in combination with other projects or plans.

Lee Valley SPA and Ramsar site

Recreational Activities

4.2.5 At its closest, Lee Valley SPA and Ramsar site is located adjacent to the London Borough of Haringey. The citations for these sites[47], identify that they are vulnerable to increases in recreational pressure. The Strategic Policies document identifies that the majority of new housing will be provided for within Growth Areas. One of these is Tottenham Hale, located adjacent to the SPA and Ramsar site. Currently, access to the Walthamstow reservoirs is by key-holder only, and access is controlled by a permit basis, such that the exposure of the reservoirs to human activity is very limited, unlike the rest of the Regional Park (much of which lies outside of the SPA/Ramsar). Policy SP1 (Managing Growth) states that '*The Council will expect development in the Growth Areas to:… Be in accordance with the full range of the Council's planning policies and objectives*', thus ensuring for the protection of Internationally designated sites and biodiversity resources within the borough in accordance with SP13 (Open Space and Biodiversity). As such this impact pathway upon Lee Valley SPA and Ramsar site can be screened out.

4.2.6 It should be noted that there is an inherent conflict between Government policy to increase public access to the natural environment (as embodied in the Countryside and Rights of Way Act) and existing policy SP13 (Open Spaces and Biodiversity), and the requirements of internationally designated site management which often require visitor numbers to be controlled. Policy SP13 states 'Working with Lee Valley Regional Park Authority to protect and enhance access to the park, its waterside open spaces and habitats, recreational and sporting facilities.' Further details of the project at Walthamstow Wetlands (reservoir) are detailed as follows:

4.2.7 'The Heritage Lottery Fund (HLF) approved the Walthamstow wetlands project in the summer of 2014 and confirmation of the grant was received in March 2014. The project, working with The London Borough of Waltham Forest and the London Wildlife Trust, will see the refurbishment of the Marine Engine House to create a café, exhibition space and an educational classroom, alongside a network of paths and two new access points to allow people to enjoy the site. Habitat creation and enhancement are also planned, to improve and enhance the biodiversity on site. Construction on site has started, including new native species planting along the Victorian reservoir banks and the banks of the River Lee. The spinal footpath running from the north to the south of the site has also been completed. The site is due to open formally to the public in 2017.'[48]

4.2.8 However, increased access to a site such as Walthamstow Reservoirs does not automatically lead to increased levels of disturbance, particularly if access is well designed and managed. The Walthamstow Wetlands project that provides this new access to the SPA and Ramsar site is supported by Natural England. The project will provide pathways with four access points and a viewing tower and visitor centre. The access pathways will consist of a single primary pathway running from north to south through the centre of the site. Secondary

[47] JNCC (2006). Lee Valley SPA Citation. http://jncc.defra.gov.uk/pdf/SPA/UK9012111.pdf [Accessed 18/09/15]
JNCC (2008). Information Sheet on Ramsar Wetlands: Lee Valley. http://jncc.defra.gov.uk/pdf/RIS/UK11034.pdf [Accessed 18/09/15]
[48] Thames Water. Access recreation and heritage (2015). http://www.thameswater.co.uk/cr/Responsibleoperations/Accessrecreationheritage/index.html [Accessed 22/10/15]

pathways will have the ability to be closed as required seasonally to account for sensitive features of the SPA and Ramsar site, and following monitoring. In addition to this, habitats within the wetland site will be enhanced.

4.2.9 As this project has the support of Natural England, it is assumed that Ultimately, the legal requirements of the Conservation (Natural Habitats &c) Regulations should override policy where such a conflict exists unless the policy is considered to represent an Imperative Reason of Overriding Interest as defined in the Regulations. As such, this impact pathway can be screened out.

Construction Activities

4.2.10 Disturbances from construction activities such as noise and visual disturbances have potential to result in likely significant effects upon internationally designated sites such as the Lee Valley SPA and Ramsar site features (wintering bittern, and migratory gadwall and shoveler). Alterations to policy SP2 (Housing) include for the provision of '*strategic improvements to, or renewal of, Haringey's housing estates*', this includes Northumberland Park (located approximately 440m north west of Lee Valley SPA and Ramsar site), and Leabank View / Lemsford Close area (located within 30m of Lee Valley SPA and Ramsar site). In addition to this, alterations to policy SP8 (Employment) identify locations for Local Employment Areas. These include Hale Wharf N17 (located within 15m from Lee Valley SPA and Ramsar site), Central Leeside (located 350m from the designated site), and South Tottenham (located 28m from the designated site).

4.2.11 Lee Valley internationally designated site is located within an urban area so will already be subject to existing levels of visual disturbance and noise and vibrations. However, impacts from construction and operational activities in close proximity to the designated site still have potential to impact upon the site's features. SP13 (Open Spaces and Biodiversity) includes the following text: '*All development shall protect and improve sites of biodiversity and nature conservation*'. Whilst this does not refer directly to internationally designated sites, it does provide for sufficient protection for biodiversity and nature conservation sites such as Lee Valley SPA and Ramsar site.

4.2.12 Recommendation:

It is recommended that text is included within SP13 (Open Spaces and Biodiversity) to include reference to construction activities within close proximity of the SPA and Ramsar site and specifically that each application will need to consider the requirement for sensitive construction management such as timings of works (outside of wintering bird season which is November to February), and any need for acoustic and visual screening as required if works are to be undertaken between November and February. In addition, the sites in close proximity to the SPA and Ramsar site should be designed so as not to cause visual or acoustic disturbance to the designated site during the development's operational phase.

In-combination with other projects and plans

4.2.14 As detailed above, access to the Walthamstow reservoirs is by key-holder only, and access is controlled by a permit basis, so the exposure of the reservoirs to human activity is very limited, and is managed. As a result, it can be concluded that recreational disturbance will not result in a likely significant effect alone or in-combination with other projects or plans.

4.3 Urbanisation

4.3.1 This impact is closely related to recreational pressure, in that urbanisation and recreational pressure both result from increased populations (including industrial and employment sites) within close proximity to sensitive sites. As such, Epping Forest SAC (located 3km from the London Borough of Haringey) is not linked to this impact pathway resulting from Haringey's Alterations to Strategic Policies document.

4.3.2 Given that the Lee Valley SPA and Ramsar sites lie immediately adjacent to the London Borough of Haringey boundary, it is theoretically vulnerable, from a geographic perspective, to the effects of urbanisation from development within Haringey. Lee Valley SPA and Ramsar

site is ecologically vulnerable, (vie direct habitat degradation). However, it is unlikely that the SPA and Ramsar site's designated features would be directly vulnerable to urbanisation impacts, as they are species that favour aquatic environments. In addition, the features are unlikely to suffer from significant cat predation or fly tipping as the River Lee (River Lea) and River Lee Navigation flows along the eastern extent of the London Borough of Haringey, between the Borough and Lee Valley SPA and Ramsar acting as a barrier to the dispersal of cats from Haringey. In addition to this, Waltham Wetlands project will provide for greater public access to the site via a small network of routes. However, this will be restricted by walkways and vegetation planting. The project will not provide for increased vehicular access by the public within the designated site, thus reducing the likelihood of activities such as fly-tipping within the designated site. As such, this impact pathway can be screened out.

In-combination with other projects and plans

4.3.3 As noted above, the Waltham reservoirs are separated from the London Borough of Haringey by the presence of the River Lee, and River Lee Navigation. The eastern boundary of the reservoirs is separated from the London Borough of Walthamstow by the Lee Flood Relief Channel, which also prevents urbanisation impacting upon the Lee Valley designated sites. As such, likely significant effects both alone and in-combination with other projects and plans can be screened out.

4.4 Atmospheric pollution

4.4.1 As noted in Section 3.4: Table 3, parts of the Lee Valley SPA and Ramsar site are sensitive to deterioration in air quality, as the supporting habitat consists of features that can be degraded by excessive deposition of pollutants. All forms of development identified within Haringey's Amended Strategic Policies document have potential to lead to increases in vehicle emissions within 200m of Lee Valley SPA and Ramsar site, thus reducing air quality. Haringey's Amendment to Strategic Policies document, provides for an additional 11,602 net new dwellings to meet the strategic housing requirement (beyond the 8,200 detailed in Haringey's adopted Strategic Policies) (a total of 19,802 net new dwellings during the Plan period to 2026) (SP1 and SP2) with approximately 13,500 of the new dwellings located with Growth Areas (North Tottenham, Wood Green and Tottenham Hale) (provided within SP1- Managing Growth), and the inclusion of thirteen Local Employment Areas (provided within SP8- Employment). All these additions have potential to lead to increases in to traffic along routes within 200m of the SPA and Ramsar site (A503 and A1055) and thus increases in air pollution.

4.4.2 Haringey's adopted Strategic Policies document includes policy text that aims to reduce air pollution, thus improving air quality. Policy SP7 (Transport), includes improvements to underground, overground and bus transportation within the Borough. It also provides policy text to promote travel demand management schemes to '*tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety*' such as '*minimising congestion and addressing the environmental impacts of travel; promoting public transport, walking and cycling (including minimum cycle parking standards); promoting road safety and pedestrian movement particularly in town centres and close to local services; promoting car sharing and establishing car clubs; seeking to locate major trip generating developments in locations with good access to public transport and so better integrate transport and land use planning; adopting maximum car parking standards and car free housing wherever feasible; seeking to mitigate the impact of road based freight and promote alternatives; supporting measures to influence behavioural change such as promoting low carbon vehicles; and requiring the submission of transport assessments and travel plans for large scale proposals in line with TfL guidance*.' This policy text, goes some- way to improve air quality. In addition to this, supporting text within Haringey's adopted Strategic Policies (para 4.4.8) notes that Haringey is an Air Quality Management Area (AQMA) for pollutants such as NO_2. The Council's Air Quality Action Plan outlines measures to aid in improving air quality, this is supported by the above policy text detailing the requirement for developers to submit transport assessments and travel plans.

4.4.3 Changes in air quality will occur wherever 'affected roads' are identified and increases in airborne pollutants from car exhausts and construction activities are possible. Effects of these

increases are limited to areas within 200m of the road (DMRB, Volume 11[49]). The Air Pollution Information System (APIS) website provides details of critical loads of atmospheric pollution which if exceeded could lead to habitat damage. At this stage it is worth noting that both the breeding bittern (SPA feature) and the whorled water-milfoil (Ramsar feature) are not present within the Walthamstow reservoirs parcel of the Lee Valley internationally designated sites (as identified within SSSI citations). These two species are present within the northern parcel of the Lee Valley internationally designated sites, associated with the Turnford and Cheshunt Pits SSSI located approximately 9.5km north (in a straight line) from the London Borough of Haringey. As such, due to the distance involved, the air quality impact pathway to these vulnerable features cannot be linked to Haringey's Alterations to Strategic policies document and no likely significant effects will arise.

4.4.4 No critical loads are provided for the habitat 'open standing water' (water boatman, shoveler and gadwall features rely upon this habitat) to allow for an assessment. The APIS website states that '*No Critical Load has been assigned to the EUNIS classes for meso/eutrophic systems. These systems are often phosphorus limited; therefore decisions should be taken at a site specific level*'. In this case, no likely significant effects are anticipated since the Walthamstow reservoirs associated with the Lee Valley SPA and Ramsar site, like most freshwater environments, are essentially phosphate limited, rather than nitrogen limited, meaning that it is phosphate availability that controls the growth of macrophytes and algae. The main source of phosphates is from wastewater, agriculture and mining. As such, these features (the water boatman, gadwall and shoveler) are not sensitive to pathways linked to air quality and there is no potential for likely significant effects to arise as a result of Haringey's Alterations to Strategic Policies document.

4.4.5 Further to this, transport modelling has been undertaken by the Council for the preparation of the Tottenham Area Action Plan (AAP). It is acknowledged that the numbers in the table are only AM peak flows so it is not possible to calculate AADT. However, the figures provided take into account all expected growth (not just that provided within the Tottenham AAP) and does provide a broad indication of whether flows are likely to go up or down as a result of the AAP and if so, to what degree. Tottenham is located adjacent to the SPA and Ramsar site. Results of the Transport modelling are illustrated in Table 4.

Table 4: Change in AM peak hour [08.00 – 09.00]

Road section	Do minimum	Do something	Change	% change
Ferry Lane (A503)	2100	1700	-400	-19
Watermead Way (A1055)	2280	1920	-360	-16
High Road, south Tottenham (A10)	2160	2230	+70	+3
Tottenham High Road	3130	2970	-160	-5

4.4.6 Table 4 illustrates that, taking into account all expected growth within Haringey and the surrounding authorities, AM peak flows will decrease by 19% on the A503 (the road that passes through the SPA and Ramsar site) over the plan period. Similarly, a 16% decrease is expected on the A1055 (the road located within 200m of the SPA and Ramsar site). The traffic modelling indicates that rather than resulting in a net increase in traffic flows along these sensitive roads (A503 and A1055); and hence reduced air quality, development over the plan period will in fact result in a decrease in transport flows along these sensitive routes in close proximity to the Lee Valley SPA and Ramsar site, and has potential to improve air quality along these sensitive transport routes.

In-combination with other projects and plans

4.4.7 As noted above, features that have potential to be sensitive to increases in air pollution are not present within the Waltham Reservoirs portion of the Lee Valley SPA and Ramsar site. As

[49] Design Manual for Roads and Bridges Volume 11 Section 3 part 1 air quality – procedure for assessing impacts.

such, there are no impact pathways present that will act alone or in combination, resulting in likely significant effects upon the Lee Valley SPA and Ramsar site. As such, this impact pathway can be screened out.

5 Conclusion

5.1.1 Haringey's Alterations to Strategic Policies document provides for meeting the strategic housing requirement of 19,802 new dwellings within the lifetime of the Plan (to 2026). The potential impact pathway of recreational pressure upon Epping Forest was screened out, both alone and in-combination with other projects or plans. Following assessment of Lee Valley SPA and Ramsar site, the potential impact pathway of disturbance (from recreational pressure), urbanisation, water abstraction, water quality and air quality were also screened out, both alone and in-combination with other projects or plans. The impact pathway of disturbance to avian features from construction activities is a residual impact pathway as development is proposed within close proximity to the SPA and Ramsar site. The following recommendation is made:

5.1.2 'It is recommended that text is included within SP13 (Open Spaces and Biodiversity) to include reference to construction activities within close proximity of the SPA and Ramsar site and the need for sensitive construction management such as timings of works (outside of wintering bird season which is November to February), and the need for acoustic and visual screening as required if works are to be undertaken between November and February. In addition, the sites in close proximity to the SPA and Ramsar site should be designed so as not to cause visual or acoustic disturbance to the designated site during the development's operational phase.'

5.1.3 Provided Haringey's Alterations to Strategic Policies document provides clear measures to address potential disturbance to bird features resulting from construction activities, then Haringey's Alterations to Strategic Policies document can be screened from further assessment and no likely significant effects upon internationally designated sites will result, either alone or in combination with other projects or plans.

Appendix A. Background of Internationally Designated Sites

A.1 Lee Valley SPA and Ramsar site

A.1.1 Introduction

The Lee Valley SPA is located to the north-east of London, where a series of wetlands and reservoirs occupy about 20 km of the valley. The site comprises embanked water supply reservoirs, sewage treatment lagoons and former gravel pits that support a range of man-made, semi-natural and valley bottom habitats. These wetland habitats support wintering wildfowl, in particular Gadwall *Anas strepera* and Shoveler *Anas clypeata*, which occur in numbers of European importance. Areas of reedbed within the site also support significant numbers of wintering Bittern *Botaurus stellaris*. Lee Valley SPA is split into two sections, a northern and a southern. The southern section is located adjacent to the eastern boundary of the London Borough of Haringey. It contains Walthamstow Reservoir SSSI and Walthamstow Marshes SSSI. The northern section is located approximately 9.5km north of the Borough which contains Turnford and Chestnut Pits SSSI.

A.1.2 Qualifying Features

The site qualifies as an **SPA** for the following Annex I species:

- Wintering bittern *Botaurus stellaris*. 6 individuals representing at least 6.0% of the wintering population in Great Britain (5 year peak mean, 1992/3-1995/6)
- Migratory gadwall *Anas strepera*. 515 individuals representing at least 1.7% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)
- Migratory shoveler *Anas clypeata*. 748 individuals representing at least 1.9% of the wintering Northwestern/Central Europe population (5 year peak mean 1991/2 - 1995/6)

The site qualifies under the following **Ramsar** criterion

Criterion 2: The site supports the nationally scarce plant species:

- whorled water-milfoil *Myriophyllum verticillatum* and the rare or vulnerable invertebrate *Micronecta minutissima* (a water-boatman).

Criterion 6: Species/populations occurring at levels of international importance.

Species with peak counts in spring/autumn:

- Northern shoveler, *Anas clypeata*, (NW & C Europe) 287 individuals, representing an average of 1.9% of the GB population (5 year peak mean 1998/9- 2002/3)

Species with peak counts in winter:

- Gadwall, *Anas strepera strepera*, (NW Europe) 445 individuals, representing an average of 2.6% of the GB population (5 year peak mean 1998/9-2002/3)

A.1.3 Conservation Objectives of the SPA

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring; the extent and distribution of the habitats of the qualifying features.

- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

A.1.4 Environmental Vulnerabilities

- Water quality: eutrophication from waste water. This is being addressed by AMP3 funding under the urban Waste Water Treatment Directive
- Water quantity: over extraction of surface water for public consumption, notably during drought periods. This is managed via Environment Agency Review of Consents.
- Recreational pressure: this is managed by zoning of waterbodies within the Lee Valley Regional Park.

A.2 Epping Forest SAC

A.2.1 Introduction

Epping Forest is one of only a few remaining large-scale examples of ancient wood-pasture in lowland Britain and has retained habitats of high nature conservation value including ancient semi-natural woodland, old grassland plains and scattered wetland. The semi-natural woodland is particularly extensive, forming one of the largest coherent blocks in the country. Most is characterised by groves of over-mature pollards and these exemplify all three of the main wood-pasture types found in Britain: beech-oak, hornbeam-oak and mixed oak. The Forest plains are also a major feature and contain a variety of unimproved acid grasslands which have become uncommon elsewhere in Essex and the London area. In addition, Epping Forest supports a nationally outstanding assemblage of invertebrates, a major amphibian interest and an exceptional breeding bird community.

A.2.2 Qualifying Features

The site is designated as an **SAC** for the following features:

Annex I habitats:

- Atlantic *acidophilous* beech forests with *Ilex* and sometimes also *Taxus* in the shrublayer (*Quercion robori-petraeae* or *Ilici-Fagenion*); Beech forests on acid soils
- Northern Atlantic wet heaths with *Erica tetralix*
- European dry heaths

Annex II species:

- Stag beetle *Lucanus cervus*

A.2.3 Conservation Objectives of the SAC

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

A.2.4 Environmental Vulnerabilities

- Habitat management: After neglect of the pollard cycle for over 100 years, re-pollarding of ancient beech trees was started in the early 1990s, and creation of maiden pollards was begun in 1995.
- Atmospheric pollution
- Lack of deadwood

Appendix B. Figures

Figure 1: Locations of Internationally Designated Sites

THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

LEGEND

- Haringey Borough Boundary
- Lee Valley Ramsar Site
- Lee Valley Special Protection Area
- Epping Forest Special Area of Conservation
- A Road
- London Borough Boundary

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Appendix C. Screening Table of Haringey's Alteration to Strategic Policies Document

Policies identified in green have been screened from any further assessment due to a lack of realistic impact pathways. Please note that only amendments to policies (rather than supporting text) have been assessed below.

Policies identified in orange have been screened in for further assessment as there is potential for impact pathways to affect internationally designated sites, resulting in likely significant effects.

Regulation 18 amendments: (Text proposed to be inserted in bold black underlined), (Text proposed to be removed in ~~red strikethrough~~)

Regulation 19 further amendments: (New proposed text inserted in bold grey underlined), (Regulation 18 text now proposed to be deleted ~~bold black strikethrough underlined~~), (Text proposed to be removed ~~in red double strikethrough~~)

Table 1: Screening of Haringey's Alteration to Strategic Policies Document

Alteration Ref	Section	Policy/Para	Proposed change	HRA implications
Alt30	3.1	Policy SP1: Managing Growth	*Amend Policy SP1 to read as follows:* The Council will focus Haringey's growth in the most suitable locations, and manage it to make sure that the Council delivers the opportunities and benefits and achieve strong, healthy and sustainable communities for the whole of the borough. The Council will maximise the supply of additional housing to meet and exceed **its strategic housing requirement of 19,802 homes over the plan period** ~~8,200 homes~~ from 2011-~~2021~~ **2026** ~~(820 per annum)~~. The Council will promote development in the following Growth Areas: • Haringey Heartlands~~; and~~/**Wood Green ~~Metropolitan Town Centre;~~** • Tottenham Hale~~.~~**; and** • **North Tottenham (which includes Northumberland Park, the redevelopment of Tottenham Hotspur Football Stadium, and High Road West).** The Council will expect development in the Growth Areas to: • Provide approximately 13,500 ~~13,000~~ ~~5,000~~ new homes and the majority of new business floorspace up to 2026; • Maximise site opportunities; • Provide appropriate links to, and benefits for, surrounding areas and communities; • Provide the necessary infrastructure; and	HRA implications The main changes to this policy reflect the new strategic housing target of 1,502 homes per annum for the Borough in the London Plan for the period 2015 – 2025. This includes an increase in housing provision from 8,200 new homes to the end of the Plan period to 19,802 new homes. In addition the end of the Plan Period has changed from 2021 to 2026. An additional main modification is to the number of new homes provided within Growth Areas, from 5000 to 13,500 up to 2026. Impact pathways present include: • Urbanisation; • Disturbance (from recreational and construction activities); • Air quality; • Water abstraction; and • Water quality.

			• Be in accordance with the full range of the Council's planning policies and objectives. The Council will promote development in the following Areas of Change: • ~~Wood Green Metropolitan Town Centre;~~ • ~~Northumberland Park (which includes the redevelopment of Tottenham Hotspur Football Stadium);~~ • Tottenham High Road Corridor; and • Seven Sisters Corridor. Parts of the borough outside of the Growth Areas and Areas of Change will experience some development and change **in contributing towards meeting local development needs**. The Council will ensure that development in these Areas of Limited Change will respect the character of its surroundings and provide environmental improvements and services.	
Alt47	3.2	Policy SP2: Housing	*Amend the first paragraph of Policy SP2 to read as follows:* The Council will aim to provide homes to meet Haringey's housing needs and to make the full use of Haringey's capacity for housing by maximising the supply of additional housing to meet and exceed the target of ~~8,200 homes from 2011-21 (820 units per annum)~~ **19,802 homes from 2011-2026 (820 units from 2011-2014 and 1,502 units from 2015-2026).**	HRA implications This modification repeats the changes in SP1. It is a factual update based on the latest London Plan strategic housing requirement target figure for the Borough increasing the number of net new dwellings to 19,802 to 2026. Impact pathways present include: • Urbanisation; • Disturbance (from recreational and construction activities); • Air quality; • Water abstraction; and • Water quality.
Alt48	3.2	Policy SP2: Housing	*Amend Policy SP2 (2) to read:* ~~Complies with~~ **Is designed having regard to** the housing design standards and space standards set out in ~~the Council's Housing SPD 2009 and adopts the GLA housing space and child play space standards 2009 as Haringey's own standards.~~ **the Mayor's Housing SPG (2012) and the London Plan and the play space standards set out in the Mayor's Play and Informal Recreation SPG 2012;**	No HRA implications. This modification is related to housing design. There are no impact pathways present.
Alt49	3.2	Policy SP2: Housing	*Amend Policy SP2 (5) to read:* Subject to viability, sites capable of delivering 10 units of more will be required to meet a borough wide affordable housing target of ~~50~~ **40**%, based	No HRA implications. This modification is related to the amount of affordable housing provided. There are no

			on habitable rooms[1]; *Insert the following footnote:* [1] This equate to approximately 7,920 affordable dwellings over the plan period to 2026.	impact pathways present.
Alt50	3.2	Policy SP2: Housing	*Amend Policy SP2 (6) to read:* Delivering an affordable housing tenure split of ~~70%~~ **60%** affordable rent (including social rent) and ~~30%~~ **40%** intermediate housing;	No HRA implications. This modification is related to the tenure of affordable housing. There are no impact pathways present.
Alt52	3.2	Policy SP2: Housing	*Amend Policy SP2 (8) to read:* The preferred affordable housing mix, in terms of unit size and type of dwellings on individual schemes will be determined through negotiation, scheme viability assessments and driven by up-to-date assessments of local housing needs, as set out in the **Haringey** Housing **Strategy** ~~SPD~~.	No HRA implications. This demonstrates a factual change in the name of a document. There are no impact pathways present.
Alt53	3.2	Policy SP2: Housing	*Insert the following additional policy following Policy SP2 (10):* ~~**The regeneration of Haringey's**~~ **Housing estates** renewal and improvement **The Council will bring forward a programme to undertake ~~regeneration~~** strategic improvements to, or renewal **of, Haringey's housing estates, with priority being accorded to those located within wider regeneration proposals and/or identified as being most in need. An initially list is set out below:** • **Northumberland Park** • **Love Lane** • ~~**Taymar and**~~ **Reynardson** • ~~**Helston Court / Culvert Road**~~ • **Turner Avenue** • **Leabank View / Lemsford Close** • **Park Grove and Durnsford Road** • **Tunnel Gardens, including Blake Road** • **Noel Park** • **Broad Water Farm**	Potential HRA implications. It is noted that as an example, the Northumberland Park area is located in close proximity to the Lee Valley internationally designed site. It is assumed that any increase in net number of dwellings will be included within the 19,802 advised above. Northumberland Park is located approximately 440m north west of Lee Valley SPA and Ramsar site, and Leabank View / Lemsford Close are located within 30m of Lee Valley SPA and Ramsar site Impact pathways potentially present are: • Disturbance (from construction activities). • Water quality from construction and operational phase of development.
Alt67	4.3	Policy SP6: Waste and Recycling	*Amend the 7th bullet point of the Policy to read as follows*: • Continue working with its partners in the North London Waste Authority to adopt the North London Waste Plan (NLWP) which has identified locations suitable for waste management facilities to meet the London	No HRA implications. This is a factual update to reflect the new apportionment targets for North London and Haringey in the Further Alterations to the

			Plan apportionment of ~~1.9~~ 2.1m tonnes and the Haringey apportionment of ~~237,000~~ 182,000 tonnes.	London Plan. There are no impact pathways present.
Alt70	5.1	Policy SP8: Employment	*Amend the first paragraph of the Policy to read:* The Council will secure a strong economy in Haringey and protect the borough's hierarchy of employment land, Strategic Industrial Locations, Locally Significant Industrial Sites, ~~and~~ Local Employment Areas and other non-designated employment sites.	No HRA implications. This is a minor change to wording to ensure the policy addresses the full complement of employment land in the borough. There are no impact pathways present.
Alt71	5.1	Policy SP8: Employment	*Amend the first bullet point of the Policy to read:* • Protect B uses (under the Use Classes Order) including light industry, logistics, warehousing and storage facilities to meet the forecast demand ~~of 137,000m2~~ ~~32,000 m2~~ for an additional 23,000 m2 of employment floorspace up to ~~2026~~ 2031;	No HRA implications This change reflects new evidence from Haringey's Employment Land Study (2014). This is a reduction of proposed employment floorspace to the initial 137,000m^2 to 23,000m^2. There are no impact pathways present.
Alt72	5.1	Policy SP8: Employment	*Amend the list of Locally Significant Industrial Sites within the Policy as follows:* ~~• Crusader Industrial Estate, N15;~~ ~~• High Road West, N17;~~ ▪ Vale Road/Tewksbury Road (Part), N15; ~~and~~ ▪ White Hart Lane, N17; and ▪ Willoughby Lane, N17.	No HRA implications. This reflects changes to LSIS set out in the Site Allocations and Tottenham Area Action Plan documents. There are no impact pathways present.
Alt73	5.1	Policy SP8: Employment	*Under the sub-heading 'Local Employment Areas' amend the second bullet point of the Policy to read:* However, the approach to mixed uses in Regeneration Areas must have regard to London Plan town centre and retail policies, so not to encourage retail development outside of town centres, as well as other Local Plan policies.	No HRA implications. This change reflects that additional requirements for development within LEA will be included in other Local Plan documents. There are no impact pathways present.
Alt110	5.1	Policy SP8: Employment	*In the part of the policy on Local Employment Areas, add in the employment sites classified as Employment Land or Regeneration Area, as follows:* • Employment Land (EL) is land that is deemed acceptable for other employment generating uses that complement the traditional 'B' use classes, such as a small scale "walk-to-retail", cafes and crèche/nursery. Local Employment Areas classified as EL are:	Potential HRA implications. Hale Wharf is located within 15m from Lee Valley SPA and Ramsar site, Central Leeside is located 350m from the designated site, and South Tottenham is located 280m for the designated site.

			- Bound Green Industrial Estate; - Frien Barnet Sewage Works. • A Regeneration Area (RA) is the most flexible of the categories as it can include uses appropriate in a mixed use development, such as small scale "walk-to" retail, community and residential uses. However, the approach to mixed uses in Regeneration Areas must have regard to London Plan town centre and retail policies, so not to encourage retail development outside of town centres, as well as other Local Plan policies. Local Employment Areas classified as RA are: - Campsbourne,N8 - Central Leeside (Part SIL/RA), N17 - Crusader Industrial Estate, N15 - Hale Wharf, N17 - High Road East, N17 - High Road West, N17 - Rangemoor Road and Herbert Road, N15 - South Tottenham, (Part LSIS/RA), N15 - Tottenham Hale, (Part SIL/RA), N17 - Vale Road / Tewkesbury Road (Part LSIS/RA), N15 - Wood Green, N22	Impact pathways potentially present are: • Disturbance (from construction activities). • Water quality from construction and operational phase of development.	
Alt111	6.3	SP13	Amend the bullet point to read as follows: ▪ Implementation of the Haringey Green Grid ~~borough's green infrastructure~~ projects (such as Lordship Recreation Ground Improvements);	No HRA implications. This text change introduces the concept of the Haringey Green Grid, which builds upon the all London Green Grid and, therein, the Lea Valley & Finchley Ridge Area Framework. Responds to the representation by Natural England. There are no impact pathways present	
Alt80	8.2	Policy SP17: Delivering and Monitoring	*Amend the fifth bullet point of the policy to read:* Infrastructure Delivery Plan and S106 policy including the development S106 tariffs and ~~a possible~~ community infrastructure levy;	No HRA implications. To reflect the adoption and implementation of Haringey's Community Infrastructure Levy. There are no impact pathways present.	

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Report

Submitted to
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Habitats Regulations Assessment Screening Report – Haringey's Proposed Submission Development Management Policies Consultation Document December 2015

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1 Introduction

1.1 Background to the project

1.1.1 AECOM has been appointed by London Borough of Haringey (referred to as "Haringey Council" and "the Authority") to assist in undertaking a Habitats Regulations Assessment (HRA) of the potential effects of the Proposed Submission Development Management Polices (DMPs) Consultation Document December 2015 (known henceforth as "DMP(s)") on the Natura 2000 network and Ramsar sites in support of the Haringey's Local Plan: Strategic Policies documents.

1.1.2 The Haringey Local Plan: Strategic Policies document was formally adopted by the Full Council on 18th March 2013. The Local Plan, along with the saved UDP policies (Unitary Development Plan), sets out a vision and key policies for the future development within the Borough from 2013 through to the end of the plan period (2026). It provides special policies outlining local and strategic development within the Borough, including housing, employment, leisure, and retail provision. In support of the Local Plan, in 2010 a Habitats Regulations Assessment was undertaken[1]. In February 2015, an update to Haringey's Strategic Policies (Alterations to Strategic Policies document) was published for public consultation. The Alterations to Strategic Policies document reflected the increase in the Borough's strategic housing delivery target of 19,802 net new dwellings 2011- 2026; new Growth Areas; strategic improvements to, or renewal of, Haringey's housing estates; an additional Locally Significant Industrial Site; and Local Employment Areas. HRA has been undertaken of this document (subject to consultation), which screened out most impact pathways, with the residual likely significant effect remaining of disturbance to internationally designated features from construction activities[2]. These HRA documents will be used as a basis for this assessment. These documents undertook Habitats Regulations Assessment (HRA) of the following internationally designated sites: The Lee Valley Ramsar Site; The Lee Valley SPA; and Epping Forest SAC. The objective of this assessment is to:

- identify any aspects of Haringey's Proposed Submission DMP Consultation Document December 2015 that would cause an adverse effect on the integrity of Natura 2000 sites, otherwise known as European sites or internationally designated sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and, as a matter of Government policy, Ramsar sites[3]), either in isolation or in combination with other plans and projects; and
- advise on appropriate policy mechanisms for delivering mitigation where such effects are identified.

1.2 Current legislation

1.2.1 The need for Habitats Regulations Assessment is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by the Conservation of Habitats and Species Regulations 2010. The ultimate aim of the Directive is to "maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest" (Habitats Directive, Article 2(2)). This aim relates to habitats and species, not the European sites themselves, although the sites have a significant role in delivering favourable conservation status.

1.2.2 Within the UK, Protected Areas for nature conservation include, those established under National legislation (e.g. Sites of Special Scientific Interest (SSSI)), areas established under European Union Directives/European initiatives (including the Natura 2000 network of sites), and protected areas established under Global Agreements (e.g. Ramsar sites).

[1] Hyder. (2010). London Borough of Haringey Pre-submission Core Strategy Habitats Regulations Assessment. http://www.haringey.gov.uk/sites/haringeygovuk/files/habitats_regulations_assessment.pdf [Accessed 23/09/15]
[2] AECOM (2015). Habitats Regulations Assessment Screening Report – Alterations to Haringey's Strategic Policies
[3] Wetlands of International Importance designated under the Ramsar Convention 1979

1.2.3 With relevance to this report, Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive 1979. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species. Special Areas of Conservation (SAC) are strictly protected sites designated under Article 3 of the EC Habitats Directive, which requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended)[4.] The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Ramsar sites are wetlands of international importance designated under the Ramsar Convention.

1.2.4 The Conservation of Habitats and Species Regulations 2010 require that land use plans are subject to Appropriate Assessment (AA) where they are likely to have a significant effect on a Natura 2000 site.

1.2.5 The Habitats Directive applies the precautionary principle to protected areas; plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the site(s) in question. In the case of the Habitats Directive, potentially damaging plans and projects may still be permitted if there are no alternatives to them and there are Imperative Reasons of Overriding Public Interest (IROPI) as to why they should go ahead. In such cases, compensation will be necessary to ensure the overall integrity of the site network is maintained.

1.2.6 In order to ascertain whether or not site integrity will be affected, a Habitats Regulations Assessment should be undertaken of the plan or project in question:

Habitats Directive 1992

Article 6 (3) states that:

"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives."

Conservation of Habitats and Species Regulations 2010 (as amended)

The Regulations state that:

"*A competent authority, before deciding to … give any consent for a plan or project which is likely to have a significant effect on a European site … shall make an appropriate assessment of the implications for the site in view of that sites conservation objectives… The authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site*".

Figure 1: The Legislative Basis for Appropriate Assessment

[4] http://jncc.defra.gov.uk/

1.2.7 Over the years the phrase 'Habitats Regulations Assessment' has come into wide currency to describe the overall process set out in the Conservation of Habitats and Species Regulations from screening through to Imperative Reasons of Overriding Public Interest (IROPI). This has arisen in order to distinguish the process from the individual stage described in the law as an 'appropriate assessment'. Throughout this report we use the term Habitats Regulations Assessment for the overall process.

1.3 Scope of the Project

1.3.1 There is no pre-defined guidance that dictates the physical scope of a HRA of a supporting Local Plan document. Therefore, in considering the physical scope of the assessment, we were guided primarily by the identified impact pathways rather than by arbitrary 'zones'. Current guidance suggests that the following European sites be included in the scope of assessment:

- All sites within the Local Plan area boundary; and
- Other sites shown to be linked to development within the Borough boundary through a known 'pathway'.

1.3.2 Briefly defined, pathways are routes by which a change in activity within the Local Plan area can lead to an effect upon a European site. In terms of the second category of European site listed above, guidance from the former Department of Communities and Local Government states that the HRA should be '*proportionate to the geographical scope of the* [plan policy]' and that '*an AA need not be done in any more detail, or using more resources, than is useful for its purpose'* (CLG, 2006, p.6).

1.3.3 No Internationally designated sites are located within the London Borough of Haringey's boundary.

1.3.4 The following internationally designated sites considered within the Habitats Regulations Assessment of Haringey's draft DMP are located within 20km of the London Borough of Haringey's authority boundary, and as such could potentially have impact pathways present resulting from the draft DMP:

- Lee Valley SPA and Ramsar site;
- Epping Forest SAC;
- Richmond Park SAC;
- Wimbledon Common SAC; and
- Wormley-Hoddesdonpark Woods SAC.

1.3.5 During an initial sieving exercise to screen out internationally designated sites (e.g. no realistic impact pathways present), the following internationally designated sites can be sieved out from further assessment due to the distances involved.

- Epping Forest SAC, located 3km east from London Borough
- Wormley-Hoddesdonpark Woods SAC located 12.9km from the borough boundary;
- Richmond Park SAC located 14.3km from the borough boundary, and;
- Wimbledon Common SAC located 14.7km from the borough boundary.

1.3.6 These sites are not considered further within this document.

1.3.7 There is one set of internationally designated sites that are located within a sufficiently close distance that the presence of impact pathways linking to Haringey's draft DMP cannot be screened out. These are:

- Lee Valley SPA and Ramsar site, located immediately adjacent to the London Borough to the east.

1.3.8 Details of Lee Valley SPA and Ramsar sites can be found in Chapter 3. Appendix A, Figure 1 illustrates the location of the internationally designated site in relation to the London Borough of Haringey's boundary.

1.3.9 The Habitats Regulations Assessment undertaken for the Local Plan in 2010[5] and of the Alterations to Haringey' Strategic policies document (subject to consultation)[6], identified only one impact pathway linking the London Borough of Haringey Local Plan to the Lee Valley SPA and Ramsar site. The residual impact pathway was disturbances from construction activities, impacting on avian features of the designated site. These Local Plan HRA documents should be referred to for further background to this DMP.

1.3.10 The remainder of this document considers potential for likely significant effects from impact pathways resulting from Haringey's DMP upon the following internationally designated sites:

- Lee Valley SPA and Ramsar sites

1.4 This Report

1.4.1 Chapter 2 of this report summarises the methodology for the assessment. Chapter 3 outlines details of the internationally designated sites, including, features and conservation objectives identifies. Chapter 4 discusses the possible pathways by which adverse effects on internationally designated sites could arise and considers each Development Management Policy (DMP) identified within the screening assessment undertaken in Appendix B (Table 1) likely significant effects, based on key environmental conditions required to maintain the integrity of these sites. The screening exercise concludes by either screening out any possible impacts or by determining that mitigation or avoidance measures are required. Where mitigation strategies are deemed necessary, potential approaches are discussed. In combination effects with other plans on each European site are also considered within Chapter 4. Figure 1 of Appendix A presents a map showing all internationally important wildlife sites discussed.

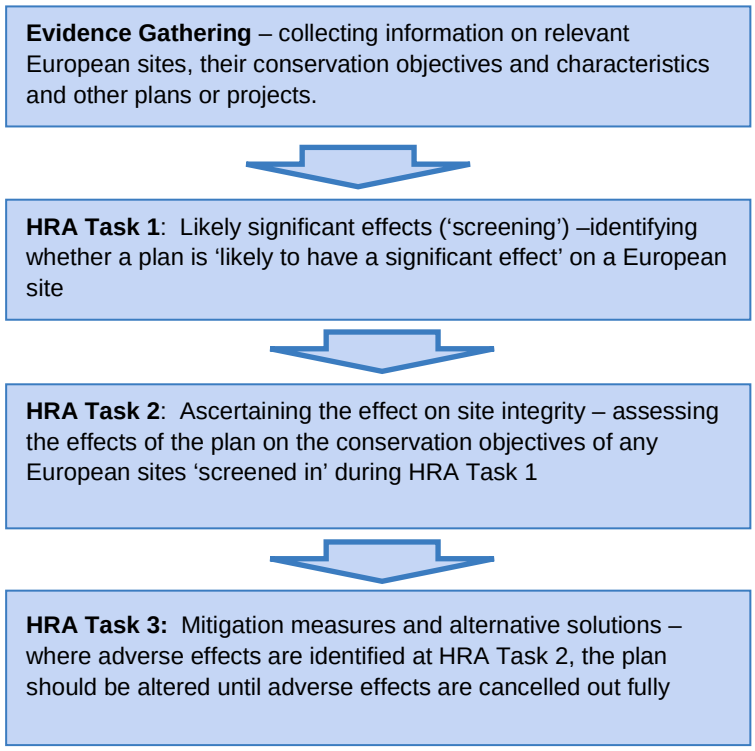
[5] Hyder. (2010). London Borough of Haringey Pre-submission Core Strategy Habitats Regulations Assessment. http://www.haringey.gov.uk/sites/haringeygovuk/files/habitats_regulations_assessment.pdf [Accessed 23/09/15]
[6] AECOM (2015). Habitats Regulations Assessment Screening Report – Alterations to Haringey's Strategic Policies

2 Methodology

2.1 Introduction

2.1.1 The HRA has been carried out in the continuing absence of formal central Government guidance, although general EC guidance on HRA does exist[7]. The former Department for Communities and Local Government released a consultation paper on the Appropriate Assessment of Plans in 2006[8]. As yet, no further formal guidance has emerged. However, Natural England has produced its own internal guidance[9] as has the RSPB[10]. Both of these have been referred to alongside the guidance outlined in Section 1.2 in undertaking this HRA.

2.1.2 Figure 2 below, outlines the stages of HRA according to current draft CLG guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.



Source: CLG, 2006

[7] European Commission (2001): Assessment of plans and projects significantly affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the Habitats Directive.
[8] CLG (2006) Planning for the Protection of European Sites, Consultation Paper
[9] http://www.ukmpas.org/pdf/practical_guidance/HRGN1.pdf
[10] Dodd A.M., Cleary B.E., Dawkins J.S., Byron H.J., Palframan L.J. and Williams G.M. (2007) *The Appropriate Assessment of Spatial Plans in England: a guide to why, when and how to do it.* The RSPB, Sandy.

Figure 2- Four-Stage Approach to Habitats Regulations Assessment

2.2 HRA Task 1 - Likely Significant Effects (LSE)

2.2.1 Following evidence gathering, the first stage of any Habitats Regulations Assessment is a Likely Significant Effect (LSE) test - essentially a risk assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

"*Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?"*

2.2.2 The objective is to 'screen out' those plans and projects that can, without any detailed appraisal, be said to be unlikely to result in significant adverse effects upon European sites, usually because there is no mechanism for an adverse interaction with European sites. This stage is the subject of Chapter 4 of this report (See Appendix B, Table 1 for the screening table of DMPs), and goes a step further than a scoping report that was able to scope out sites listed in paragraph 1.3.5. Those particular sites could be scoped out regardless of the nature and scale of any proposed development, whereas screening is needed where there is a potential pathway of impact and the scale, nature and location of development determines whether this actually exists.

2.2.3 The level of detail in land use plans concerning developments that will be permitted under the plans will never be sufficient to make a detailed quantification of adverse effects. Therefore, we have again taken a precautionary approach (in the absence of more precise data) assuming as the default position that if an adverse effect cannot be confidently ruled out, avoidance or mitigation measures must be provided. This is in line with the former Department of Communities and Local Government guidance that the level of detail of the assessment, whilst meeting the relevant requirements of the Habitats Regulations, should be 'appropriate' to the level of plan or project that it addresses.

2.3 Confirming Other Plans and Projects That May Act In Combination

2.3.1 It is a requirement of the Regulations that the impacts of any land use plan being assessed are not considered in isolation but in combination with other plans and projects that may also be affecting the internationally designated site(s) in question.

2.3.2 It is neither practical nor necessary to assess the 'in combination' effects of the DMPs within the context of all other plans and projects within this area of England. For the purposes of this assessment, we have determined that, due to the nature of the identified impacts, the key other plans and projects relate to the additional housing, transportation and commercial/industrial allocations proposed for neighbouring and nearby authorities over the lifetime of the DMP. A good place to start is the London Plan (2015)[11]

Table 1: Housing Levels to be Delivered in Neighbouring Authorities

Local Authority	Total housing (taken from the London Plan, 2015[12]) Minimum ten year target 2015-2025	Total housing (taken from the London Plan, 2015) Annual monitoring target 2015-2025
London Borough of Barnet	23,489	2,349
London Borough of Camden	8,892	889
London Borough of Enfield	7,976	798
London Borough of Islington	12,641	1,264
London Borough of Hackney	15,988	1,599
London Borough of Waltham Forest	8,620	862

[11] Mayor of London (March, 2015). The London Plan. The Spatial Development Strategy for London. Consolidated with Alterations Since 2011.
[12] Mayor of London (March, 2015). The London Plan. The Spatial Development Strategy for London. Consolidated with Alterations Since 2011

2.3.3 There are other plans and projects that are relevant to the 'in combination' assessment and the following have all been taken into account in this assessment:

Plans

- **London Borough of Haringey Local Plan: Strategic Policies**. Adopted March 2013.
- **London Borough of Haringey Local Plan: Alterations to Strategic Policies**. September 2015 (not yet subject to consultation).
- **The London Plan.** The Spatial Development Strategy for London. Consolidated with Alterations Since 2011. Published March 2015.
- **The London Plan.** Sub Regional Development Framework – North London. Published May 2006.
- **The London Plan.** Sub Regional Development Framework – Central London. Published May 2006.
- **North London Waste Plan.** This is currently in preparation; the draft is due for consultation in 'Summer/ Autumn 2015'.
- **London Borough of Barnet Local Plan Core strategy DPD.** Adopted September 2012.
- **London Borough of Camden Core Strategy.** Adopted November 2010.
- **London Borough of Enfield Core Strategy.** Adopted November 2010.
- **London Borough of Islington Core Strategy.** Adopted February 2011.
- **London Borough of Hackney Core Strategy: Local Development framework.** Adopted December 2010.
- **London Borough of Waltham Forest Local Plan Core Strategy.** Adopted March 2012
- **Walthamstow Wetlands.** Planning permission granted 2014.

2.3.4 When undertaking this part of the assessment it is essential to bear in mind the principal intention behind the legislation i.e. to ensure that those projects or plans which in themselves have minor impacts are not simply dismissed on that basis, but are evaluated for any cumulative contribution they may make to an overall significant effect. In practice, in combination assessment is therefore of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential.

3 Internationally Designated Sites, Interest Features and Conservation Objectives

3.1 Introduction

3.1.1 The Lee Valley SPA is located to the north-east of London, where a series of wetlands and reservoirs occupy about 20 km of the valley. The site comprises embanked water supply reservoirs, sewage treatment lagoons and former gravel pits that support a range of man-made, semi-natural and valley bottom habitats. These wetland habitats support wintering wildfowl, in particular Gadwall *Anas strepera* and Shoveler *Anas clypeata*, which occur in numbers of European importance. Areas of reedbed within the site also support significant numbers of wintering Bittern *Botaurus stellaris*. Lee Valley SPA is split into two sections, a northern and a southern. The southern section is located adjacent to the eastern boundary of the London Borough of Haringey. It contains Walthamstow Reservoir SSSI and Walthamstow Marshes SSSI. The northern section is located approximately 9.5km north of the Borough which contains Turnford and Chestnut Pits SSSI.

3.2 Qualifying Features

3.2.1 The site qualifies as an **SPA** for the following Annex I species:

- Wintering bittern *Botaurus stellaris*. 6 individuals representing at least 6.0% of the wintering population in Great Britain (5 year peak mean, 1992/3-1995/6)
- Migratory gadwall *Anas strepera*. 515 individuals representing at least 1.7% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)
- Migratory shoveler *Anas clypeata*. 748 individuals representing at least 1.9% of the wintering Northwestern/Central Europe population (5 year peak mean 1991/2 - 1995/6)

3.2.2 The site qualifies under the following Ramsar criterion

3.2.3 *Criterion 2:* The site supports the nationally scarce plant species:

- whorled water-milfoil *Myriophyllum verticillatum* and the rare or vulnerable invertebrate *Micronecta minutissima* (a water-boatman).

3.2.4 *Criterion 6:* Species/populations occurring at levels of international importance.

3.2.5 Species with peak counts in spring/autumn:

- Northern shoveler, *Anas clypeata*, (NW & C Europe) 287 individuals, representing an average of 1.9% of the GB population (5 year peak mean 1998/9- 2002/3)

3.2.6 Species with peak counts in winter:

- Gadwall, *Anas strepera strepera*, (NW Europe) 445 individuals, representing an average of 2.6% of the GB population (5 year peak mean 1998/9-2002/3)

3.3 Conservation Objectives of the SPA

3.3.1 Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring; the extent and distribution of the habitats of the qualifying features.

- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

3.4 Environmental Vulnerabilities

- Water quality: eutrophication from waste water. This is being addressed by AMP3 funding under the urban Waste Water Treatment Directive
- Water quantity: over extraction of surface water for public consumption, notably during drought periods. This is managed via Environment Agency Review of Consents.
- Recreational pressure: this is managed by zoning of waterbodies within the Lee Valley Regional Park.

4 Likely Significant Effects

4.1 Introduction

4.1.1 In carrying out an HRA it is important to determine the various ways in which land use plans can impact on internationally designated sites by following the pathways along which development can be connected with internationally designated sites, in some cases many kilometres distant. Briefly defined, pathways are routes by which a change in activity associated with a development (Plan) can lead to an effect upon an internationally designated site. Following the HRA of the Local Plan (Strategic Policies in 2010 and Alterations to Strategic Policies in 2015), and a brief sieve of the DMPs, the following impact pathways are considered within this document.

4.1.2 Impact pathways for consideration are:

- Disturbance from construction activities
- Collision risk with proposed buildings

4.1.3 The screening assessment (see Appendix B, Table 1) identified a single policy that has potential to result in impact pathways that link to Lee Valley SPA and Ramsar site's avian features. This is Policy DM6 (Building Heights).

4.1.4 This policy provides for tall buildings. Map 2.2 of the policy indicative locations for tall buildings, with provision for mid-high rise buildings within 150m east of Lee Valley SPA and Ramsar site. This has potential to cause disturbance to avian bird features of the internationally designated site (sites such as shoveler, gadwall and bittern) during the construction phase of the development and an increased risk of collisions by bird features of the SPA and Ramsar site, both during the construction and operational phase.

4.2 Disturbance from Construction Activities

4.2.1 As previously noted, the Lee Valley SPA and Ramsar site lies immediately adjacent to the London Borough of Haringey and is theoretically vulnerable, to the effects of disturbances from construction activities resulting from development in close proximity to the internationally designated site within Haringey.

4.2.2 It is therefore necessary to perform a further screening assessment to determine whether Haringey's DMP contains policy measures that could lead to a likely significant effects, either alone or 'in combination' with other plans and projects, through disturbance from construction activities, on this internationally designated site.

4.2.3 Construction activities within close proximity of an internationally designated site have potential to:

- Cause disturbance to sensitive species, particularly ground-nesting birds and wintering wildfowl resulting from visual and acoustic disturbances.

4.2.4 Concern regarding the effects of disturbance on birds stems from the fact that they are expending energy unnecessarily and the time they spend responding to disturbance is time that is not spent feeding[13]. Disturbance therefore risks increasing energetic output while reducing energetic input, which can adversely affect the 'condition' and ultimately the survival of the birds. In addition, displacement of birds from one feeding site to others can increase the pressure on the resources available within the remaining sites, as they have to sustain a greater number of birds[14].

4.2.5 The potential for disturbance may be less in winter than in summer. In addition, the consequences of disturbance at a population level may be reduced because birds are not

[13] Riddington, R. *et al*. 1996. The impact of disturbance on the behaviour and energy budgets of Brent geese. *Bird Study* 43:269-279

[14] Gill, J.A., Sutherland, W.J. & Norris, K. 1998. The consequences of human disturbance for estuarine birds. *RSPB Conservation Review* 12: 67-72

breeding. However, winter activity can still cause important disturbance, especially as birds are particularly vulnerable at this time of year due to food shortages, such that disturbance which results in abandonment of suitable feeding areas through disturbance can have severe consequences. Several empirical studies have, through correlative analysis, demonstrated that out-of-season (October-March) activity (recreational) can result in quantifiable disturbance:

- Underhill et al[15] counted waterfowl and all disturbance events on 54 water bodies within the South West London Water bodies Special Protection Area and clearly correlated disturbance with a decrease in bird numbers at weekends in smaller sites and with the movement of birds within larger sites from disturbed to less disturbed areas.
- Evans & Warrington[16] found that on Sundays total water bird numbers (including shoveler and gadwall) were 19% higher on Stocker's Lake LNR in Hertfordshire, and attributed this to displacement of birds resulting from greater recreational activity on surrounding water bodies at weekends relative to week days.
- Tuite et al[17] used a large (379 site), long-term (10-year) dataset (September – March species counts) to correlate seasonal changes in wildfowl abundance with the presence of various recreational activities. They found that on inland water bodies shoveler was one of the most sensitive species to disturbance. The greatest impact on winter wildfowl numbers was associated with sailing/windsurfing and rowing.
- Pease et al[18] investigated the responses of seven species of dabbling ducks to a range of potential causes of disturbance, ranging from pedestrians to vehicle movements. They determined that walking and biking created greater disturbance than vehicles and that gadwall were among the most sensitive of the species studied.
- A three-year study of wetland birds at the Stour and Orwell SPA, Ravenscroft[19] found that walkers, boats and dogs were the most regular source of disturbance. Despite this, the greatest responses came from relatively infrequent events, such as gun shots and aircraft noise Birds seemed to habituate to frequent 'benign' events such as vehicles, sailing and horses, but there was evidence that apparent habituation to more disruptive events related to reduced bird numbers – i.e. birds were avoiding the most frequently disturbed areas. Disturbance was greatest at high tide and on the Orwell, but birds on the Stour showed greatest sensitivity.

4.2.6 However the outcomes of many of these studies need to be treated with care. For instance, the effect of disturbance is not necessarily correlated with the impact of disturbance, i.e. the most easily disturbed species are not necessarily those that will suffer the greatest impacts. It has been shown that, in some cases, the most easily disturbed birds simply move to other feeding sites, whilst others may remain (possibly due to an absence of alternative sites) and thus suffer greater impacts on their population[20]. A literature review undertaken for the RSPB[21] also urges caution when extrapolating the results of one disturbance study because responses differ between species and the response of one species may differ according to

[15] Underhill, M.C. *et al.* 1993. Use of Waterbodies in South West London by Waterfowl. An Investigation of the Factors Affecting Distribution, Abundance and Community Structure. Report to Thames Water Utilities Ltd. and English Nature. Wetlands Advisory Service, Slimbridge

[16] Evans, D.M. & Warrington, S. 1997. The effects of recreational disturbance on wintering waterbirds on a mature gravel pitlake near London. International Journal of Environmental Studies 53: 167-182

[17] Tuite, C.H., Hanson, P.R. & Owen, M. 1984. Some ecological factors affecting winter wildfowl distribution on inland waters in England and Wales and the influence of water-based recreation. *Journal of Applied Ecology* 21: 41-62

[18] Pease, M.L., Rose, R.K. & Butler, M.J. 2005. Effects of human disturbances on the behavior of wintering ducks. *Wildlife Society Bulletin* 33 (1): 103-112.

[19] Ravenscroft, N. (2005) Pilot study into disturbance of waders and wildfowl on the Stour-Orwell SPA: analysis of 2004/05 data. Era report 44, Report to Suffolk Coast & Heaths Unit.

[20] Gill et al. (2001) - Why behavioural responses may not reflect the population consequences of human disturbance. *Biological Conservation,* **97**, 265-268

[21] Woodfield & Langston (2004) - Literature review on the impact on bird population of disturbance due to human access on foot. *RSPB research report* No. 9.

local environmental conditions. These facts have to be taken into account when attempting to predict the impacts of future recreational pressure on internationally designated sites.

4.2.7 Disturbing activities are on a continuum. The most disturbing activities are likely to be those that involve irregular, infrequent, unpredictable loud noise events, movement or vibration of long duration (such as those often associated with construction activities). Birds are least likely to be disturbed by activities that involve regular, frequent, predictable, quiet patterns of sound or movement or minimal vibration. The further any activity is from the birds, the less likely it is to result in disturbance.

4.2.8 The factors that influence a species response to a disturbance are numerous, but the three key factors are species sensitivity, proximity of disturbance sources and timing/duration of the potentially disturbing activity.

4.2.9 Disturbances from construction activities such as noise and visual disturbances have potential to result in likely significant effects upon avian features of an internationally designated site such as the Lee Valley SPA and Ramsar site features (wintering bittern, and migratory gadwall and shoveler). Construction activities associated with land in close proximity to the internationally designated site identified within Map2.2 of Policy DM6 have the potential to result in these disturbances.

4.2.10 Lee Valley internationally designated site is located within an urban area so will already be subject to existing levels of visual and acoustic disturbance. However, impacts from construction and operational activities in close proximity to the designated site still have potential to impact upon the site's features.

4.2.11 DMP 19 (Nature Conservation) states the following:

4.2.12 '*A. Development proposals on sites which are, or are adjacent to, Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation or Ecological Corridors, should protect and enhance the nature conservation value of the site.*

4.2.13 *B. Development that has a direct or indirect negative impact upon important ecological assets will only be permitted where the harm cannot reasonably be avoided and it has been demonstrated that appropriate mitigation can address the harm caused.*.'

4.2.14 This policy does provide some protection for conservation sites. Whilst it is noted that there are no internationally designated conservation sites within the Borough, Lee Valley SPA and Ramsar site is located immediately adjacent to the Borough. For robustness, it is recommended that DM19 also include reference to internationally designated sites.

4.2.15 Guidance from the former Department of Communities and Local Government states that the HRA should be '*proportionate to the geographical scope of the [plan policy*]' and that '*an AA need not be done in any more detail, or using more resources, than is useful for its purpose*' (CLG, 2006, p.6). More recently, the Court of Appeal ruled that providing the Council (competent authority) was duly satisfied that proposed mitigation could be '*achieved in practice'* to satisfied that the proposed development would have no adverse effect, then this would suffice. This ruling has since been applied to a planning permission (rather than a Core Strategy). In this case the High Court ruled that for '*a multistage process, so long as there is sufficient information at any particular stage to enable the authority to be satisfied that the proposed mitigation can be achieved in practice it is not necessary for all matters concerning mitigation to be fully resolved before a decision maker is able to conclude that a development will satisfy the requirements of reg 61 of the Habitats Regulations'*. As such, it is valid to defer site specific screening of disturbances resulting from construction activities to the project planning stage of the application. As mitigation such as appropriate timing of works, pertinent choice of machinery and the use of acoustic and visual hording are feasible mitigation measures that could be incorporated within the project specific Planning Application to prevent likely significant effects from resulting. As such, this impact pathway can be screened out from further consideration, both alone, and in-combination with other projects or plans.

4.3 Collision risk

4.3.1 High-rise and mid high-rise buildings identified in Map 2.2 of DM6 (Building Heights) are located to the west and south west of Lee Valley SPA and Ramsar site. There is potential for avian features of the SPA and Ramsar site to collide with these proposed new tall structures.

4.3.2 Stoke Newington reservoir is located approximately 1.6km south west of the Lee Valley internationally designated sites and supports avian features for which the Lee Valley is designated such as gadwall and shoveler. As such, bird species associated with the Lee Valley designated site are likely to fly over the area identified in DM6, Map 2.2. The area between Stoke Newington reservoirs and those associated with the Lee Valley is already an urban built up area with high rise buildings, including three high rise buildings (at least 15 stories in height) along Bethane Road adjacent to Stoke Newington Reservoir to the north east. In addition to this, the main fly-way for bird features of the SPA and Ramsar site (shoveler, gadwall and bittern) is along the Lee Valley, north and south of the SPA and Ramsar site. As such, it is unlikely that a significant portion of bird features will fly in a south

westerly direction towards Stoke Newington Reservoirs and the proposed tall buildings. Due to these two factors, it can be considered that the construction of the tall buildings identified within Map 2.2 of DM6 (Building Heights), will not result in likely significant effects upon the bird features of Lee Valley SPA and Ramsar site. As such, this impact pathway can be screened out both alone, and in-combination with other projects or plans.

5 Conclusion

5.1.1 Impact pathways assessed against Lee Valley SPA and Ramsar site are:

- Disturbance from construction activities
- Collision risk with proposed buildings

5.1.2 Both these impact pathways can be screened out both alone and in-combination with other projects or plans. This is due to the following factors:

- The ability of project specific mitigation measures to be feasibly incorporated at the appropriate level (e.g. not at the Plan level, but rather at the project level) where the competent authority (Council) is satisfied that proposed mitigation could be '*achieved in practice';*
- The urban setting of Lee Valley SPA and Ramsar site and Stoke Newington reservoirs; and,
- The main location of the flyway for bird features of the internationally designated site is along the Lee Valley, rather than across the urban areas of London towards Stoke Newington reservoirs.

Appendix A. Figure 1: Locations of Internationally Designated Sites

THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

LEGEND

- Haringey Borough Boundary
- London Borough Boundary
- Epping Forest Special Area of Conservation
- Lee Valley Ramsar Site
- Lee Valley Special Protection Area
- A Road

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Appendix B. Screening Table of Haringey's Draft Development Management Policies (DMPs)

Policies identified in green have been screened from any further assessment due to a lack of realistic impact pathways.

Policies identified in orange have been screened in for further assessment as there is potential for impact pathways to affect internationally designated sites, resulting in likely significant effects.

Table 1: Screening of Haringey's Development Management Policies (DMP)

Policy	Description	Screening outcome
Chapter 2. Design and Character		
DM1 **Delivering High Quality Design**	**Haringey Development Charter** A. All development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria: a. Relate positively to neighbouring structures, new or old, to create a harmonious whole; b. Make a positive contribution to a place, improving the character and quality of an area; c. Confidently addresses feedback from local consultation; d. Demonstrate how the quality of the development will be secured when it is built; and e. Are inclusive and incorporate sustainable design and construction principles. **Design Standards** <u>Character of development</u> B. Development proposals must be relate positively to their locality, having regard to: a. Building heights; b. Form, scale & massing prevailing around the site;	No HRA implications. This outlines development management policy relating to character, landscaping, and privacy and amenity. There are no impact pathways present.

	c. Urban grain, and the framework of routes and spaces connecting locally and more widely; d. Maintaining a sense of enclosure and where appropriate, following existing building lines; e. Rhythm of any neighbouring or local regular plot and building widths; f. Active, lively frontages to the public realm; and g. Distinctive local architectural styles, detailing and materials. <u>Landscaping</u> C. Development proposals will demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to: a. Landform; b. Levels, slopes and the fall of the ground; c. Trees on and close to the site; d. Landscaped boundary and treatments; and e. Any other significant biodiversity (including prioritising native over invasive species) on or close to the site. <u>Privacy and amenity</u> D. Developments must ensure a high standard of privacy and amenity for its users and neighbours. The Council will support proposals that: a. Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land; b. Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and c. Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to	

	arise from the use and activities of the development.	

DM2 **Accessible and Safe Environments**	Developments should ensure that they: a. Can be used safely, easily and with dignity by all; b. Are designed so that the layout improves people's access to social and community infrastructure, including local shops and public transport; c. Protect, improve and create, where appropriate, safe and accessible pedestrian and cycling routes and should not impede pedestrian and cycling permeability; and. Comply with the principles set out in 'Secured by design'.	No HRA implications. This outlines development management policy relating to accessibility and safety. There are no impact pathways present.
DM3 **Public Realm**	Public Art A. Major development proposals should consider how the scheme enhances local distinctiveness and legibility through the use of public art. The public art, which should be maintained in perpetuity, should be located in a prominent location, and could be fixed to the proposed building, or located on the development site in a public space. Privately owned public spaces within new Development A. New privately owned public spaces should increase the sense of public freedom rather than compounding the sense that it is a private space. The management of these spaces, including their use and public access, will need to be agreed by the Council. Advertisements B. Proposals for all advertisements should be designed to a high standard and in particular should: a. Contribute to a safe and attractive environment; b. Be of a high quality and sensitive to its visual appearance on the building on which it is to be sited and the surrounding street scene, especially in the case of listed buildings and conservation areas; c. Avoid unsightly proliferation or clutter of signage in the vicinity; d. Not cause a hazard to pedestrians or road users, including by siting and design Be sited to avoid visual intrusion of light pollution into adjoining residential properties; and f. Where appropriate, be constructed of materials and finishes which discourage both graffiti and fly	No HRA implications. This outlines development management policy relating to public art, advertisements and telecommunications. This policy does not outline any specific development. There are no impact pathways present.

	posting. Telecommunications equipment C. Proposals for the installation of telecommunications equipment will be permitted where: It is demonstrated the equipment is limited to the minimum operational requirement; b. Opportunities for sharing facilities, such as masts, cabinet boxes and satellite dishes, and erecting antennae on existing buildings or other structures has been fully explored and have been taken advantage of; c. There is no significant adverse impact on the visual amenity of neighbouring occupiers; d. There is no adverse effect on the external appearance of the building, street scene, or spaces in which they are located; e. The size of any equipment visible from the street is minimised (including satellite dishes, other domestic equipment and any supporting structures); f. The equipment is future-proofed to accommodate anticipated improvements in infrastructure; g. They are located discretely and do not detract from the special character and appearance of heritage assets or conservation area; h. They are appropriately designed, coloured and landscaped. For dishes, this may include installing a mesh or transparent structure; i. A minimum residual footway width on main pedestrian roads in line with the Manual for Streets is preserved. D. All telecommunications equipment should be removed as soon as reasonably practicable after it is no longer required.	
DM4 **Provision and Design of Waste Management Facilities**	A. All proposals should consider how to sustainably manage waste arising from the development during the design, construction and occupation phases of new developments. B. All proposals will be required to make on-site provision for general waste, the separation of recyclable materials and organic material for composting. The on-site provision must:	No HRA implications. This outlines development management policy relating to provision and design of waste management facilities. It does not

	a. Ensure adequate dedicated internal and external storage space to manage the volume of waste arising from the site; Provide accessible and safe access to on-site storage facilities, both for occupiers and collection operatives, including vehicles, having regard to the Council's Refuse Collection Strategy; c. Be located and screened to avoid nuisance and adverse impact on visual and other amenity to occupiers and neighbouring uses, and are within the maximum permitted carrying and reversing distances; and d. For mixed-use development, suitably separate household and commercial waste. C. In addition, proposals for new multi-storey flatted residential development will be required to make provision for: a. Adequate temporary storage space within each flat, allowing for separate storage of recyclable materials; b. Adequate communal storage for waste, including separate storage for recyclables, pending its collection; and c. Storage and collection systems at each floor (such as dedicated rooms, storage areas and chutes or underground waste collection systems) which are sensitively integrated into the development, with the Council giving preference to basement servicing over the use of forecourts or ground floor internal storage.	outline any specific development. There are no impact pathways present.
DM5 **Locally Significant Views and Vistas**	A. Development proposals within the viewing corridors of the Locally Significant Views shown on Map 2.2 must demonstrate how the proposal: a. Enhances the viewers‟ ability to recognise and appreciate the landmark being viewed; b. Makes a positive contribution to the composition of the local view; and c. Meets the requirements of the Council's Tall Buildings and Views Supplementary Planning Document. B. Obstructions to the Locally Significant Views should be minimised and will be assessed by the Council on their level impact on the views. C. Development proposals should consider opportunities to create new local views and vistas through the design and layout of new development.	No HRA implications. This outlines development management policy relating to vistas and views. There are no impact pathways present.

	D. Existing identified viewpoints and viewing points should remain accessible and managed.	
DM6 **Building Heights**	A. For all development (including Tall and Taller buildings) proposals, the Council expects building heights to be of an appropriate scale which responds positively to the site‟s surroundings, including nearby sites, having regard to the need to achieve a high standard of development and should be consistent with the Council‟s Tall buildings and Views Supplementary Planning Document. B. Tall buildings will only be acceptable in areas identified on Map 2.2 as being suitable for tall buildings. C. Where tall buildings are acceptable in principle, having regard to A and B above, proposals must be justified in community benefit as well as urban design terms and should conform to the following general design requirements: a. Relates to the adjacent and surrounding buildings in terms of mass, bulk and height in order to respect the character of the townscape and landscape context; b. Responds to the local and historic environment, including the relationship to the local context of the locality, paying particular regard to local heritage assets, conservation areas and historic parks, and their setting; c. Protects and preserves existing locally important and London wide strategic views in accordance with policy DM5; d. Be of the highest standard of architectural quality and design, including a high quality urban realm; e. Represent a landmark building which by its distinctiveness must be: i. A way finder or marker, drawing attention to locations of civic importance, major public transport interchanges, and areas of high visitation; ii. Elegant and well proportioned, and visually interesting when viewed from any distance or direction; and iii. Positively engages with the street environment. f. Considers the impact on ecology and microclimate. D. Tall buildings within close proximity to each other should:	Potential impact pathways present This outlines development management policy relating to tall buildings located within Map 2.2. This outlines provision for mid-high rise buildings within 150m of Lee Valley SPA and Ramsar site. Potential impact pathways present: • Disturbances from construction activities

	a. Avoid a canyon effect; b. Consider the cumulative climatic impact of the buildings; and c. Avoid coalescence between individual buildings, d. Each building accords with A and B above, e. Demonstrate how they collectively contribute to the delivery of the vision for the area. E. All proposals for tall buildings must be accompanied by an urban design analysis which assesses the proposal in relation to the surrounding context. This may include the submission of a digital 3D model to assist in the understanding of the design concept and impacts of the development.	
DM7 **Development on Infill, Backland and Garden Land Sites**	A. There will be a presumption against the loss of garden land unless it represents comprehensive redevelopment. B. Development proposals for infill, backland and garden land should meet the requirements of DM1 and DM2, and must: a. Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes; b. Provide a site specific and creative response to the built and natural features of the area; c. Where appropriate, repair or re-provide street frontage and provide additional passive surveillance and increased security; d. Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens; e. Retain and provide adequate amenity space for existing and new occupants; f. Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces; and g. Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.	No HRA implications. This outlines development management policy relating to development on infill, backland and garden land sites. There are no impact pathways present.
DM8 **Shopfronts, Signs and On-**	Shopfronts A. The Council will require shopfronts, including their signs and security design, to be designed to a high	No HRA implications. This outlines development

street Dining	standard and contribute to a safe and attractive environment. In particular: a. The Council will seek the retention of traditional shopfronts of distinctive character contributing to the visual, architectural or historic quality of the local townscape; b. Replacement shopfronts should conserve original materials as far as possible; c. The alteration or replacement of an existing shopfront or a new shopfront must allow for easy access by all members of the community; d. The Council will not support shopfront canopies fixed in the „down" position. Retractable shopfront canopies may be acceptable where they are of an appropriate design and maintain sufficient clearance; and e. Solid external security shutters should be avoided. Signage Where required, the Council will grant consent for shopfront signage, including illuminated fascia signs, and free-standing display panels where they contribute to an attractive environment and do not cause a public safety hazard, contribute to clutter or a loss of amenity. On-street dining C. Proposals for on-street/forecourt dining must demonstrate the suitability of the proposed location, and should: a. Be integral and functionally related to the business; b. Be distinct from the pavement space and provide sufficient space to not obstruct it; and c. Be composed solely of moveable furniture.	management policy relating to shopfronts, signs and on-street dining. There are no impact pathways present.
DM9 **Management of the Historic Environment**	Haringey's Heritage Assets A. Development that sustains and enhances the significance of a heritage asset and its setting will be supported. B. Proposals affecting a designated or non-designated heritage asset and its setting will be assessed	No HRA implications. This outlines development management policy relating to the historic environment. There are no impact pathways

	against: a. The significance of the asset and its setting, and the impact of the proposals on that significance; and b. A statement submitted by the applicant describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting. C. When considering the impact of proposals on the historic environment, the Council will have regard to: a. The priority given to sustaining and enhancing the significance of a heritage asset and its setting; b. Character appraisals and management plans or other guidance, where they are available; c. The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting; d. The desirability of securing a viable use for a heritage asset consistent with its conservation; e. Understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration. Conservation Areas D. Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or compliment the special characteristics and significance of the area. E. Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive. Listed and Locally Listed Buildings F. In addition to (A-C) above, the Council will seek opportunities to secure the future of listed buildings	present.

	particularly those on the „Heritage at Risk" register, provided they: a. Do not lead to substantial harm or total loss of their significance; b. Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner; c. Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and d. Extensions are restricted to less significant parts of the building, relate sensitively to the original building and not adversely affect the internal or external appearance or character of the building, curtilage or its setting. G. Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings. Archaeology H. Proposals affecting a designated Archaeological Priority Area will be considered having regard to: a. The significance of an archaeological asset and its setting; b. The impact of the proposal on archaeological assets; and c. The priority given to preserving and managing the archaeological asset and its setting in situ. I. All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations. Enabling development J. The Council will approve proposals for enabling development where it is demonstrated that: a. It is the only viable means of securing the long term future of the asset affected; and b. It is the optimum viable use, supported by an appropriate options appraisal; and c. The proposals address relevant policies A-I above. Proposals that cause harm should be exceptional	

	in relation to the significance of the asset, and be clearly and convincingly justified in line with national policy.	
Chapter 3. Housing		
DM10 **Housing Supply**	A. The Council will support proposals for new housing on sites allocated for residential development, including mixed use residential development, within the Site Allocations Local Plan and Area Action Plans. B. The Council will resist proposals for the development of alternative uses on allocated sites which are considered particularly suitable for general and specialist housing, unless it can be demonstrated that there is an overriding public benefit. C. The Council will resist the loss of all existing housing, including affordable housing and specialist forms of accommodation, unless the housing is replaced with at least equivalent new residential floorspace. D. Windfall development will be considered acceptable where this complies with all relevant policies of this Plan.	No HRA implications. This outlines housing supply policy. Whilst this policy does imply increases in residential development, there is no specific location or quantity of housing defined. This is defined within Haringey's Strategic Policies (also see Alterations document) There are no impact pathways present.
DM11 **Housing mix**	A. Proposals for new residential development, including mixed-use schemes comprising residential accommodation, should provide a mix of housing having regard to: a. Individual site circumstances, including location, character of its surrounds, site constraints and scale of development proposed; b. The target mix for affordable housing, in accordance with policies SP2 and DM13, and the Council's Housing Strategy; c. The priority afforded to the delivery of affordable family housing; d. The need to optimise housing outputs on sites; and e. The need to achieve mixed and balanced sustainable communities. B. The Council will apply the London Plan policies on residential density in accordance with Policy SP2 but expects the optimum housing potential of a site to be determined through a rigorous design-led approach (see Policies DM1 and DM2), also having regard to the findings of the Haringey Urban Characterisation Study (2015). C. The Council will not support proposals which result in an overconcentration of 1 or 2 bed units unless they are part of larger developments or located within neighbourhoods where such provision would	No HRA implications. This outlines development management policy relating to housing mix. There are no impact pathways present.

	deliver a better mix of unit sizes which include larger and family sized units. D. Proposals for comprehensive renewal of a social housing estate will be required to re-provide the existing affordable housing on an equivalent habitable room basis, tailored to better meet current housing needs and the achievement of more inclusive and mixed communities. E. Institutional investment which provides long-term investment in the private rental sector (not including accommodation for students) will be supported by the Council where it meets local housing needs and is of a high quality and consistent with the policies in this Plan, including the requirement to provide affordable housing.	
DM12 **Housing Design and Quality**	A. All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (See Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG. B. Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children's play space. C. In areas of especially poor residential environmental quality, the Council will seek the development proposal to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas, tree provision and, where the site allows, the provision of additional open space. D. Mixed tenure residential development proposals must be designed to be „tenure blind" to ensure homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials. Residential Extensions E. Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. F. New rooms created by an extension should comply with space and amenity requirements set out in the London Plan and the Mayor's Housing Supplementary Planning Guidance.	No HRA implications. This outlines development management policy relating to housing design and quality. There are no impact pathways present.
DM13 **Affordable Housing**	A. The Council will seek the maximum reasonable amount of affordable housing provision when negotiating on individual private residential and mixed-use schemes with site capacity to accommodate	No HRA implications. This outlines development

	11 or more dwellings, having regard to: a. Policy SP2 and the achievement of the Borough-wide target of 40% affordable housing provision; b. The need for 60% provision to be social/affordable rent and 40% intermediate housing; c. The preferred affordable housing size mix as set out in the Council"s Housing Strategy; d. The individual circumstances of the site; e. The availability of public subsidy; f. Development viability; and g. Other planning benefits that may be achieved. B. The affordable housing requirement will apply to: a. Sites that are artificially sub-divided or developed in phases; b. Additional residential units that are created through amended planning applications; c. Additional residential units proposed above that granted by permitted development; d. Unsecured student accommodation (see Policy DM15); e. All forms of Use Class C3 housing, and f. The total (gross) residential units to be delivered on the site. C. The Council may seek to alter the tenure and/or mix of affordable provision to be secured on a case-by-case basis to avoid affordable housing of a certain tenure or size being over or under represented in an area, or to assist in improving development viability (e.g. through provision of a greater ratio of intermediate housing). D. In negotiating the level of affordable housing provision viability assessments must be based on a standard residual valuation approach with the benchmark existing use land value as set out in Para 17 of the National Planning Policy Guidance.	management policy relating to the provision of affordable housing. It does not provide for increases in housing numbers. There are no impact pathways present.

	E. To maximise affordable housing output on schemes with a long build out period and/or at times of economic uncertainty, the Council will require the use of „cascade agreements" and „contingent obligations" as defined by the London Plan and set out in the Planning Obligations SPD. F. On-site provision of affordable housing will be required. Only in the following exceptional circumstances may an off-site provision be acceptable, where a development can: a. Secure a higher level of affordable housing on an alternative site. b. Secure a more balanced community. c. Better addresses priority housing needs. G. The Council will seek to achieve 20% of new units on small sites to be achieved as affordable, in line with SP2 and set out in the Planning Obligations SPD. H. Cash in-lieu contributions are only acceptable as a last resort and are also subject to the exceptional circumstances listed above.	
DM14 **Self-build and Custom build housing**	A. Planning applications for „self or custom build" housing, built or commissioned by individuals or groups of individuals for their own occupation, will be supported by the Council. B. The Council will seek to identify plots for self and custom build housing across a range of tenures where the demand is identified. C. Self or Custom build housing is by definition C3 housing and is subject to the requirements of Haringey"s Local Plan, including affordable housing (see Policy DM13), housing design and quality (see Policies DM1,DM2 and DM16), and planning obligations (see Policy DM48).	No HRA implications. This outlines development management policy relating to self-build and custom build housing. It does not outline increase in housing numbers or define location for housing. There are no impact pathways present.
DM15 **Specialist Housing**	Special Needs Housing A. Applications for development that would result in the loss of special needs housing will only be granted permission where it can be demonstrated that there is no longer an established local need for this type of accommodation or adequate replacement accommodation will be provided. B. The Council will support proposals for new special needs housing where it can be shown that: a. there is an established local need for the form of special needs housing sought having regard also to the aims and recommendations of Haringey's Housing Strategy and Older People Strategy;	No HRA implications. This outlines development management policy relating to the provision of specialist housing. It does not outline increase in housing numbers or define location for housing. There are no impact pathways present.

	b. the standard of housing and facilities are suitable for the intended occupiers in terms of: i. the provision of appropriate amenity space, parking and servicing; ii. the level of independence; and iii. necessary level of supervision, management and care/support; c. there is a good level of accessibility to public transport, shops, services and community facilities appropriate to the needs of the intended occupiers; and d. the impact of the proposed development would not be detrimental to the amenity of the local area or to local services. Student Accommodation C. Where further student accommodation is required to meet local and strategic need, it will be supported where it is appropriately located within: a. One of Haringey's Growth Areas, as identified in the Strategic Policies Local Plan; or b. Within or at the edge of a town centre; and c. In an area of good public transport accessibility. D. In addition to meeting the requirements (C) above, proposals for student accommodation will also need to show that: a. there would be no loss of existing housing; b. there would be no adverse impact on local amenity, in particular, the amenity of neighbouring properties and on-street parking provision; c. the accommodation is of a high standard, including adequate unit size and compliance with daylight and sunlight standards; d. provision is made for units that meet the needs of students with disabilities;	

	e. the need for the additional bedspaces can be demonstrated; and f. the accommodation can be secured by agreement for occupation by members of a specified educational institution(s), or the proposal deliver an element of affordable student accommodation. Residential Hostels and Secured Accommodation E. The Council will support the provision of new hostels and secured accommodation where: a. the proposal does not involve the loss of permanent housing or existing satisfactory shared accommodation; b. the proposal will not result in an overconcentration of provision in an area; c. the proposal is located close to public transport, shops and services; d. the scale and intensity of hostel use or secured accommodation is appropriate to the size of the building; e. there would be no adverse impact on the amenity of neighbouring properties or the character of the area; and f. the standard of accommodation and facilities, including safety and security, is suitable for the intended occupiers. F. Proposals involving the loss of an existing hostel will need to demonstrate that: a. The accommodation is no longer needed or there is alternative provision available in the immediate area; or b. The existing accommodation is not fit for purpose for its continued current use and re-provision is unviable	
DM16 **Residential Conversions**	A. To maintain a supply of larger family homes to meet Haringey's housing need, the Council will only permit the conversion of a larger home(s) to small self contained homes (Class C3) where: a. It is located outside of the Family Housing Protection Zone as shown on Map 3.1; b. The gross original internal floor space of the existing dwelling is greater than 120m2;	No HRA implications. This outlines development management policy relating to residential conversions. It does not outline increase in housing numbers or define location for

	c. The proposal satisfies all other relevant policies, including the minimum internal space standards, the provision of satisfactory levels of amenity space, privacy, daylight, parking and access, and adequate and convenient refuse storage and collection; d. The resulting units achieve internal configurations that are practical and fit for purpose, including vertical and horizontal stacking arrangements that minimise noise transfer between homes, including neighbouring homes; e. The design of any external alterations does not detract from the appearance of the property or the street scene and, wherever possible, retains a single door to the front elevation of dwellings in residential areas; f. The balance of hard and soft landscaping on the forecourt (including forecourts that are already substantially hard-surfaced) does not detract from the appearance of the property or the street scene; and g. The proposal provides for a mix of unit sizes (i.e. proposals which seek to maximise the number of one bedroom or studio units will not be acceptable where an alternative mix including larger units could be practically provided). B. Conversions within the Family Housing Protection Zone will only be considered acceptable where they comply with criteria b – g above, and result in a net gain in the number of family sized units. C. Where existing garden land is available the Council will seek to optimise the total amount of private amenity space and access to this space for residents. D. Conversions outside of the Family Housing Protection Zone should be supported by a car parking survey which demonstrates that there is residual car parking supply to meet the demand created by the proposal.	housing. There are no impact pathways present.
DM17 **Houses in Multiple Occupation**	A. Proposals for the conversion of larger homes to Houses in Multiple Occupation (HMO), including small HMOs (3-6 unrelated people) within the area covered by the Article 4 Direction (as shown in Map 3.2), will only be permitted where: a. The gross original internal floor space of the existing dwelling is greater than 120m2; b. They do not give rise to any significant adverse amenity impact(s) on the surrounding neighbourhood, including cumulative impacts arising from an over-concentration of HMOs within an area; c. Satisfy the appropriate Haringey Environmental Health Standards;	No HRA implications. This policy does provide for increases in population via increases in the number of people inhabiting a single dwelling. However, this policy does not define a quantity or location of the increase in HMOs. In addition, it is assumed that the increase in HMOs will be in line with the number of new dwellings outlined

	d. Are accessible by public transport, cycling and walking; e. Provide high quality accommodation that satisfies the relevant policies of the Local Plan, including internal space standards, provision of a satisfactory level of amenity space for occupants, and adequate and convenient refuse storage and collection; f. Where non self-contained, have exclusive use of a kitchen or space within a shared kitchen for each household. B. Planning applications for the change of use from an HMO to self contained accommodation will only be considered in the following circumstances: a. Where the property does not meet the appropriate standards and has no realistic prospect of meeting the standards; or b. Where the property is in a Growth Area or Area or Change and is not registered.	within Haringey's Local Plan. As such it can be considered that there are no impact pathways present. There are no impact pathways present.
DM18 **Residential Basement Development and Light Wells**	A. Householder extensions to existing basements or the construction of new basements in existing dwelling will only be permitted where it can be demonstrated that the proposal: a. Will not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions; b. Does not increase flood risk to the property and nearby properties from any source; c. Avoids harm to the appearance or setting of the property or the established character of the surrounding area; d. Will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity; e. Will not adversely impact the local natural and historic environment; And, where the proposed basement extends beneath the garden area: f. Will not cause loss, damage or long-term threat to trees of townscape or amenity value; g. Maintains adequate soil depth satisfactory for preservation of landscaping consistent with neighbouring properties;	No HRA implications. This outlines development management policy relating to residential basement development and light wells. It does not outline increase in housing numbers or define location for housing. There are no impact pathways present.

	And during the construction phase: h. Will not harm unacceptable pedestrian, cycle, vehicular and road safety, adversely affect bus or other transport operations, significantly increase traffic congestion, nor place unreasonable inconvenience on the day to day life of those living, working or visiting nearby; and i. Will minimise construction impacts such as noise, vibration and dust for the duration of the works. B. The Council will not permit basements which include habitable rooms or other sensitive uses in areas prone to flooding and where there is no satisfactory means of escape. C. In determining applications for light wells, the Council will consider whether: a. The architectural character of the building is protected; b. The character and appearance of the surrounding area is harmed; and c. The development results in the loss of more than 50% of the front garden or amenity area.	
Chapter 4. Environmental Sustainability		
DM19 **Nature Conservation**	A. Development proposals on sites which are, or are adjacent to, Sites of Special Scientific Interest, Local Nature Reserves, Sites of Importance for Nature Conservation or Ecological Corridors, should protect and enhance the nature conservation value of the site. B. Development that has a direct or indirect negative impact upon important ecological assets will only be permitted where the harm cannot reasonably be avoided and it has been demonstrated that appropriate mitigation can address the harm caused.	No HRA implications. The outlines policy for the protection of nature conservation sites (SSSI, LNR and SINCs) and 'important ecological assets'. **Whilst it is noted that there are no internationally designated conservation sites within the Borough, Lee Valley SPA is located immediately adjacent to the Borough. For robustness, this policy should also include reference to internationally designated sites.** There are no impact pathways present.
DM20 **Open Space and Green**	A. Open Space is protected from inappropriate development by Strategic Policy SP 13. The Council will not grant planning permission for proposals for development that would result in the loss of open space, unless an assessment has been undertaken which shows that the open space is surplus to requirement	No HRA implications. This outlines policy relating to

Grid	for use as an open space. B. The reconfiguration of open space will be supported where: a. It is part of a comprehensive, deliverable scheme; b. There would be no net loss of open space; c. It would achieve enhancements to address identified deficiencies in the capacity, quality and accessibility of open space, and it would secure a viable future for the open space; and d. It would not be detrimental to any environmental function performed by the existing open space. C. The Council will require all development providing new or replacement open space, wherever possible, to connect to the All London Green Grid. Protection and enhancement of this network will make a positive contribution to Haringey and its communities, in addition to providing social, recreational and ecological benefits. D. Proposals for ancillary development on open space will be supported where: a. It is necessary to or would facilitate the proper functioning of the open space; b. It would not be detrimental to any other functions of the open space; c. It is ancillary to the use (s) of the open space; d. It would be of appropriate scale; e. It would not detract from the open character of the site or surroundings; f. It would contribute positively to the setting and quality of the open space. E. The Council supports the provision and improvement of outdoor leisure facilities. Ancillary developments which enhance the park and open space offer, such as refreshment facilities, market and event spaces, public conveniences, public art installations or outdoor play and fitness equipment, or to meet the special needs of education, will be permitted, provided that they: a. Are of a high standard of design and quality, safe and accessible to all;	open space and green grid. This is a positive policy in that it refers to policy SP13 of the Local Plan which offers protection of Open Space from 'inappropriate development' that would result in a loss of an open space except under certain criteria. The presence of open space encourages people from using sensitive wildlife sites, such as an SPA/ Ramsar site for recreation and diverts recreational activity to these amenity areas. There are no impact pathways present.

	b. Are not detrimental impact on nature conservation and biodiversity; c. Do not adversely detract from the overall function, amenity, character and appearance of the park or open space. F. Development adjacent to open space should seek to protect and enhance the value and visual character of the open land. G. Sites over 1Ha in size which are located in identified areas of open space deficiency should seek to create new publically accessible open space on the site, subject to viability. H. Consideration will be given to designating Local Green Spaces in line with national planning guidance.	
DM21 **Sustainable Design, Layout and Construction**	A. All new development, including building and landscape works, will be expected to consider and implement sustainable design, layout and construction techniques. Proposals should: a. Apply the energy hierarchy to minimise energy use in order to meet, and if possible exceed, minimum carbon dioxide reduction requirements; b. Apply the cooling hierarchy to reduce the potential for overheating and limit reliance on mechanical air conditioning systems; c. Maximise opportunities to enhance biodiversity on-site, including through appropriate landscaping, Sustainable Drainage Systems, living roofs and green walls; and d. Wherever possible, use building materials with high environmental performance ratings; and e. Seek opportunities for locally sourced labour. B. The Council will support appropriate measures to sustainably retrofit existing homes and non-residential buildings. C. Proposals that fail to demonstrate adequate consideration for sustainable design, layout and construction techniques will be resisted. D. Consideration will be given to the use of carbon offset payments, to be secured by S106 agreements, where it can be demonstrated that proposals are unable to meet carbon dioxide emission reduction targets on-site.	No HRA implications. This outlines development management policy relating to sustainable design, layout and construction. By nature of the term, sustainable activities will not result in likely significant effects. There are no impact pathways present.
DM22	A. Subject to other policy requirements, proposals that contribute to the provision and use of	No HRA implications.

Decentralised Energy	Decentralised Energy network infrastructure will be supported. B. Communal energy systems a. All major development should incorporate site-wide communal energy systems that serve all energy demands within the development from a common system, irrespective of whether it is connected to a DE network. b. All development that incorporates site-wide communal energy systems should optimise opportunities for extending such systems beyond the site boundary to supply energy to neighbouring existing and planned future developments. C. Existing and planned future DE networks a. All development proposals should prioritise connection to existing or planned future DE networks. b. All major development located within 500 metres of an existing DE network, and minor new-build development located within 25 metres, will be expected to secure connection to that network. c. All major development located within 500 metres of a planned future DE network, which is considered by the Council likely to be operational within 3 years of a grant of planning permission, will be expected to secure connection to that network. d. Where connection to an existing or planned future DE network is expected, applicants must submit a feasibility assessment so the Council can determine whether a connection is technically feasible and financially viable. D. DE network „connection zones" a. All major development located within 500 metres of a DE network „connection zone" should be designed for connection to a DE network. b. All minor new-build development located within 25 metres of a DE network 'connection zone' should be designed for connection to a DE network. E. Customer charters a. Where site-wide communal and district heating systems are operational, the Council will strongly encourage heat and energy service providers to enter into Customer Charters with domestic and micro-business customers.	This outlines development management policy relating to decentralising energy. This policy does not identify any location or type of energy development. It is noted that if development delivered within the policy provides for wind turbines, pylons, or other tall structures in proximity to Lee Valley SPA and Ramsar, consideration for the features of the internationally designated site will be required. There are no impact pathways present.

DM23 **Environmental Protection**	Air Quality A. All development should be designed to: a. Improve or mitigate its impact on air quality in the Borough; and b. Improve or mitigate its impact on air quality for the occupant of the building or users of the development. B. Air quality assessments will be required for all major development and other development proposals, where appropriate. C. Where adequate mitigation is not provided planning permission will be refused. Noise and Vibration D. The Council will seek to ensure that new noise sensitive development is located away from existing or planned sources of noise pollution. Potentially noisy developments may be refused if it cannot be suitably demonstrated that measures will be implemented to mitigate its impact. E. A noise assessment will be required to be submitted if the proposed development is a noise sensitive development, or an activity with the potential to generate nose. Light Pollution F. Development proposals that include external lighting must mitigate potential adverse impacts from such lighting. Where relevant, proposals will be required to submit details demonstrating that external lighting is: a. Appropriate for its purpose in its setting; b. Designed to minimise and provide protection from glare and light spillage, particularly to sensitive receptors such as residential properties and natural habitats, including watercourses; and c. Energy efficient. Contaminated Land G. Proposals for new development will only be permitted where it is demonstrated that any risks	No HRA implications. This outlines development management policy relating to environmental protection, including air quality, noise and vibration, light pollution, contaminated land, and hazardous substances. This is a positive policy in that encourages improvements in air quality and ensures sensitive locations are protected. There are no impact pathways present.

	associated with land contamination, including to human health and the environment, can be adequately addressed in order to make the development safe. H. All proposals for new development on land which is known to be contaminated, or potentially contaminated, will be required to submit a preliminary assessment to identify the level and risk of contamination and, where appropriate, a risk management and remediation strategy. Hazardous Substances I. Proposals for development of new hazardous installations, or development of sites located within the vicinity of existing installations, will only be permitted where it is demonstrated that necessary safeguards are incorporated to ensure the development is safe.	
DM24 **Managing and Reducing Flood Risk**	A. The Council will ensure that all proposals for new development avoid and reduce the risk of flooding to future occupants and do not increase the risk of flooding. B. All proposals for new development within Flood Zone 2 and 3a will be required to provide sufficient evidence for the Council to assess whether the requirements of the Sequential Test and Exception Test, where required, have been satisfied. Proposals must be informed by a site specific Flood Risk Assessment taking account of all potential sources of flooding and should: a. Demonstrate the application of a sequential approach for the development of individual sites to ensure that the most vulnerable land uses are located in areas of the site that are at lowest risk of flooding; b. Preserve overland flood and flow routes and ensure there is no net loss of flood storage. Adequate flood storage and compensation should be provided on site, or if this is not possible, provided off site where circumstances allow; c. Where appropriate, set out the mitigation measures that will be incorporated on site to manage residual flood risk including: i. Finished floor levels set no lower than 300mm above the 1 in 100 chance in any given year, including an allowance for climate change, flood level; and ii. Ensure safe access and egress for future users of the development or an appropriate emergency evacuation plan. d. Contribute to naturalising watercourses where opportunities arise, in line with Policy DM28 (Watercourses and Flood Defences).	No HRA implications. This outlines development management policy relating to managing and reducing flood risks. This is a positive policy. There are no impact pathways present.

	C. All proposals for new development will be required to: a. Manage and reduce surface water run-off, in line with Policy DM25 (Sustainable Drainage Systems) and Policy DM26 (Critical Drainage Areas); b. Manage water and waste water discharges, in line with Policy DM29 (On-site Management of Waste Water and Water Supply). D. With the exception of water compatible uses and essential infrastructure, development in areas designated in Haringey's Strategic Flood Risk Assessment as being within Flood Zone 3b will not be permitted.	
DM25 **Sustainable Drainage Systems**	A. All proposals for new development must seek to manage surface water as close to its source as possible in line with the London Plan drainage hierarchy. B. The Council will require Sustainable Drainage Systems (SuDS) to be sensitively incorporated into new development by way of site layout and design, having regard to the following requirements: a. All major development proposals will be required to reduce surface water flows to a greenfield run-off rate for a 1 in 100 year critical storm event; b. All minor development proposals should aim to achieve a greenfield rate of run-off and, at a minimum, achieve a 50 per cent reduction on existing site run-off rates; and c. All other development should seek to achieve a greenfield rate of run-off and include at least one „at source" SuDS measure resulting in a net improvement in water quantity or quality discharging to a sewer; and d. For all development where a greenfield run-off rate cannot be achieved justification must be provided to demonstrate that the rate has been reduced as much as possible. C. Where Sustainable Drainage Systems are implemented they will be expected to: a. Meet the requirements set out in the Council"s relevant standards and guidance, or national standards where agreed; b. Incorporate measures identified in the Surface Water Management Plan; c. Be designed to maximise biodiversity and local amenity benefits, and where appropriate, ensure that SuDS techniques provide for clean and safe water at the surface;	No HRA implications. This outlines development management policy relating to sustainable drainage systems. This is a positive policy. There are no impact pathways present.

	d. Improve water quality; and e. Function effectively over the lifespan of the development. D. Where SuDS cannot be implemented due to site constraints (such as land contamination or space limitations) robust justification must be provided along with proposed alternative sustainable approaches to surface water management.	
DM26 **Critical Drainage Areas**	A. All proposals for new development within a Critical Drainage Area (CDA) will be required to incorporate measures to reduce the overall level of flood risk in the CDA. B. Proposals for new development within Local Flood Risk Zones must include a statement describing how flood risk issues have been addressed. The Council may require a further site-specific Flood Risk Assessment to assess risk, particularly from surface water flooding.	No HRA implications. This outlines development management policy relating to critical drainage areas and local flood risk zones. This is a positive policy. There are no impact pathways present.
DM27 **Protecting and Improving Groundwater Quality and Quantity**	A. The Council will seek to protect and improve the quality and quantity of groundwater resources within the Borough. B. All proposals for new development will be required to identify existing and potential new sources of groundwater pollution and where appropriate, submit a relevant desktop study to demonstrate this has been fully considered, including on sites with an historic legacy of contamination. C. All proposals for new development must ensure that: a. There is no adverse impact on groundwater quality, either by design, construction or operation of the development; and b. Appropriate construction techniques are used in order to limit disturbance to natural groundwater flows. D. The Council will refuse proposals for new development in Source Protection Zones where there would be an unacceptable risk to groundwater quality.	No HRA implications. This outlines development management policy relating to protecting and improving groundwater quality and quantity. This is a positive policy. There are no impact pathways present.
DM28 **Watercourses and Flood Defences**	A. New development must be set back at a distance of 8 meters from a main river and 5 meters from an ordinary watercourse, or at an appropriate width as agreed by the Council and the Environment Agency, in order to provide an adequate undeveloped buffer zone. B. Development proposals on sites containing a main river or ordinary watercourse will be required to demonstrate how the objectives of the Thames River Basin Management Plan and London River	No HRA implications. This outlines development management policy relating to watercourses and flood defences. This is a positive policy as it

	Restoration Action Plan have been taken into account. C. Having regard to (B) above all major development will be required to, and minor development should: a. Investigate and secure the implementation of environmental enhancements to open sections of the river or watercourse; and b. Investigate and secure the implementation of measures to restore culverted sections of the river or watercourse. D. The Council will resist proposals that would adversely affect the natural functioning of main rivers and ordinary watercourses, including through culverting. E. Where appropriate the Council will require proposals to include a condition survey of existing watercourse infrastructure to demonstrate that it will adequately function for the lifetime of the development, and if necessary, make provision for repairs or improvements. F. Development on or adjacent to a watercourse must not result in the deterioration of the quality of that watercourse.	ensures that no development on or adjacent to a watercourse will result in deterioration of the quality of that watercourse. There are no impact pathways present.
DM29 **On-Site Management of Waste Water and Water Supply**	A. The Council will seek to ensure that there is adequate surface water, foul drainage and sewerage treatment capacity to serve all existing and new development. All proposals for new development will be required to: a. Demonstrate that the local public sewer network has adequate capacity to serve the existing and proposed development, or where such capacity does not exist, provide for suitable alternative arrangements for discharging water; b. Ensure the separation of surface and foul water systems, including by investigating and rectifying any identified misconnections; and c. Implement sustainable drainage systems, in line with policy DM25. B. The Council will give preference to mains foul drainage and will seek to restrict the use of non-mains drainage for foul water disposal, particularly in Source Protection Zones, in line with Environment Agency guidance. Where non-mains drainage is proposed for the disposal of foul water, a foul drainage assessment will be required to ensure the most sustainable drainage option will be implemented. C. All proposals for new development will be required to: a. Demonstrate that there is adequate water supply infrastructure capacity both on and off site to serve	No HRA implications. This outlines development management policy relating to waste water and water supply on site management. This is a positive policy. There are no impact pathways present.

	the development without adversely impacting on existing users; and b. Make provision for the installation and management of measures for the efficient use of mains water. D. All proposals for new residential development should be designed to meet the London Plan target for mains water consumption.	
DM30 **New Waste Facilities**	A. Development proposals for all new waste facilities (including transfer and treatment facilities) will be required to demonstrate that any impacts caused by the operation of the facility can be controlled to achieve levels that will not have a significant adverse effect on human health and the environment.	No HRA implications. This outlines development management policy relating to new waste facilities. This is a positive policy. There are no impact pathways present.
Chapter 5. Transport & Parking		
DM31 **Sustainable Transport**	A. The Council will require that developments with high trip generating characteristics locate where public transport accessibility is high and car parking is minimised to mitigate generated car travel. B. The Council will support the protection, improvement and creation of pedestrian and cycle routes in the Borough to encourage walking and cycling both as a means of transport and as a recreational activity. The Council will also encourage improved links between pedestrian and cycle routes and public transport facilities, particularly at transport hubs. C. The Council will require the submission of a Travel Plan and a Transport Assessment/Statement in support of development proposals in accordance with the Transport for London thresholds13	No HRA implications. This outlines development management policy relating to sustainable transport. This is a positive policy. There are no impact pathways present.
DM32 **Parking**	A. Development proposals will be assessed against the car parking and cycle parking standards set out in the London Plan. B. The Council will strongly encourage contributions to car club schemes or the provision of car club bays as an alternative to on-site car parking C. The Council will support proposals for new development with limited or no on-site parking where: a. There are alternative and accessible means of transport available; b. Public transport accessibility is at least 4 as defined in the Public Transport Accessibility Index;	No HRA implications. This outlines development management policy relating to parking. There are no impact pathways present.

	c. A controlled parking zone exists or will be provided prior to the occupation of the development; d. Parking is provided for disabled people; and e. Parking is designated for occupiers of developments specified as car capped	
DM33 **Crossovers, Vehicular Access**	A. The Council will only support a proposal for a crossover or new vehicular access where it is demonstrated that the proposal does not result in: a. A reduction in pedestrian or highway safety; b. A reduction of on-street parking capacity within a Controlled Parking Zone; or c. A visual intrusion to the street scene. B. New access roads to new development will only be permitted where they: a. Serve a large number of residential dwellings (generally greater than 200 units); b. Form a link to the highway network; and c. Form a useful extension to an existing highway.	No HRA implications. This outlines development management policy relating to crossovers and vehicular access. There are no impact pathways present.
DM34 **Driveways and Front Gardens**	The Council will only permit parking on front gardens where a minimum of 50% of existing soft landscaping area is being retained. Any hard standing should seek to improve drainage and reduce flooding through the use of a permeable paving material.	No HRA implications. This outlines development management policy relating to driveways and front gardens and retaining the permeability of surfaces to prevent increases in flooding. There are no impact pathways present.
DM35 **Cycle Storage in Front gardens**	A. Cycle storage on front gardens should be of high quality design, should not be visually intrusive and should not harm the amenity of surrounding properties. Planning applications for cycle storage should have regard to the following: a. The size of the shed or storage shelter, the building and the garden;	No HRA implications. This outlines development management policy relating to cycle storage in front gardens. There are no impact pathways

	b. Its location; c. Level of screening; and d. The nature of the materials used	present.
DM36 **Mini Cab Offices**	A. Proposals for mini-cab offices should only be located within secondary frontages of town centres, in designated local shopping centres or adjacent to transport interchanges. B. In considering applications for mini-cab offices (and driving school offices) the Council will have regard to whether the proposal would have an adverse effect on traffic conditions in the area in particular the safe and efficient operation of buses. C. Where proposals are considered acceptable in principle: a. The Council will impose conditions relating to hours of operation, and noise; b. Permission will normally be granted in the first instance for a limited period of 1 year, in order to assess and review the impact of the use, and made personal to the applicant.	No HRA implications. This outlines development management policy relating to mini cab offices. There are no impact pathways present.
Chapter 6. Employment & Town Centres		
DM37 **Maximising the Use of Employment Land and Floorspace**	A. Within designated Strategic Industrial Locations, Locally Significant Industrial Sites and Local Employment Area – Employment Land, as identified on Haringey's Policies Map, proposals for the intensification, renewal and modernisation of employment land and floorspace will be supported where the development: a. Is consistent with the range of acceptable uses in Policy SP8; b. Wherever possible, is designed to allow for future flexibility of use including subdivision and/or amalgamation to provide for a range of business types and sizes, including small businesses; c. Makes adequate provision of space for on-site servicing and waiting goods vehicles; d. Improves and enhances the quality of the environment of the site and business area; and e. Makes a demonstrable improvement in the use of the site for employment purposes, having regard to: i. The quality and type of employment floorspace provided; ii. The quality and density of jobs to be accommodated on-site; and	No HRA implications. This outlines development management policy relating to maximising the use of employment land and floorspace. This policy does not define any location or type of employment use. There are no impact pathways present.

	iii. The proposal's contribution to the achievement of economic objectives and outcomes set out in the Local Plan and the Council's other key plans and strategies.	
DM38 **Employment-Led Regeneration**	A. The Council will support proposals for mixed-use development within a Local Employment Area – Regeneration Area or on a highly accessible non-designated employment site where this is necessary to facilitate the renewal and regeneration (including intensification) of existing employment land and floorspace. In addition to complying with other policy requirements, proposals must: a. Suitably demonstrate that for reasons of viability a mixed-use scheme is necessary to facilitate the delivery of employment floorspace; b. Maximise the amount of employment floorspace to be provided within the mixed-use scheme, having regard to a viability appraisal; c. Provide demonstrable improvements in the site's suitability for continued employment and business use, having regard to: i. The quality, type and number of jobs provided, including an increase in employment densities where appropriate; ii. Flexibility of design to enable adaptability to different business uses over the lifetime of the development; iii. Environmental quality of the site; and iv. Provision for an element of affordable workspace where viable. d. Investigate the site's potential to contribute to meeting the Borough's identified gypsy and traveller accommodation needs; e. Ensure an adequate separation of uses, particularly where new residential floorspace is introduced as part of a mixed use scheme; f. Not conflict with or inhibit the continued employment function of the site and nearby employment sites; and g. Enable connection to ultra-fast broadband.	No HRA implications. This outlines development management policy relating to employment-led regeneration. This policy does not define and location or extent of regeneration. There are no impact pathways present.
DM39 **Warehouse Living**	A. The Council has made provision for proposals for warehouse living within the Harringay Warehouse District as defined in the Site Allocations Document, and the Fountayne & Markfield Roads area as defined in the Tottenham Area Action Plan.	No HRA implications. This outlines development management policy relating to

	B. The Council will support proposals for warehouse living that form part of an agreed masterplan to increase and diversify the employment offer of these employment areas whilst providing an appropriate standard of living for the integrated residential element. C. The preparation of a masterplan will have regard to the following matters: a. The access arrangements, physical condition and layout of the existing buildings and accommodation on the site; b. The lawful planning uses on site, establishing the existing baseline with respect to the intensification of the employment offer and re-provision of the host community; c. The host community's existing and future accommodation needs for creative living and working; d. The quantum of commercial floorspace to be retained, re-provided, increased, and the resulting increase in employment density to be achieved having regard to the baseline at (b); e. The size and type of both the workplace space and residential accommodation to be provided, having regard to: i. the needs of SMEs for smaller unit sizes (<100m2); ii. provision for communal work space, both internal and external; iii. the need for low-cost workspace and affordable residential accommodation to support and grow the existing start up and creative industry sectors. f. The interface with, and potential impact on, neighbouring uses; g. The internal layout of uses and therein, the potential to optimise the positive inter-relationships and avoid, where practicable, negative impacts; h. Having regard to (e – g) above, the building specifications and amenity standards to be achieved for both the workshop space and the residential accommodation; i. The specific site requirements as identified in the individual site allocations; j. Controls over the management and operation of the warehouse living spaces, in particular, the means by which to ensure that the use of the site continues to promote the genuine inter-relationship of the	warehouse living. There are no impact pathways present.

	living and working elements; k. Servicing and parking requirements; and Document, and the Fountayne & Markfield Roads area as defined in the Tottenham Area Action Plan. B. The Council will support proposals for warehouse living that form part of an agreed masterplan to increase and diversify the employment offer of these employment areas whilst providing an appropriate standard of living for the integrated residential element. C. The preparation of a masterplan will have regard to the following matters: a. The access arrangements, physical condition and layout of the existing buildings and accommodation on the site; b. The lawful planning uses on site, establishing the existing baseline with respect to the intensification of the employment offer and re-provision of the host community; c. The host community's existing and future accommodation needs for creative living and working; d. The quantum of commercial floorspace to be retained, re-provided, increased, and the resulting increase in employment density to be achieved having regard to the baseline at (b); e. The size and type of both the workplace space and residential accommodation to be provided, having regard to: i. the needs of SMEs for smaller unit sizes (<100m2); ii. provision for communal work space, both internal and external; iii. the need for low-cost workspace and affordable residential accommodation to support and grow the existing start up and creative industry sectors. f. The interface with, and potential impact on, neighbouring uses; g. The internal layout of uses and therein, the potential to optimise the positive inter-relationships and avoid, where practicable, negative impacts; h. Having regard to (e – g) above, the building specifications and amenity standards to be achieved for	

	both the workshop space and the residential accommodation; i. The specific site requirements as identified in the individual site allocations; j. Controls over the management and operation of the warehouse living spaces, in particular, the means by which to ensure that the use of the site continues to promote the genuine inter-relationship of the living and working elements; k. Servicing and parking requirements; and l. Viability, including requirements for cross-subsidy from other uses including private residential development (market sale/PRS etc). D. Applications for non „warehouse living" proposals within the industrial estates identified in Part A of the policy will be assessed against the requirements of Policies DM38, DM40 and Site Allocations as appropriate. E. Proposals for warehouse living on industrial estates not identified in Part A of the Policy will be resisted as will proposals for Live/Work anywhere within the Borough.	
DM40 **Loss of Employment Land and Floorspace**	A. Subject to other policy requirements, the loss of designated and non-designated employment land and floorspace to a non-employment use will only be permitted where: a. It is demonstrated that the site is no longer suitable or viable for the existing or an alternative industrial or business use; and b. There is clear evidence that an open and recent campaign to market the site, covering a minimum continuous period of 3 years, has been undertaken without success. B. Where the Council is satisfied that the loss of employment land or floorspace is acceptable, it will require new development proposals to: a. Provide the maximum amount of replacement employment floorspace possible, as determined having regard to viability; and b. Apply a sequential approach to delivering an alternative use through redevelopment as follows: i. Strategic community infrastructure appropriate to the location;	No HRA implications. This outlines development management policy relating to loss of employment land and floorspace. There are no impact pathways present.

	ii. Mixed-use development that includes employment generating and/or community uses; and iii. A higher value use, as determined by a viability study. C. Proposals involving the loss of employment floorspace will be required to make a financial contribution towards employment regeneration projects, training schemes, job brokerage services or business support initiatives in line with Policy SP9.	
DM41 **New Town Centre Development**	A. Proposals for new retail, leisure and cultural uses within Metropolitan Town and District centres will be supported where they: a. Are consistent with the size, role and function of the centre and its catchment; b. Sustain and enhance the vitality and viability of the town centre network; and c. Contribute to the delivery of Haringey"s spatial strategy. B. Proposals for new retail, leisure and cultural uses at edge-of-centre locations will be permitted where: a. It is demonstrated through the sequential approach to site selection that there are no appropriate town centre sites available and the proposed location is the most preferable in light of alternatives considered; and b. The proposal complies with (A) above. C. Proposals for new retail, leisure and cultural uses in out-of-centre locations will only be permitted where: a. It is demonstrated through the sequential approach to site selection that there are no appropriate town centre or edge-of-centre sites available; b. Having regard to (a) above, consideration has been given to reasonable alternatives in terms of the format and scale of development in order to accommodate the use in town or edge-of-centre sites; and c. The proposal has been subject to an impact assessment, where required by national policy, and will not demonstrably harm centres within its catchment.	No HRA implications. This outlines development management policy relating to new town development. It does not detail any locations for development. There are no impact pathways present.
DM42 **Primary and Secondary**	A. Within Primary Shopping Frontages of the Metropolitan and District Town Centres, as defined on the Haringey Policies Map, the use of ground floor units for retail, financial & professional services,	No HRA implications. This outlines development

Frontages	restaurants & cafes and pubs & bars will be permitted where: a. The overall number of units in non-retail use (including extant planning permissions) will not exceed 35% across the entire frontage, unless it can be demonstrated the proposal will significantly enhance the vitality and viability of the centre; b. The continuity of the center's retail frontage will be maintained, normally with no more than two adjoining units in non-retail use; and c. An active frontage is provided. B. Within Secondary Shopping Frontages of the Metropolitan and District Town Centres, as defined on the Haringey Policies Map, the use of ground floor units for appropriate town centre uses will be permitted where: a. The overall number of units in non-retail use (including extant planning permissions) will not exceed 50% across the entire frontage, unless it can be demonstrated the proposal will significantly enhance the vitality and viability of the centre; and b. An active frontage is provided, or if this is not possible, a window display or other appropriate town centre frontage. C. Within Secondary Shopping Frontages, the Council will give consideration to proposals for community facilities where it can be demonstrated that the use will: a. Enhance the vitality and viability of the centre by attracting visitors to it, including by encouraging linked trips for shops and services; b. Ensure access to visiting members of the public; and c. Not result in an overconcentration of similar community uses where this would detract from the diversity of uses in the centre. d. Having regard to the above criteria, proposals for community uses which meet identified local need will be viewed favourably. D. Within designated Primary and Secondary Shopping Frontages, the Council will give consideration to the granting of temporary permissions for meanwhile uses not compliant with (A-C) above where it can be demonstrated that the use will positively support the retail function of the town centre. The temporary use of a vacant ground floor unit will be supported where it can be demonstrated that the unit is being	management policy relating to primary and secondary frontages. There are no impact pathways present.

	actively marketed.	
DM43 **Local Shopping Centres**	A. Within local centres, as defined on the Haringey Policies Map, the use of ground floor units for appropriate town centre uses will be permitted where: a. The overall number of units in non-retail use (including extant planning permissions) will not exceed 50% across the entire frontage, unless it can be demonstrated the proposal will significantly enhance the vitality and viability of the centre; and b. An active frontage is provided, or if this is not possible, a window display or other appropriate town centre frontage.	No HRA implications. This outlines development management policy relating to local shopping centres. This policy does not define any location or type of development. There are no impact pathways present.
DM44 **Neighbourhood Parades and other non-designated frontages**	A. Within neighbourhood parades and other non-designated shopping frontages, the use of ground floor premises for appropriate town centre, community and economic uses will be supported where an active frontage is provided, or if this is not possible, a window display or other appropriate town centre frontage. B. Having regard to (A) above, the change of use from retail to other appropriate uses will only be permitted where: a. It is demonstrated that the unit has been marketed for a minimum of one year and there is no realistic prospect of it being used for a town centre use; and b. There are adequate alternative shopping facilities for local residents within a reasonable walking distance of 400 metres.	No HRA implications. This outlines development management policy relating to neighbourhood parades and other non-designated frontages. There are no impact pathways present.
DM45 **Maximising the Use of Town Centre Land and Floorspace**	A. The Council will seek to maximise the use of land and floorspace within town centres by encouraging new mixed use development, including new or re-used space above shops and commercial premises, having regard to: a. The role and function of the town centre; b. Impact on town centre vitality and viability; c. Compatibility of both the proposed and existing neighbouring uses; and d. Compliance with other policies. B. Subject to (A) above, where a proposal for residential use is acceptable the development must: a. Provide adequate access arrangements, including separate access for the residential element of the	No HRA implications. This outlines development management policy relating to maximising the use of town centre land and floorspace. There are no impact pathways present.

	proposal; and b. Not adversely impact on the function and appearance of the designated frontages and the town centre. C. Proposals requiring planning permission for the conversion of ground floor town centre premises to non-town centre uses, within designated and non-designated shopping frontages, will not be permitted.	
DM46 **Betting Shops**	A. Proposals for betting shops will only be permitted where: a. They are appropriately located within the metropolitan town centre, a district town centre or a local centre, having regard to Policy DM42 Primary and Secondary Frontages and DM43 Local Centres; and b. The total number of betting shops (including extant planning permissions) will not exceed 5% of the units within the town or local centre.	No HRA implications. This outlines development management policy relating to betting shops. There are no impact pathways present.
DM47 **Hot Food Takeaways**	A. The council will resist proposals for hot food takeaway shops located within 400 meters of the boundaries of a primary or secondary school. B. Subject to (A) above, proposals for hot food takeaway shops will only be permitted where: a. The percentage of hot food takeaway shops will not exceed 5% of designated shopping frontage in the Metropolitan and District Town Centres and local centres; b. Within neighbourhood parades, other non-designated frontages and elsewhere in the Borough, it is suitably demonstrated that the proposal will not result in an overconcentration of hot food takeaways; c. It can be demonstrated that there will be no adverse impact on the vitality and viability of the centre; d. There is no unacceptable impact on the amenity of neighbouring uses, either adjacent to and surrounding the development; and e. Access, servicing and parking arrangements do not result in an adverse impact on the safety of pedestrians and traffic flows or cause unacceptable increases to traffic and parking. C. The Council may impose conditions on any planning permission granted for a hot food takeaway to ensure appropriate control over noise, vibration and odours, waste management, hours of operation and community safety.	No HRA implications. This outlines development management policy relating to hot food takeaways. There are no impact pathways present.
Chapter 7. Community Infrastructure		
DM48	A. Proposals that fail to make adequate provision for affordable housing, infrastructure and other requirements such as essential site-specific transport infrastructure, and employment	No HRA implications

Use of Planning Obligations	contributions made necessary by the development, either through appropriate on-site provision or a planning obligation, will be refused.	This is a development management policy relating to Planning obligations. There are no impact pathways present.
DM49 **Managing the Provision and Quality of Community Infrastructure**	A. The Council will seek to protect existing social and community facilities unless a replacement facility is provided which meets the needs of the community. B. Where a development proposal may result in the loss of a facility, evidence will be required to show: a. That the facility is no longer required in its current use; b. The loss would not result in a shortfall in provision of that use; and c. The existing facility is not viable in its current use and there is no demand for any other suitable community use on the site. C. The evidence should also provide relevant accounts and marketing information demonstrating that the premises has been marketed for use as a community facility for a reasonable length of time (minimum 12 months) and that no suitable user has been/or is likely to be found. D. The Council will consider supporting the consolidation of equal or enhanced provision to meet an identified need. E. Proposals for new and extended social and community facilities and the sharing facilities will be supported by the Council provided they: a. Are accessible by public transport, walking and cycling, preferably in town centres or local centres, growth areas or areas of change; b. Are located within the community that they are intended to serve; c. Provide flexible, multifunctional and adaptable space, where practicable; d. Do not have significant impact on road safety or traffic generation; and e. Protect the amenity of residential properties.	No HRA implications. This outlines development management policy relating to managing the provision and quality of community infrastructure. There are no impact pathways present.

	F. Major Developments may be required to accommodate new infrastructure as part of mixed use proposals where feasible, where an acute deficiency is identified though the Infrastructure Delivery Plan. G. Consideration should be given to the Council‟s Infrastructure Delivery Plan, and identify and plan for opportunities to provide local facilities on site and/or connections to existing facilities adjacent or close to the development site. H. Development proposals in locations where new infrastructure is planned must be compatible with, and provide the necessary safeguards and network links for, the future infrastructure project.	
DM50 **Public Houses**	A. The Council will resist proposals for redevelopment or changes of use to non-permitted uses that will result in the loss of a public house, unless it can be demonstrated that: a. The public house is no longer financially viable, as set out through a thorough marketing campaign; b. All feasible options for re-provision of the public house on site have been explored; or c. The redevelopment of the site would secure an over-riding public benefit. B. Any permitted change of use from Use Class A4 involving the alteration and/or the extension of a public house must ensure any proposed alteration does not affect the viability of the pub, the vitality of the area, detract from the character and appearance of the building and the street scene and any significant features of historic or character value are retained and, where possible, enhanced.	No HRA implications. This outlines development management policy relating to public houses. There are no impact pathways present.
Policy DM51 **Day Nurseries and Child Care Facilities**	A. The Council will only grant planning permission for day nursery schools, childminding, playgroups and related activities in residential dwellings (excluding flats) provided that: a. The proposal does not result in the loss of a dwelling; b. The floorspace occupied by the activity is ancillary to the dominant residential use; c. The noise generated by activity would not adversely affect the amenities nearby properties; d. The activity would not adversely affect the character of the surrounding area or result in the loss of privacy of neighbouring properties; e. Traffic movements and parking arrangements of parents/carers and staff do not detrimentally affect road safety or traffic generation; and f. The property can accommodate satisfactorily the number of children proposed.	No HRA implications. This outlines development management policy relating to public day nurseries and child care facilities. There are no impact pathways present.

	B. The Council will expect all planning applications for day nurseries and child care facilities in residential buildings and other non-residential buildings to outline: a. The numbers of staff and other visitors expected to attend the facility; b. The days of the week and the hours when the facility will operate; c. The nature of the activity; d. The car parking and transport patterns, including servicing of the use; e. Disabled access in and around the building to promote access for all; and f. The steps taken to minimise the noise impact of such uses.	
DM52 **Burial Space**	A. The Council will protect all existing burial spaces and seek to re-use existing spaces for new burial spaces where appropriate B. In determining any application for the provision of new burial spaces, applications should demonstrate the following: a. The provision meets the burial requirements of the various ethnic and religious groups within the Borough; b. The spaces are located within close proximity to the communities served by spaces to reduce the travelling distance to visit the deceased; and c. Any affect on the water table and the possibility of flooding or water logging cause by the new provision is minimised.	No HRA implications. This outlines development management policy relating to burial spaces. There are no impact pathways present.
DM53 **Hotels and Visitor Accommodation**	A. Hotels and other visitor accommodation are generally appropriate in locations within an existing town centre or at a location well served by public transport. B. In these locations proposals for new hotel and visitor accommodation will only be supported where they: a. Do not result in adverse impacts on residential amenity, including cumulative impacts; b. the proposal does not result in the loss of housing; c. Provide appropriate arrangements for pick up / drop off, service delivery vehicles and coaches,	No HRA implications. This outlines development management policy relating to hotels and visitor accommodation. This policy does not define and location or quantity of hotels or visitor accommodation. There are no impact pathways present.

	appropriate to the size of the hotel or visitor accommodation; d. Provide an adequate standard of amenity for occupants; e. Are inclusive, providing at least 10% of all hotel rooms to wheelchair accessible standards (the 10% wheelchair accessible standard rooms must be fully fitted from occupation); f. are not permanently occupied; g. Where appropriate, incorporate ancillary facilities which are open for public use and create employment opportunities for local residents, such as restaurants, gyms and conference facilities; and h. Where appropriate, create active frontages on the ground floor.	
Policy DM54 **Facilitating Telecommunications Development**	The Council will promote the development of advanced, high quality communications infrastructure to support economic growth and more accessible, inclusive communities. This will be achieved by requiring new development proposals to: a. Be designed in such a way as to be capable of facilitating delivery of high speed broadband technology; b. Demonstrate how they will improve communications infrastructure in areas of poor broadband connectivity, as identified in Haringey"s Infrastructure Delivery Plan, including through connection of the development to a nearby trunk network; and c. Deliver "ultrafast" connections in Regeneration Areas; and d. Be designed to meet the requirements of Policy DM3.	No HRA implications. This outlines development management policy relating to the facilitation of telecommunications development. There are no impact pathways present.
Policy DM55 **Regeneration/ Masterplanning**	A. The Council expects all development proposals in the AAP area to come forward comprehensively to meet the wider objectives of the AAP. To ensure comprehensive and coordinated development is achieved, masterplans will be required to accompany development proposals which form part of a Site Allocation included in this Plan. Applicants will be required to demonstrate how the proposal: 1. Contributes to delivering the objectives of the Site, Neighbourhood Area, and wider AAP. 2. Will integrate and complement successfully with existing and proposed neighbouring developments 3. Optimizes development outcomes on the site	No HRA implications. This outlines development management policy relating to regeneration master planning. There are no impact pathways present.
Policy DM56	A. The Council will support land assembly to achieve comprehensive development, and will use compulsory purchase powers, only where necessary, to assemble land for development within the	No HRA implications.

Supporting Site Assembly	borough where: a. Landowners and developers can demonstrate that they have: i. A viable, deliverable and Local Plan compliant scheme; and ii. Have made all reasonable attempts to acquire, or secure an option over, the land/building(s) needed, through negotiation. b. Comprehensive redevelopment of the assembled site is required to deliver the site's allocation (including the requirements of a Masterplan where stated in the Plan); and c. The development proposed for the assembled site would contribute to the delivery of the Local Plan's objectives. B. Where compulsory purchase is necessary, applicants will be required to demonstrate how the associated costs impact upon development viability	This outlines development management policy relating to site assembly. There are no impact pathways present.

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Report

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Habitats Regulations Assessment Screening Report – Draft Site Allocations DPD

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1 Introduction

1.1 Background to the project

1.1.1 AECOM has been appointed by the London Borough of Haringey (referred to as "Haringey Council" and "the Authority") to assist in undertaking a Habitats Regulations Assessment (HRA) of the potential effects of Haringey's Site Allocations DPD on the Natura 2000 network and Ramsar sites in support of the already adopted Haringey Local Plan: Strategic Policies.

1.1.2 Haringey's Local Plan: Strategic Policies document was formally adopted by the Full Council on 18th March 2013. The Local Plan, along with the saved Unitary Development Plan policies, sets out a vision and key policies for the future development within the Borough from 2013 through to the end of the plan period (2026). It provides special policies outlining local and strategic development within the Borough, including housing, employment, leisure, and retail provision. In support of the Local Plan, in 2010 a Habitats Regulations Assessment was undertaken[1].In February 2015, an update to Haringey's Strategic Policies (Alterations to Strategic Policies document) was published for public consultation. The Alterations to Strategic Policies document reflected the increase in the Borough's strategic housing delivery target of 19,802 net new dwellings 2011-2026; new Growth Areas; strategic improvements to, or renewal of, Haringey's housing estates; an additional Locally Significant Industrial Site; and Local Employment Areas. HRA has been undertaken of this document (subject to consultation), which screened out most impact pathways including recreational pressure from the increase in net new dwellings, with the residual likely significant effect remaining of disturbance to internationally designated features resulting from construction activities where sites were located within close proximity to the Lee Valley SPA and Ramsar site[2]. These HRA documents will be used as a basis for this assessment. These documents undertook Habitats Regulations Assessment (HRA) of the following internationally designated sites: The Lee Valley Ramsar Site; The Lee Valley SPA; and Epping Forest SAC.

1.1.3 The objective of this assessment is to:

- identify any aspects of Haringey's Site Allocations DPD that would cause an adverse effect on the integrity of Natura 2000 sites, otherwise known as European sites or internationally designated sites (Special Areas of Conservation (SACs)), Special Protection Areas (SPAs) and, as a matter of Government policy, Ramsar sites[3]), either in isolation or in combination with other plans and projects; and
- to advise on appropriate policy mechanisms for delivering mitigation where such effects are identified.

1.2 Current legislation

1.2.1 The need for Habitats Regulations Assessment is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by the Conservation of Habitats and Species Regulations 2010. The ultimate aim of the Directive is to "maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest" (Habitats Directive, Article 2(2)). This aim relates to habitats and species, not the European sites themselves, although the sites have a significant role in delivering favourable conservation status.

1.2.2 Within the UK, Protected Areas for nature conservation include, those established under National legislation (e.g. Sites of Special Scientific Interest (SSSI)), areas established under European Union Directives/European initiatives (including the Natura 2000 network of sites), and protected areas established under Global Agreements (e.g. Ramsar sites).

1.2.3 With relevance to this report, Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive 1979. They are classified for rare and vulnerable birds (as listed on Annex I of the Directive), and for regularly occurring migratory species. Special Areas of Conservation (SAC) are strictly protected sites designated under Article 3 of the EC Habitats Directive, which requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788

[1] Hyder. (2010). London Borough of Haringey Pre-submission Core Strategy Habitats Regulations Assessment. http://www.haringey.gov.uk/sites/haringeygovuk/files/habitats_regulations_assessment.pdf [Accessed 23/09/15]
[2] AECOM (2015). Habitats Regulations Assessment Screening Report – Alterations to Haringey's Strategic Policies
[3] Wetlands of International Importance designated under the Ramsar Convention 1979

species identified in Annexes I and II of the Directive (as amended)[4]. The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Ramsar sites are wetlands of international importance designated under the Ramsar Convention.

1.2.4 The Conservation of Habitats and Species Regulations 2010 require that land use plans are subject to Appropriate Assessment (AA) where they are likely to have a significant effect on a Natura 2000 site.

1.2.5 The Habitats Directive applies the precautionary principle to protected areas; plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the site(s) in question. In the case of the Habitats Directive, potentially damaging plans and projects may still be permitted if there are no alternatives to them and there are Imperative Reasons of Overriding Public Interest (IROPI) as to why they should go ahead. In such cases, compensation will be necessary to ensure the overall integrity of the site network is maintained.

1.2.6 In order to ascertain whether or not site integrity will be affected, a Habitats Regulations Assessment should be undertaken of the plan or project in question:

Habitats Directive 1992

Article 6 (3) states that:

"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives."

Conservation of Habitats and Species Regulations 2010 (as amended)

The Regulations state that:

"*A competent authority, before deciding to … give any consent for a plan or project which is likely to have a significant effect on a European site … shall make an appropriate assessment of the implications for the site in view of that sites conservation objectives… The authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site*".

Figure 1: The Legislative Basis for Appropriate Assessment

1.2.7 Over the years the phrase 'Habitats Regulations Assessment' has come into wide currency to describe the overall process set out in the Conservation of Habitats and Species Regulations from screening through to Imperative Reasons of Overriding Public Interest (IROPI). This has arisen in order to distinguish the process from the individual stage described in the law as an 'appropriate assessment'. Throughout this report we use the term Habitats Regulations Assessment for the overall process.

1.3 Scope of the Project

1.3.1 There is no pre-defined guidance that dictates the physical scope of HRA of a supporting Local Plan document. Therefore, in considering the physical scope of the assessment, we were guided primarily by the identified impact pathways rather than by arbitrary 'zones'. Current guidance suggests that the following European sites be included in the scope of assessment:

- All sites within the Local Plan area boundary; and
- Other sites shown to be linked to development within the Borough boundary through a known 'pathway'.

[4] http://jncc.defra.gov.uk/

1.3.2 Briefly defined, pathways are routes by which a change in activity provided within the Alterations to Strategic Policies 2011-2026 document can lead to an effect upon an internationally designated site. Guidance from the former Department of Communities and Local Government states that the HRA should be '*proportionate to the geographical scope of the* [plan policy]' and that '*an AA need not be done in any more detail, or using more resources, than is useful for its purpose'* (CLG, 2006, p.6). More recently, the Court of Appeal[5] ruled that providing the Council (competent authority) was duly satisfied that proposed mitigation could be '*achieved in practice'* to satisfied that the proposed development would have no adverse effect, then this would suffice. This ruling has since been applied to a planning permission (rather than a Core Strategy)[6]. In this case the High Court ruled that for '*a multistage process, so long as there is sufficient information at any particular stage to enable the authority to be satisfied that the proposed mitigation can be achieved in practice it is not necessary for all matters concerning mitigation to be fully resolved before a decision maker is able to conclude that a development will satisfy the requirements of reg 61 of the Habitats Regulations'*.

1.3.3 No internationally designated sites are located within the London Borough of Haringey's boundary.

1.3.4 The following internationally designated sites are considered within the Habitats Regulations Assessment of Haringey's Alterations to Strategic Policies 2011-2026 document and are located within 20km of the London Borough of Haringey's authority boundary. These sites could potentially have impact pathways present that could interact with Haringey's Alterations to Strategic Policies document:

- Lee Valley SPA and Ramsar site;
- Epping Forest SAC;
- Richmond Park SAC;
- Wimbledon Common SAC; and
- Wormley-Hoddesdonpark Woods SAC.

1.3.5 During an initial sieving exercise to screen out internationally designated sites (e.g. no realistic impact pathways present), the following internationally designated sites can be sieved out from further assessment due to the distances involved.

- Wormley-Hoddesdonpark Woods SAC located 12.9km from the borough boundary;
- Richmond Park SAC located 14.3km from the borough boundary, and;
- Wimbledon Common SAC located 14.7km from the borough boundary.

1.3.6 These sites are not considered further within this document.

1.3.7 There are three internationally designated sites that are located within a sufficiently close distance that the presence of impact pathways linking to Haringey's Site Allocations DPD cannot be screened out. These are:

- Lee Valley SPA and Ramsar site, located immediately adjacent to the London Borough of Haringey to the east; and,
- Epping Forest SAC, located 3km east from the London Borough of Haringey.

1.3.8 Details of Lee Valley SPA and Ramsar sites and Epping Forest SAC can be found in Appendix A. Appendix B, Figure 1 illustrates the location of the internationally designated site in relation to the London Borough of Haringey's boundary.

1.3.9 The Habitats Regulations Assessment undertaken for the Local Plan in 2010[7] and of the Alterations to Haringey' Strategic Policies document (subject to consultation)[8], investigated the following impact pathways upon the Lee Valley and Epping Forest internationally designated sites:

1.3.10 Epping Forest SAC:

- Disturbances from recreational activities.

[5] No Adastral New Town Ltd (NANT) v Suffolk Coastal District Council Court of Appeal, 17th February 2015
[6] High Court case of R (Devon Wildlife Trust) v Teignbridge District Council, 28 July 2015
[7] Hyder. (2010). London Borough of Haringey Pre-submission Core Strategy Habitats Regulations Assessment. http://www.haringey.gov.uk/sites/haringeygovuk/files/habitats_regulations_assessment.pdf [Accessed 23/09/15]
[8] AECOM (2015). Habitats Regulations Assessment Screening Report – Alterations to Haringey's Strategic Policies

1.3.11 Lee Valley SPA and Ramsar site:

- Disturbances from recreational activities;
- Disturbances from construction activities;
- Urbanisation;
- Atmospheric Pollution;
- Water abstraction; and,
- Water quality.

1.3.12 The HRA for Haringey's Strategic Policies documents resulted in a single residual impact pathway unable to be screened out from further consideration. This was disturbances from construction activities impacting on avian features of the Lee Valley SPA and Ramsar site. These overarching Local Plan HRA documents should be referred to for further background to this DPD

1.3.13 As previously noted, Haringey's Strategic Policies documents reflect the increase in the Borough's strategic housing delivery target to 19, 802 net new dwellings to the end of the Plan period (to 2026). The HRA's for these documents screened out all impact pathways upon Epping Forest SAC.

1.3.14 Haringey's Site Allocations DPD provides for 7,698 net new dwellings through the Plan period[9]. It is noted that not all site allocations are for residential development. Additionally, some site allocations only detail the location and do not provide details for use. It is assumed, that where this detail is lacking, these sites will provide either new residential development, or employment uses, in line with the levels detailed within Haringey's Local Plan: Strategic Policies documents and will not deviate from this overarching document. In other words, the overall housing number for Haringey is not changed from that in the Strategic Policies document.

1.3.15 Impact pathways relating to increases in levels of housing, and employment uses were screened out within the higher tier documents. As such, this HRA document effectively only screens impact pathways relating to the locations of the specific site allocations identified within Haringey's Site Allocations DPD upon the Lee Valley SPA and Ramsar site. The impact pathway to be assessed is:

- Disturbance from construction activities
- Water quality from construction activities in close proximity to the Lee Valley SPA and Ramsar site.

1.4 This Report

1.4.1 Chapter 2 of this report summarises the methodology for the assessment. Chapter 3 identifies the possible pathways by which adverse effects on European protected sites could arise. This chapter also considers each policy amendment within Haringey's Site Allocations DPD document, assessing possible pathways upon internationally designated sites that may be vulnerable, determine likely significant effects, based on key environmental conditions required to maintain the integrity of these sites. The screening exercise concludes by either screening out any possible impacts or by determining that mitigation or avoidance measures are required. Where mitigation strategies are deemed necessary, potential approaches are discussed. In combination effects with other plans on each internationally designated site are also considered within Chapter 4. Background information on all the internationally designated sites discussed in this report is presented within Appendix A. Figure 1 of Appendix B presents a map showing all internationally important wildlife sites discussed.

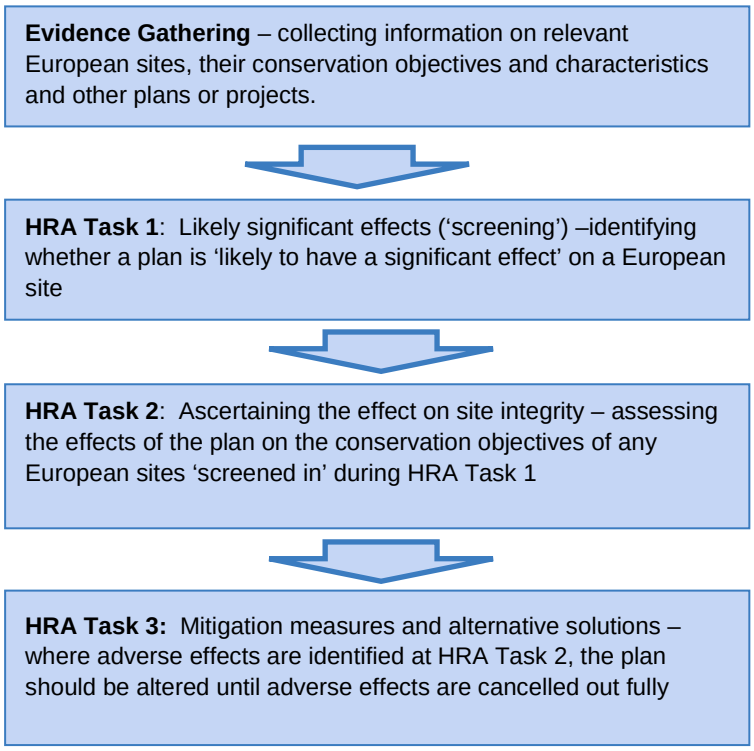
[9] Not all the additional housing Haringey expects over the plan period will be specifically allocated in the Site Allocations DPD. Housing will also be delivered through site allocations in Area Action Plans as well as through windfall development of smaller and non-strategic sites. In addition, a number of housing developments have already been completed within the plan period.

2 Methodology

2.1 Introduction

2.1.1 This HRA has been carried out in the continuing absence of formal central Government guidance, although general EC guidance on HRA does exist[10]. The former Department for Communities and Local Government released a consultation paper on the Appropriate Assessment of Plans in 2006[11]. As yet, no further formal guidance has emerged. However, Natural England has produced its own internal guidance[12] as has the RSPB[13]. Both of these have been referred to alongside the guidance outlined in Section 1.2 in undertaking this HRA.

2.1.2 Figure 2 below, outlines the stages of HRA according to current draft CLG guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.



Source: CLG, 2006

Figure 2- Four-Stage Approach to Habitats Regulations Assessment

2.2 HRA Task 1 - Likely Significant Effects (LSE)

2.2.1 Following evidence gathering, the first stage of any Habitats Regulations Assessment is a likely significant effect (LSE) test - essentially a risk assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

"*Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?*"

2.2.2 The objective is to 'screen out' those plans and projects that can, without any detailed appraisal, be said to be unlikely to result in significant adverse effects upon internationally designated sites, usually because there is no mechanism for an adverse interaction with internationally designated sites. This

[10] European Commission (2001): Assessment of plans and projects significantly affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the Habitats Directive.
[11] CLG (2006) Planning for the Protection of European Sites, Consultation Paper
[12] http://www.ukmpas.org/pdf/practical_guidance/HRGN1.pdf
[13] Dodd A.M., Cleary B.E., Dawkins J.S., Byron H.J., Palframan L.J. and Williams G.M. (2007) *The Appropriate Assessment of Spatial Plans in England: a guide to why, when and how to do it.* The RSPB, Sandy.

stage is the subject of Chapter 3 of this report (See Appendix C, Table 1 for the screening table), and goes a step further than a scoping report that was able to scope out sites listed in paragraphs 1.3.5 and 1.3.10.Those particular sites could be scoped out regardless of the nature and scale of any proposed development, whereas screening is needed where there is a potential pathway of impact and the scale, nature and location of development determines whether this actually exists.

2.2.3 The level of detail in land use plans concerning developments that will be permitted under the plans will never be sufficient to make a detailed quantification of adverse effects. Therefore, we have again taken a precautionary approach (in the absence of more precise data) assuming as the default position that if an adverse effect cannot be confidently ruled out, avoidance or mitigation measures must be provided. This is in line with the former Department of Communities and Local Government guidance that the level of detail of the assessment, whilst meeting the relevant requirements of the Habitats Regulations, should be 'appropriate' to the level of plan or project that it addresses.

2.3 Confirming Other Plans and Projects That May Act In Combination

2.3.1 It is a requirement of the Regulations that the impacts of any land use plan being assessed are not considered in isolation but in combination with other plans and projects that may also be affecting the internationally designated site(s) in question.

2.3.2 It is neither practical nor necessary to assess the 'in combination' effects of the DPD within the context of all other plans and projects within this area of England. For the purposes of this assessment, we have determined that, due to the nature of the identified impacts, the key other plans and projects relate to the additional housing, transportation and commercial/industrial allocations proposed for neighbouring and nearby authorities over the lifetime of the Plan. A good place to start is the London Plan (2015)[14]

2.3.3 In considering the potential for regional housing development on internationally designated sites, the primary consideration for many sites is the impact of visitor numbers – i.e. recreational pressure. Other pathways of impact described in more detail in Chapter 3 include disturbances from construction activities, urbanisation, water quality and water quantity, and air quality. Whilst these are also strongly related to housing provision, the actual geographic impact must also be considered within the context of relevant infrastructure.

Table 1: Housing Levels to be Delivered in Neighbouring Authorities

Local Authority	Total housing (taken from the London Plan, 2015[15]) Minimum ten year target 2015-2025	Total housing (taken from the London Plan, 2015) Annual monitoring target 2015-2025
London Borough of Barnet	23,489	2,349
London Borough of Camden	8,892	889
London Borough of Enfield	7,976	798
London Borough of Islington	12,641	1,264
London Borough of Hackney	15,988	1,599
London Borough of Waltham Forest	8,620	862

2.3.4 There are other plans and projects that are relevant to the 'in combination' assessment and the following have all been taken into account in this assessment:

Plans

- **London Borough of Haringey Local Plan: Strategic Policies**. Adopted March 2013.
- **London Borough of Haringey Local Plan: Alterations to Strategic Policies**. September 2015 (not yet subject to consultation).
- **The London Plan.** The Spatial Development Strategy for London. Consolidated with Alterations Since 2011. Published March 2015.
- **The London Plan.** Sub Regional Development Framework – North London. Published May 2006.

[14] Mayor of London (March, 2015). The London Plan. The Spatial Development Strategy for London. Consolidated with Alterations Since 2011. Also referred to as Further Alterations to the London Plan (FALP)
[15] Ibid

- **The London Plan.** Sub Regional Development Framework – Central London. Published May 2006.
- **North London Waste Plan.** This is currently in preparation; the draft is due for consultation in 'Summer/ Autumn 2015'.
- **London Borough of Barnet Local Plan Core strategy DPD.** Adopted September 2012.
- **London Borough of Camden Core Strategy.** Adopted November 2010.
- **London Borough of Enfield Core Strategy.** Adopted November 2010.
- **London Borough of Islington Core Strategy.** Adopted February 2011.
- **London Borough of Hackney Core Strategy: Local Development framework.** Adopted December 2010.
- **London Borough of Waltham Forest Local Plan Core Strategy.** Adopted March 2012
- **Walthamstow Wetlands.** Planning permission granted 2014.

2.3.5 When undertaking this part of the assessment it is essential to bear in mind the principal intention behind the legislation i.e. to ensure that those projects or plans which in themselves have minor impacts are not simply dismissed on that basis, but are evaluated for any cumulative contribution they may make to an overall significant effect. In practice, in combination assessment is therefore of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential.

3 Likely Significant Effects

3.1 Introduction

3.1.1 In carrying out an HRA it is important to determine the various ways in which land use plans can impact on internationally designated sites by following the pathways along which development can be connected with internationally designated sites, in some cases many kilometres distant. Briefly defined, pathways are routes by which a change in activity associated with a development (Plan) can lead to an effect upon an internationally designated site. Following the HRA of Haringey's Local Plan: Strategic documents and a brief sieve of Haringey's Site Allocation DPD, the following impact pathways are considered within this document:

- Disturbance from construction activities in close proximity to the Lee Valley SPA and Ramsar site; and,
- Water quality from construction activities in close proximity to the Lee Valley SPA and Ramsar site.

3.1.2 The screening assessment (see Appendix C, Table 1) identified one site allocation that has potential to result in impact pathways that link to Lee Valley SPA and Ramsar site. These are:

- Leabank and Lemsford Close (SA65), located 0.03km west of the designated site

3.1.3 These site allocations are for residential development within close proximity to the SPA and Ramsar site. They provide for development either between the rail line and the SPA and Ramsar site, or in very close proximity to the SPA and Ramsar site. Works in these locations have potential to cause disturbance to avian bird features of the internationally designated site (sites such as shoveler, gadwall and bittern) during the construction phase of the development. In addition to this, there is potential for surface runoff from these sites to enter the designated sites.

3.1.4 The remainder of the Site Allocations within the DPD were screened out from further consideration as they were either located west of the rail line to the west of the designated site as this line will already provide levels of noise and visual disturbance, or were considered to be a large enough distance away from the designated site that disturbances from construction activities cannot conceivable link to the SPA and Ramsar site.

3.2 Location specific site runoff

3.2.1 The Walthamstow Reservoirs portion of the Lee Valley SPA and Ramsar site lies in close proximity to the Leabank and Lemsford Close (SA65) site allocation. There is potential for point source pollution events to arise from construction activities within this site. The River Lee and River Lee Navigation separate the reservoirs from the allocated sites, and do not in themselves form a part of the SPA or Ramsar within Haringey. It is acknowledged that these waterways will be connected to the reservoirs of the SPA and Ramsar site. Standard construction methodologies and standard operational phase requirements include provisions to ensure no runoff leaves a site. As such, this impact pathway can be screened out from further consideration. And provided standard methodologies are followed, no likely significant effects will result.

3.3 Disturbance from Construction Activities

3.3.1 As previously noted, the Lee Valley SPA and Ramsar site lies immediately adjacent to the London Borough of Haringey and is theoretically vulnerable, to the effects of disturbances from construction activities resulting from development in close proximity to the internationally designated site within Haringey.

3.3.2 It is therefore necessary to perform a further screening assessment to determine whether site allocations from Haringey's Site Allocations DPD identified in paragraph 3.1.2 could lead to a likely significant effects, either alone or 'in combination' with other plans and projects, through disturbance from construction activities, on this internationally designated site.

3.3.3 Construction activities within close proximity of an internationally designated site have potential to:

- Cause disturbance to sensitive species, particularly ground-nesting birds and wintering wildfowl resulting from visual and acoustic disturbances.

3.3.4 Concern regarding the effects of disturbance on birds stems from the fact that they are expending energy unnecessarily and the time they spend responding to disturbance is time that is not spent feeding[16]. Disturbance therefore risks increasing energetic output while reducing energetic input, which can adversely affect the 'condition' and ultimately the survival of the birds. In addition, displacement of birds from one feeding site to others can increase the pressure on the resources available within the remaining sites, as they have to sustain a greater number of birds[17].

3.3.5 The potential for disturbance may be less in winter than in summer. In addition, the consequences of disturbance at a population level may be reduced because birds are not breeding. However, winter activity can still cause important disturbance, especially as birds are particularly vulnerable at this time of year due to food shortages, such that disturbance which results in abandonment of suitable feeding areas through disturbance can have severe consequences. Several empirical studies have, through correlative analysis, demonstrated that out-of-season (October-March) activity (recreational) can result in quantifiable disturbance:

- Underhill et al[18] counted waterfowl and all disturbance events on 54 water bodies within the South West London Water bodies Special Protection Area and clearly correlated disturbance with a decrease in bird numbers at weekends in smaller sites and with the movement of birds within larger sites from disturbed to less disturbed areas.
- Evans & Warrington[19] found that on Sundays total water bird numbers (including shoveler and gadwall) were 19% higher on Stocker's Lake LNR in Hertfordshire, and attributed this to displacement of birds resulting from greater recreational activity on surrounding water bodies at weekends relative to week days.
- Tuite et al[20] used a large (379 site), long-term (10-year) dataset (September – March species counts) to correlate seasonal changes in wildfowl abundance with the presence of various recreational activities. They found that on inland water bodies shoveler was one of the most sensitive species to disturbance. The greatest impact on winter wildfowl numbers was associated with sailing/windsurfing and rowing.
- Pease et al[21] investigated the responses of seven species of dabbling ducks to a range of potential causes of disturbance, ranging from pedestrians to vehicle movements. They determined that walking and biking created greater disturbance than vehicles and that gadwall were among the most sensitive of the species studied.
- A three-year study of wetland birds at the Stour and Orwell SPA, Ravenscroft[22] found that walkers, boats and dogs were the most regular source of disturbance. Despite this, the greatest responses came from relatively infrequent events, such as gun shots and aircraft noise Birds seemed to habituate to frequent 'benign' events such as vehicles, sailing and horses, but there was evidence that apparent habituation to more disruptive events related to reduced bird numbers – i.e. birds were avoiding the most frequently disturbed areas. Disturbance was greatest at high tide and on the Orwell, but birds on the Stour showed greatest sensitivity.

3.3.6 However the outcomes of many of these studies need to be treated with care. For instance, the effect of disturbance is not necessarily correlated with the impact of disturbance, i.e. the most easily disturbed species are not necessarily those that will suffer the greatest impacts. It has been shown that, in some cases, the most easily disturbed birds simply move to other feeding sites, whilst others may remain (possibly due to an absence of alternative sites) and thus suffer greater impacts on their

[16] Riddington, R. *et al*. 1996. The impact of disturbance on the behaviour and energy budgets of Brent geese. *Bird Study* 43:269-279
[17] Gill, J.A., Sutherland, W.J. & Norris, K. 1998. The consequences of human disturbance for estuarine birds. *RSPB Conservation Review* 12: 67-72
[18] Underhill, M.C. *et al.* 1993. Use of Waterbodies in South West London by Waterfowl. An Investigation of the Factors Affecting Distribution, Abundance and Community Structure. Report to Thames Water Utilities Ltd. and English Nature. Wetlands Advisory Service, Slimbridge
[19] Evans, D.M. & Warrington, S. 1997. The effects of recreational disturbance on wintering waterbirds on a mature gravel pitlake near London. International Journal of Environmental Studies 53: 167-182
[20] Tuite, C.H., Hanson, P.R. & Owen, M. 1984. Some ecological factors affecting winter wildfowl distribution on inland waters in England and Wales and the influence of water-based recreation. *Journal of Applied Ecology* 21: 41-62
[21] Pease, M.L., Rose, R.K. & Butler, M.J. 2005. Effects of human disturbances on the behavior of wintering ducks. *Wildlife Society Bulletin* 33 (1): 103-112.
[22] Ravenscroft, N. (2005) Pilot study into disturbance of waders and wildfowl on the Stour-Orwell SPA: analysis of 2004/05 data. Era report 44, Report to Suffolk Coast & Heaths Unit.

population[23]. A literature review undertaken for the RSPB[24] also urges caution when extrapolating the results of one disturbance study because responses differ between species and the response of one species may differ according to local environmental conditions. These facts have to be taken into account when attempting to predict the impacts of future recreational pressure on internationally designated sites.

3.3.7 Disturbing activities are on a continuum. The most disturbing activities are likely to be those that involve irregular, infrequent, unpredictable loud noise events, movement or vibration of long duration (such as those often associated with construction activities). Birds are least likely to be disturbed by activities that involve regular, frequent, predictable, quiet patterns of sound or movement or minimal vibration. The further any activity is from the birds, the less likely it is to result in disturbance.

3.3.8 The factors that influence a species response to a disturbance are numerous, but the three key factors are species sensitivity, proximity of disturbance sources and timing/duration of the potentially disturbing activity.

3.3.9 Disturbances from construction activities such as noise and visual disturbances have potential to result in likely significant effects upon avian features of an internationally designated site such as the Lee Valley SPA and Ramsar site features (wintering bittern, and migratory gadwall and shoveler). Construction activities associated with land in close proximity to the internationally designated site such as Leabank and Lemsford Close (SA65) have potential to result in these disturbances.

3.3.10 Lee Valley internationally designated site is located within an urban area so will already be subject to existing levels of visual and acoustic disturbance. However, impacts from construction activities in close proximity to the designated site still have potential to impact upon the site's features.

3.3.11 DMP 19 (Nature Conservation) of Haringey's overarching Local Plan: Development Management Policies document states:

3.3.12 '*B. Development that has a direct or indirect negative impact upon important ecological assets will only be permitted where the harm cannot reasonably be avoided and it has been demonstrated that appropriate mitigation can address the harm caused*.'

3.3.13 SP13 (Open Space and Biodiversity) of Haringey's overarching Local Plan: Strategic Policies documents states:

3.3.14 'All development shall protect and improve sites of biodiversity and nature conservation…'

3.3.15 At an overarching level, these policies provide protection for conservation sites from construction activities. However, at this higher tier it was not appropriate to assess site specific impacts, such as those identified within the Site Allocations DPD.

3.3.16 Guidance from the former Department of Communities and Local Government states that the HRA should be '*proportionate to the geographical scope of the [plan policy*]' and that '*an AA need not be done in any more detail, or using more resources, than is useful for its purpose*' (CLG, 2006, p.6). More recently, the Court of Appeal ruled that providing the Council (competent authority) was duly satisfied that proposed mitigation could be '*achieved in practice'* to satisfied that the proposed development would have no adverse effect, then this would suffice. This ruling has since been applied to a planning permission (rather than a Core Strategy). In this case the High Court ruled that for '*a multistage process, so long as there is sufficient information at any particular stage to enable the authority to be satisfied that the proposed* mitigation *can be achieved in practice it is not necessary for all matters concerning mitigation to be fully resolved before a decision maker is able to conclude that a development will satisfy the requirements of reg 61 of the Habitats Regulations'*. At the Plan level (including the Site Allocations DPD), specific details relating to construction activities and practices have not been identified. However, it can be determined that appropriate avoidance measures such as appropriate timing of works, pertinent choice of machinery and the use of acoustic and visual hording could feasibly be incorporated within the site specific Planning Application for Leabank and Lemsford Close (SA65) to prevent likely significant effects from resulting.

3.3.17 The avoidance measures noted above do not provide deliverability issues for the individual site allocations. It is valid to defer detailed site specific screening of disturbances resulting from construction activities to the project planning stage of the site specific application. As such, this impact

[23] Gill et al. (2001) - Why behavioural responses may not reflect the population consequences of human disturbance. *Biological Conservation,* **97**, 265-268

[24] Woodfield & Langston (2004) - Literature review on the impact on bird population of disturbance due to human access on foot. *RSPB research report* No. 9.

pathway can be screened out from further consideration, both alone, and in-combination with other projects or plans.

4 In-combination with Other Projects or Plans

4.1.1 The HRA's for Haringey's Local Plan: Strategic Policies assessed the quantum of development within the London Borough of Haringey. It assessed the impacts upon both the Lee Valley and Epping Forest internationally designated sites resulting from an increase in residential, employment and industrial development. Within the Local Plan: Strategic Policy HRAs the following quantum of development was assessed:

- 19,802 net new dwellings
- 23,000 m^2 of employment floorspace (including Class B uses including light industry, logistics, warehousing and storage facilities)

4.1.2 This provision of development has the potential to link with internationally designated sites as follows:

4.1.3 Epping Forest SAC:

- Disturbances from recreational pressure.

4.1.4 Lee Valley SPA and Ramsar site:

- Disturbances from recreational pressure;
- Disturbances from construction activities;
- Urbanisation;
- Atmospheric Pollution;
- Water abstraction; and,
- Water quality.

4.1.5 The HRA for Haringey's Local Plan: Strategic Policies documents screened out all impact pathways with the exception of a single residual impact pathway; disturbance from construction activities (as discussed in Chapter 3).

4.1.6 Haringey's Site Allocations DPD provides for 7,698 net new dwellings, which is in line with the figures identified in the overarching Local Plan: Strategic Policies documents. This DPD does not define a specific quantum for employment development; however, it is assumed that any quantum of employment development within Site Allocations will be in line with the 23,000m^2 of employment floorspace outlined within the Local Plan: Strategic Policies documents. The HRAs for Haringey's Local Plan: Strategic Policies documents, screened out the impact pathways noted above in paragraphs 4.1.3 and 4.1.4, alone and in-combination with other projects or plans. As such, there are no in-combination residual impact pathways that could result in likely significant effects upon the Lee Valley and Epping Forest designated sites alone or in-combination with other projects or plans.

5 Conclusion

5.1.1 Impact pathways assessed against Lee Valley SPA and Ramsar site are:

- Disturbance from construction activities
- Water quality from construction activities in close proximity to the Lee Valley SPA and Ramsar site.

5.1.2 Both these impact pathways can be screened out both alone and in-combination with other projects or plans. This is due to the following factors:

- Standard construction methodologies and standard operational phase requirements include provisions to ensure no runoff leaves a site, enabling this pathway to be screened out
- The ability of project specific mitigation measures to be feasibly incorporated at the appropriate level (e.g. not at the Plan level, but rather at the site specific project level) where the competent authority (Council) is satisfied that proposed mitigation could be '*achieved in practice';* and*,*
- The urban setting of Lee Valley SPA and Ramsar site and Stoke Newington reservoirs.

5.1.3 In addition to this, there are no residual impact pathways present that could act alone or in-combination with other projects or plans.

Appendix A. Background of Internationally Designated Sites

A.1 Lee Valley SPA and Ramsar site

A.1.1 Introduction

The Lee Valley SPA and Ramsar site is located to the north-east of London, where a series of wetlands and reservoirs occupy about 20 km of the valley. The site comprises embanked water supply reservoirs, sewage treatment lagoons and former gravel pits that support a range of man-made, semi-natural and valley bottom habitats. These wetland habitats support wintering wildfowl, in particular Gadwall *Anas strepera* and Shoveler *Anas clypeata*, which occur in numbers of European importance. Areas of reedbed within the site also support significant numbers of wintering Bittern *Botaurus stellaris*. Lee Valley SPA is split into two sections, a northern and a southern. The southern section is located adjacent to the eastern boundary of the London Borough of Haringey. It contains Walthamstow Reservoir SSSI and Walthamstow Marshes SSSI. The northern section is located approximately 9.5km north of the Borough which contains Turnford and Chestnut Pits SSSI.

A.1.2 Qualifying Features

The site qualifies as an **SPA** for the following Annex I species:

- Wintering bittern *Botaurus stellaris*. 6 individuals representing at least 6.0% of the wintering population in Great Britain (5 year peak mean, 1992/3-1995/6)
- Migratory gadwall *Anas strepera*. 515 individuals representing at least 1.7% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)
- Migratory shoveler *Anas clypeata*. 748 individuals representing at least 1.9% of the wintering Northwestern/Central Europe population (5 year peak mean 1991/2 - 1995/6)

The site qualifies under the following **Ramsar** criterion

Criterion 2: The site supports the nationally scarce plant species:

- whorled water-milfoil *Myriophyllum verticillatum* and the rare or vulnerable invertebrate *Micronecta minutissima* (a water-boatman).

Criterion 6: Species/populations occurring at levels of international importance.

Species with peak counts in spring/autumn:

- Northern shoveler, *Anas clypeata*, (NW & C Europe) 287 individuals, representing an average of 1.9% of the GB population (5 year peak mean 1998/9- 2002/3)

Species with peak counts in winter:

- Gadwall, *Anas strepera strepera*, (NW Europe) 445 individuals, representing an average of 2.6% of the GB population (5 year peak mean 1998/9-2002/3)

A.1.3 Conservation Objectives of the SPA

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring; the extent and distribution of the habitats of the qualifying features.

- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

A.1.4 Environmental Vulnerabilities

- Water quality: eutrophication from waste water. This is being addressed by AMP3 funding under the urban Waste Water Treatment Directive
- Water quantity: over extraction of surface water for public consumption, notably during drought periods. This is managed via Environment Agency Review of Consents.
- Recreational pressure: this is managed by zoning of waterbodies within the Lee Valley Regional Park.

A.2 Epping Forest SAC

A.2.1 Introduction

Epping Forest is one of only a few remaining large-scale examples of ancient wood-pasture in lowland Britain and has retained habitats of high nature conservation value including ancient semi-natural woodland, old grassland plains and scattered wetland. The semi-natural woodland is particularly extensive, forming one of the largest coherent blocks in the country. Most is characterised by groves of over-mature pollards and these exemplify all three of the main wood-pasture types found in Britain: beech-oak, hornbeam-oak and mixed oak. The Forest plains are also a major feature and contain a variety of unimproved acid grasslands which have become uncommon elsewhere in Essex and the London area. In addition, Epping Forest supports a nationally outstanding assemblage of invertebrates, a major amphibian interest and an exceptional breeding bird community.

A.2.2 Qualifying Features

The site is designated as an **SAC** for the following features:

Annex I habitats:

- Atlantic *acidophilous* beech forests with *Ilex* and sometimes also *Taxus* in the shrublayer (*Quercion robori-petraeae* or *Ilici-Fagenion*); Beech forests on acid soils
- Northern Atlantic wet heaths with *Erica tetralix*
- European dry heaths

Annex II species:

- Stag beetle *Lucanus cervus*

A.2.3 Conservation Objectives of the SAC

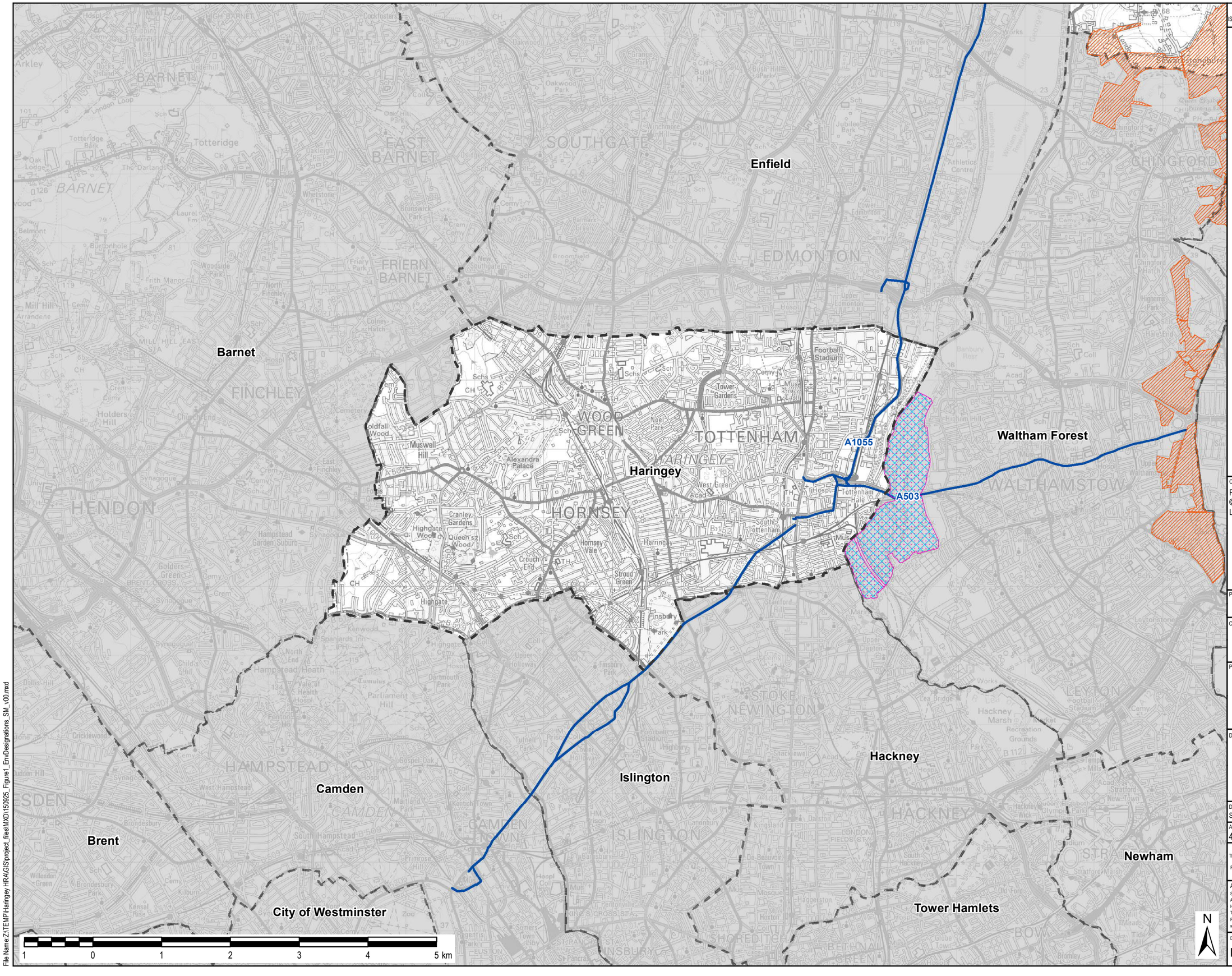
Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

A.2.4 Environmental Vulnerabilities

- Habitat management: After neglect of the pollard cycle for over 100 years, re-pollarding of ancient beech trees was started in the early 1990s, and creation of maiden pollards was begun in 1995.
- Atmospheric pollution
- Lack of deadwood

Appendix B. Figure 1: Locations of Internationally Designated Sites



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LEGEND

- Haringey Borough Boundary
- London Borough Boundary
- Epping Forest Special Area of Conservation
- Lee Valley Ramsar Site
- Lee Valley Special Protection Area
- A Road

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Project Title: HARINGEY HRA

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S. Masnikosa	J. Waters	I. Hoffman	10/11/2015

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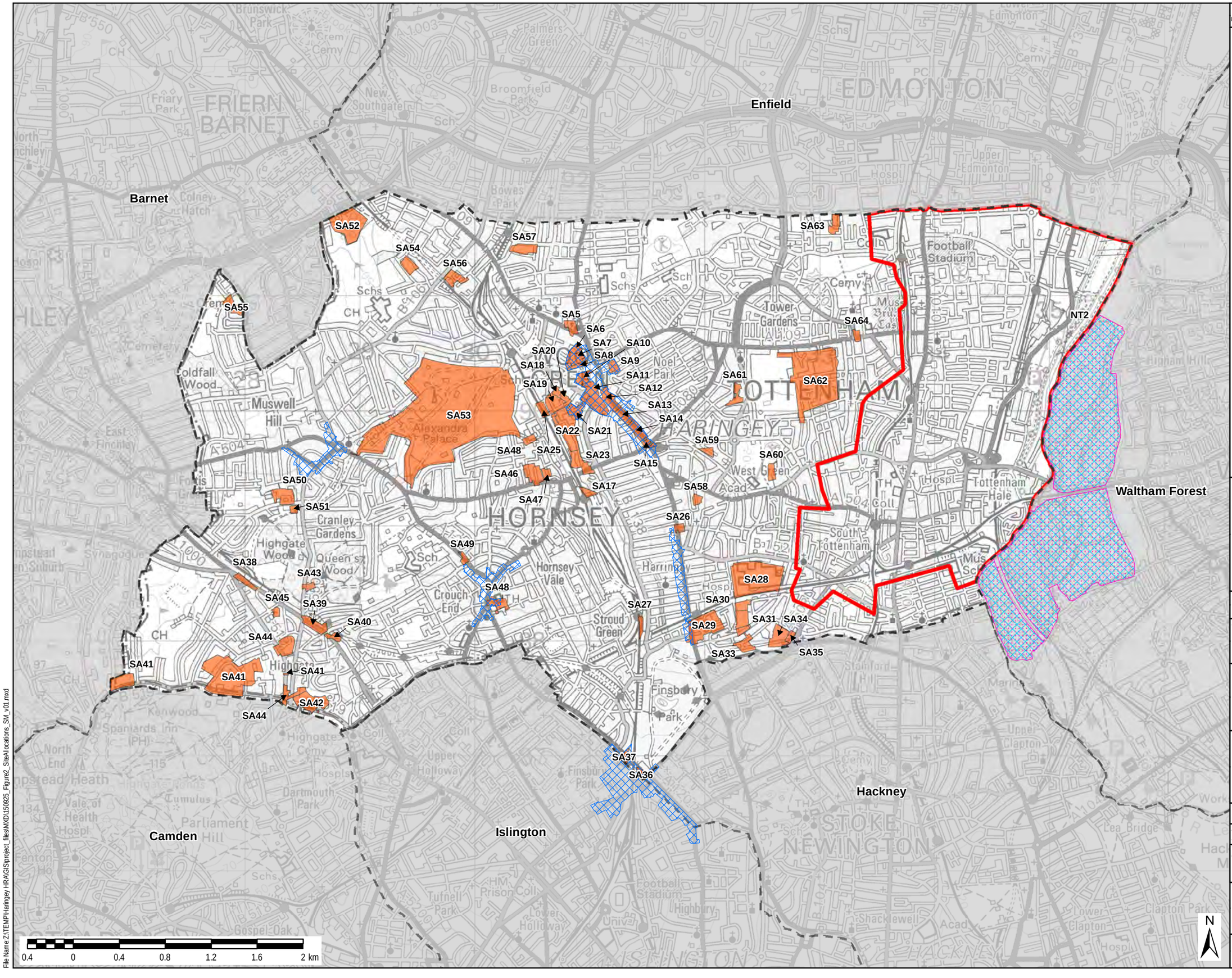
Appendix B. Figure 2: Locations of Site Allocations



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LEGEND

- Haringey Borough Boundary
- London Borough Boundary
- Tottenham Area Action Plan
- Town Centre
- Site Allocation
- Lee Valley Ramsar Site
- Lee Valley Special Protection Area

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FIGURE 2	01

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Appendix C. Screening Table of Haringey's Site Allocations

Sites identified in green, can be screened out from further consideration. Sites identified in orange are subject to further assessment within Chapter 3 of this document. It should be noted that this table does not identify in-combination effects. These are discussed in Chapter 4.

Table 1: Screening of Haringey's Site Allocations

Allocation Name	Allocation Code	Net Housing	Distance from internationally designated site (km)	Screening outcome (alone, not in-combination)
Leabank and Lemsford Close	SA65	65	0.03	Potential HRA implications. Impact pathways present: • Disturbance from construction activities. • Water quality NB: See in-combination assessment section
Summersby Road	SA43	124	5.77	No HRA implications. No impact pathways present. NB: See in-combination assessment section.
Wightman Rd	SA27	60	2.94	
460-470 Archway Rd	SA38	90	6.27	
Clarendon Rd South	SA23	206	3.47	
North of Hornsey Rail Depot	SA17	70	3.4	
Cranwood Care Home	SA51	41	5.96	
Overbury & Eade Roads	SA34	220	1.7	
Land behind Seven Sisters & Tewkesbury Rd	SA35	70	1.65	
Arena Retail Park	SA29	693	2.25	
Vale Rd & Eade Rd	SA33	45	2.02	
Arena Design Centre	SA30	140	1.98	
Omega Works	SA32	66	2.03	
Finsbury Park Bowling Alley	SA36	164	3.27	
18-20 Stroud Green Rd	SA37	63	3.36	
Barber Wilson	SA61	66	2.55	
Bury Rd Car Park	SA13	191	3.31	
Westbury & Whymark Ave	SA15	95	3.09	
Turnpike Lane Triangle	SA16	48	3.03	
16-54 Wood Green High Rd	SA14	334	3.14	
Mecca Bingo	SA9	191	3.6	
Green Riding's House	SA6	93	3.98	
Wood Green Bus Garage	SA7	310	3.92	
Station Rd Offices	SA8	241	3.89	
Morrison's Wood Green	SA10	239	3.8	
WG Cultural Quater (north)	SA18	89	3.97	
NW of Clarendon Square	SA24	22	3.9	
WG Cultural Quarter (east)	SA20	124	3.87	
WG Cultural Quarter (south)	SA19	265	3.9	
Clarendon Square Gateway	SA21	195	3.71	
L/A to Cornonation Sidings	SA25	87	4	
Hillcrest	SA44	34	5.97	
Former Highgate Rail Station	SA39	41	5.68	
The Red House	SA58	33	2.5	

Park View & Durnsford Road	SA56	132	5.14	
Cross Lane	SA47	60	3.83	
LB Civic Centre	SA5	108	4.08	
Hawes & Curtis	SA26	81	2.59	
Harringey Proffessional Centre	SA59	61	2.54	
Keston Centre	SA60	87	1.97	
Park Road & Lynton Rd	SA49	51	4.43	
Coppetts Wood Hospital	SA55	21	6.81	
Wood Green Library	SA11	358	3.69	
St Ann's Hospital	SA28	456	1.69	
Highgate Bowl	SA42	42	5.75	
The Roundway	SA64	56	1.73	
Highgate School	SA41	0	6.05	
Crusader Industrial Estate	SA31	0	2	
The Mall	SA12	0	3.45	
Alexandra Palace	SA53	0	4.17	
Tunnel Gardens	SA54	0	5.57	
Gonnerman Antiques	SA40	0	5.57	
Clarendon Square	SA22	0	3.66	
Hornsey Town Hall	SA48	0	4.09	
Hornsey Depot	SA46	0	3.88	
St Luke's Hospital	SA50	0	5.99	
Highgate Magistrate Court	SA45	0	6.09	
Pinkham Way	SA52	0	6.15	
Broad Water Farm	SA62	0	1.81	
Myddleton Road	SA57	0	4.65	
The Selby Centre	SA63	0	2.27	

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Report

Submitted to
London Borough of Haringey

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Habitats Regulations Assessment Screening Report – Tottenham Area Action Plan (Publication Version December-January 2015)

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1 Introduction

1.1 Background to the project

AECOM has been appointed by London Borough of Haringey (referred to as "Haringey Council" and "the Authority") to assist in undertaking a Habitats Regulations Assessment (HRA) of the potential effects of the Tottenham Area Action Plan (Publication Version December-January 2015) (known henceforth as the "AAP") on the Natura 2000 network and Ramsar sites in support of the Haringey's Local Plan: Strategic Policies documents.

1.1.1 The Haringey Local Plan: Strategic Policies document was formally adopted by the Full Council on 18th March 2013. The Local Plan, along with the saved UDP policies (Unitary Development Plan), sets out a vision and key policies for the future development within the Borough from 2013 through to the end of the plan period (2026). It provides special policies outlining local and strategic development within the Borough, including housing, employment, leisure, and retail provision. In support of the Local Plan, in 2010 a Habitats Regulations Assessment was undertaken[1]. In February 2015, an update to Haringey's Strategic Policies (Alterations to Strategic Policies document) was published for public consultation. The Alterations to Strategic Policies document reflected the increase in the Borough's strategic housing delivery target of 19,802 net new dwellings 2011- 2026; new Growth Areas; strategic improvements to, or renewal of, Haringey's housing estates; an additional Locally Significant Industrial Site; and Local Employment Areas. As part of the Local Plan process a Site Allocations DPD has also been published. HRA has been undertaken of these documents (subject to consultation), which screened out most impact pathways, with the residual likely significant effect remaining of disturbance to internationally designated features from construction activities[2]. . These HRA documents will be used as a basis for this assessment. These documents undertook Habitats Regulations Assessment (HRA) of the following internationally designated sites: The Lee Valley Ramsar Site; The Lee Valley SPA; and Epping Forest SAC.

1.1.2 The objective of this assessment is to:

- identify any aspects of the Tottenham Area Action Plan (Publication Version December-January 2015) that would cause an adverse effect on the integrity of Natura 2000 sites, otherwise known as European sites or internationally designated sites (Special Areas of Conservation (SACs), Special Protection Areas (SPAs) and, as a matter of Government policy, Ramsar sites[3]), either in isolation or in combination with other plans and projects; and
- to advise on appropriate policy mechanisms for delivering mitigation where such effects are identified.

1.2 Current legislation

1.2.1 The need for Habitats Regulations Assessment (HRA) is set out within Article 6 of the EC Habitats Directive 1992, and interpreted into British law by the Conservation of Habitats and Species Regulations 2010. The ultimate aim of the Directive is to "*maintain or restore, at favourable conservation status, natural habitats and species of wild fauna and flora of Community interest*" (Habitats Directive, Article 2(2)). This aim relates to habitats and species, not the internationally designated sites themselves, although the sites have a significant role in delivering favourable conservation status.

1.2.2 Within the UK, Protected Areas for nature conservation include, those established under National legislation (e.g. Sites of Special Scientific Interest (SSSI)), areas established under European Union Directives/European initiatives (including the Natura 2000 network of sites), and protected areas established under Global Agreements (e.g. Ramsar sites).

1.2.3 With relevance to this report, Special Protection Areas (SPAs) are strictly protected sites classified in accordance with Article 4 of the EC Birds Directive 1979. They are classified for rare and vulnerable

[1] Hyder. (2010). London Borough of Haringey Pre-submission Core Strategy Habitats Regulations Assessment. http://www.haringey.gov.uk/sites/haringeygovuk/files/habitats_regulations_assessment.pdf [Accessed 23/09/15]

[2] AECOM (2015). Habitats Regulations Assessment Screening Report – Alterations to Haringey's Strategic Policies

AECOM (2015). Habitats Regulations Assessment Screening Report -

[3] Wetlands of International Importance designated under the Ramsar Convention 1979

birds (as listed on Annex I of the Directive), and for regularly occurring migratory species. Special Areas of Conservation (SAC) are strictly protected sites designated under Article 3 of the EC Habitats Directive, which requires the establishment of a European network of important high-quality conservation sites that will make a significant contribution to conserving the 189 habitat types and 788 species identified in Annexes I and II of the Directive (as amended)[4]. The listed habitat types and species are those considered to be most in need of conservation at a European level (excluding birds). Ramsar sites are wetlands of international importance designated under the Ramsar Convention.

1.2.4 The Conservation of Habitats and Species Regulations 2010 require that land use plans are subject to Appropriate Assessment (AA) where they are likely to have a significant effect on a Natura 2000 site.

1.2.5 The Habitats Directive applies the precautionary principle to protected areas; plans and projects can only be permitted having ascertained that there will be no adverse effect on the integrity of the site(s) in question. In the case of the Habitats Directive, potentially damaging plans and projects may still be permitted if there are no alternatives to them and there are Imperative Reasons of Overriding Public Interest (IROPI) as to why they should go ahead. In such cases, compensation will be necessary to ensure the overall integrity of the site network is maintained.

1.2.6 In order to ascertain whether or not site integrity will be affected, a Habitats Regulations Assessment should be undertaken of the plan or project in question:

Habitats Directive 1992

Article 6 (3) states that:

"Any plan or project not directly connected with or necessary to the management of the site but likely to have a significant effect thereon, either individually or in combination with other plans or projects, shall be subject to appropriate assessment of its implications for the site in view of the site's conservation objectives."

Conservation of Habitats and Species Regulations 2010 (as amended)

The Regulations state that:

"*A competent authority, before deciding to … give any consent for a plan or project which is likely to have a significant effect on a European site … shall make an appropriate assessment of the implications for the site in view of that sites conservation objectives… The authority shall agree to the plan or project only after having ascertained that it will not adversely affect the integrity of the European site*".

Figure 1: The Legislative Basis for Appropriate Assessment

1.2.7 Over the years the phrase 'Habitats Regulations Assessment' has come into wide currency to describe the overall process set out in the Conservation of Habitats and Species Regulations from screening through to Imperative Reasons of Overriding Public Interest (IROPI). This has arisen in order to distinguish the process from the individual stage described in the law as an 'appropriate assessment'. Throughout this report we use the term Habitats Regulations Assessment for the overall process.

1.3 Scope of the Project

1.3.1 There is no pre-defined guidance that dictates the physical scope of a HRA of a supporting Local Plan document. Therefore, in considering the physical scope of the assessment, we were guided primarily

[4] http://jncc.defra.gov.uk/

by the identified impact pathways rather than by arbitrary 'zones'. Current guidance suggests that the following European sites be included in the scope of assessment:

- All sites within the Local Plan area boundary; and
- Other sites shown to be linked to development within the Borough boundary through a known 'pathway'.

1.3.2 Briefly defined, pathways are routes by which a change in activity provided within the Alterations to Strategic Policies 2011-2026 document can lead to an effect upon an internationally designated site. In terms of the second category of designated site listed above, guidance from the former Department of Communities and Local Government states that the HRA should be '*proportionate to the geographical scope of the* [plan policy]' and that '*an AA need not be done in any more detail, or using more resources, than is useful for its purpose'* (CLG, 2006, p.6). More recently, the Court of Appeal[5] ruled that providing the Council (competent authority) was duly satisfied that proposed mitigation could be '*achieved in practice'* to satisfied that the proposed development would have no adverse effect, then this would suffice. This ruling has since been applied to a planning permission (rather than a Core Strategy)[6]. In this case the High Court ruled that for '*a multistage process, so long as there is sufficient information at any particular stage to enable the authority to be satisfied that the proposed mitigation can be achieved in practice it is not necessary for all matters concerning mitigation to be fully resolved before a decision maker is able to conclude that a development will satisfy the requirements of reg 61 of the Habitats Regulations'*.

1.3.3 No Internationally designated sites are located within the London Borough of Haringey's boundary.

1.3.4 The following internationally designated sites considered within the Habitats Regulations Assessment of Haringey's draft DMP are located within 20km of the London Borough of Haringey's authority boundary, and as such could potentially have impact pathways present resulting from the draft DMP:

- Lee Valley SPA and Ramsar site;
- Epping Forest SAC;
- Richmond Park SAC;
- Wimbledon Common SAC; and
- Wormley-Hoddesdonpark Woods SAC.

1.3.5 During an initial sieving exercise to screen out internationally designated sites (e.g. no realistic impact pathways present), the following internationally designated sites can be sieved out from further assessment due to the distances involved.

- Wormley-Hoddesdonpark Woods SAC located 12.9km from the borough boundary;
- Richmond Park SAC located 14.3km from the borough boundary, and;
- Wimbledon Common SAC located 14.7km from the borough boundary.

1.3.6 These sites are not considered further within this document.

1.3.7 There are three internationally designated sites that are located within a sufficiently close distance that the presence of impact pathways linking to Haringey's draft DMP cannot be screened out. These are:

- Lee Valley SPA and Ramsar site, located immediately adjacent to the London Borough to the east; and,
- Epping Forest SAC, located 3km east from London Borough

1.3.8 Details of Lee Valley SPA and Ramsar site and Epping Forest SAC can be found in Appendix A. Appendix B, Figure 1 illustrates the location of the internationally designated site in relation to the London Borough of Haringey's boundary and Areas/ Sites noted within the AAP.

1.3.9 The remainder of this document considers potential for likely significant effects from impact pathways resulting from the Tottenham AAP upon the following internationally designated sites:

- Lee Valley SPA and Ramsar site
- Epping Forest SAC

[5] No Adastral New Town Ltd (NANT) v Suffolk Coastal District Council Court of Appeal, 17th February 2015
[6] High Court case of R (Devon Wildlife Trust) v Teignbridge District Council, 28 July 2015

1.4 This Report

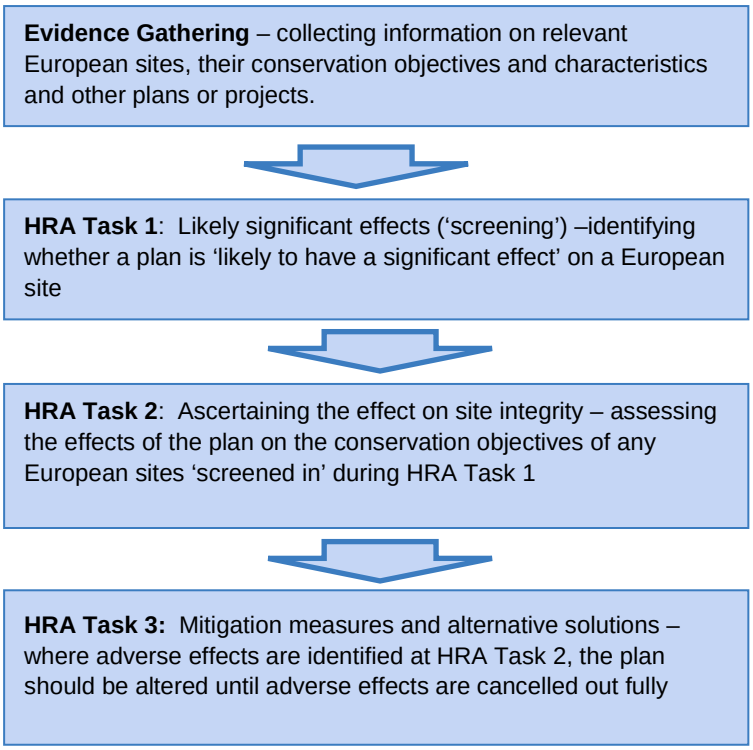
1.4.1 Section 2 of this report summarises the methodology for the assessment. Section 3 identifies the possible pathways by which adverse effects on European protected sites could arise. Section 4 considers each aspect of the AAP, assessing possible pathways upon internationally designated sites that may be vulnerable and determining likely significant effects. The screening exercise concludes by either screening out any possible impacts or by determining that mitigation or avoidance measures are required. Where mitigation strategies are deemed necessary, potential approaches are discussed. In combination effects with other plans on each internationally designated site are also considered within Section 4. Background information on all the internationally designated sites discussed in this report is presented within Appendix A. Figure 1 of Appendix B presents a map showing all internationally important wildlife sites discussed.

2 Methodology

2.1 Introduction

2.1.1 This HRA has been carried out in the continuing absence of formal central Government guidance, although general EC guidance on HRA does exist[7]. The former Department for Communities and Local Government released a consultation paper on the Appropriate Assessment of Plans in 2006[8]. As yet, no further formal guidance has emerged. However, Natural England has produced its own internal guidance[9] as has the RSPB[10]. Both of these have been referred to alongside the guidance outlined in Section 1.2 in undertaking this HRA.

2.1.2 Figure 2 below, outlines the stages of HRA according to current draft CLG guidance. The stages are essentially iterative, being revisited as necessary in response to more detailed information, recommendations and any relevant changes to the plan until no significant adverse effects remain.



Source: CLG, 2006

Figure 2- Four-Stage Approach to Habitats Regulations Assessment

2.2 HRA Task 1 - Likely Significant Effects (LSE)

2.2.1 Following evidence gathering, the first stage of any Habitats Regulations Assessment is a Likely Significant Effect (LSE) test - essentially a risk assessment to decide whether the full subsequent stage known as Appropriate Assessment is required. The essential question is:

"*Is the Plan, either alone or in combination with other relevant projects and plans, likely to result in a significant effect upon European sites?"*

2.2.2 The objective is to 'screen out' those plans and projects that can, without any detailed appraisal, be said to be unlikely to result in significant adverse effects upon internationally designated sites, usually

[7] European Commission (2001): Assessment of plans and projects significantly affecting Natura 2000 Sites: Methodological Guidance on the Provisions of Article 6(3) and 6(4) of the Habitats Directive.
[8] CLG (2006) Planning for the Protection of European Sites, Consultation Paper
[9] http://www.ukmpas.org/pdf/practical_guidance/HRGN1.pdf
[10] Dodd A.M., Cleary B.E., Dawkins J.S., Byron H.J., Palframan L.J. and Williams G.M. (2007) *The Appropriate Assessment of Spatial Plans in England: a guide to why, when and how to do it.* The RSPB, Sandy.

because there is no mechanism for an adverse interaction with internationally designated sites. This stage is the subject of Chapter 4 of this report (See Appendix C, Table 1 for the screening table).

2.2.3 The level of detail in land use plans concerning developments that will be permitted under the plans will never be sufficient to make a detailed quantification of adverse effects. Therefore, we have again taken a precautionary approach (in the absence of more precise data) assuming as the default position that if an adverse effect cannot be confidently ruled out, avoidance or mitigation measures must be provided. This is in line with the former Department of Communities and Local Government guidance that the level of detail of the assessment, whilst meeting the relevant requirements of the Habitats Regulations, should be 'appropriate' to the level of plan or project that it addresses.

2.3 Confirming Other Plans and Projects That May Act In Combination

2.3.1 It is a requirement of the Regulations that the impacts of any land use plan being assessed are not considered in isolation but in combination with other plans and projects that may also be affecting the internationally designated site(s) in question.

2.3.2 It is neither practical nor necessary to assess the 'in combination' effects of the Local Plan within the context of all other plans and projects within this area of England. For the purposes of this assessment, we have determined that, due to the nature of the identified impacts, the key other plans and projects relate to the additional housing, transportation and commercial/industrial allocations proposed for neighbouring and nearby authorities over the lifetime of the Local Plan. A good place to start is the London Plan (2015)[11]

2.3.3 In considering the potential for regional housing development on internationally designated sites, the primary consideration for many sites is the impact of visitor numbers – i.e. recreational pressure. Other pathways of impact described in more detail in Chapter 3 include disturbance from construction activities, urbanisation, water quality and water quantity, and air quality. Whilst these are also strongly related to housing provision, the actual geographic impact must also be considered within the context of relevant infrastructure.

Table 1: Housing Levels to be Delivered in Neighbouring Authorities

Local Authority	Total housing (taken from the London Plan, 2015[12]) Minimum ten year target 2015-2025	Total housing (taken from the London Plan, 2015) Annual monitoring target 2015-2025
London Borough of Barnet	23,489	2,349
London Borough of Camden	8,892	889
London Borough of Enfield	7,976	798
London Borough of Islington	12,641	1,264
London Borough of Hackney	15,988	1,599
London Borough of Waltham Forest	8,620	862

2.3.4 There are other plans and projects that are relevant to the 'in combination' assessment and the following have all been taken into account in this assessment:

Plans

- **London Borough of Haringey Local Plan: Strategic Policies**. Adopted March 2013.
- **London Borough of Haringey Local Plan: Alterations to Strategic Policies**. September 2015 (not yet subject to consultation).
- **London Borough of Haringey Local Plan: Draft Development Management Policies**. September 2015 (not yet subject to consultation).
- **London Borough of Haringey Local Plan: Site Allocations DPD**. September 2015 (not yet subject to consultation).
- **The London Plan.** The Spatial Development Strategy for London. Consolidated with Alterations Since 2011. Published March 2015.

[11] Mayor of London (March, 2015). The London Plan. The Spatial Development Strategy for London. Consolidated with Alterations Since 2011. Also referred to as Further Alterations to the London Plan (FALP)
[12] Ibid

- **The London Plan.** Sub Regional Development Framework – North London. Published May 2006.
- **The London Plan.** Sub Regional Development Framework – Central London. Published May 2006.
- **North London Waste Plan.** This is currently in preparation; the draft is due for consultation in 'Summer/ Autumn 2015'.
- **London Borough of Barnet Local Plan Core strategy DPD.** Adopted September 2012.
- **London Borough of Camden Core Strategy.** Adopted November 2010.
- **London Borough of Enfield Core Strategy.** Adopted November 2010.
- **London Borough of Islington Core Strategy.** Adopted February 2011.
- **London Borough of Hackney Core Strategy: Local Development framework.** Adopted December 2010.
- **London Borough of Waltham Forest Local Plan Core Strategy.** Adopted March 2012
- **Walthamstow Wetlands.** Planning permission granted 2014.

2.3.5 When undertaking this part of the assessment it is essential to bear in mind the principal intention behind the legislation i.e. to ensure that those projects or plans which in themselves have minor impacts are not simply dismissed on that basis, but are evaluated for any cumulative contribution they may make to an overall significant effect. In practice, in combination assessment is therefore of greatest relevance when the plan would otherwise be screened out because its individual contribution is inconsequential.

3 Pathways of Impact

3.1 Introduction

3.1.1 In carrying out an HRA it is important to determine the various ways in which land use plans can impact on internationally designated sites by following the pathways along which development can be connected with internationally designated sites, in some cases many kilometres distant. Briefly defined, pathways are routes by which a change in activity associated with a development can lead to an effect upon an internationally designated site. Following the HRA of the Local Plan in 2010 and the Alterations to Strategic Policies document and Site Allocations DPD in 2015 and a brief sieve of the AAP, the following impact pathways are considered within this document.

3.1.2 Impact pathways for consideration are:

- Disturbance (from recreational and construction activities)
- Urbanisation
- Atmospheric pollution
- Water abstraction
- Water quality

3.2 Disturbance (from Recreational and Construction Activities)

3.2.1 Recreational use of an internationally designated site and construction activities within close proximity of an internationally designated site have potential to:

- Cause damage through mechanical/ abrasive damage and nutrient enrichment;
- Cause disturbance to sensitive species, particularly ground-nesting birds and wintering wildfowl; and
- Prevent appropriate management or exacerbate existing management difficulties.

Recreational pressure

3.2.2 Different types of internationally designated sites are subject to different types of recreational pressures and have different vulnerabilities. Studies across a range of species have shown that the effects from recreation can be complex.

Mechanical/abrasive damage and nutrient enrichment

3.2.3 Most types of terrestrial internationally designated site can be affected by trampling, which in turn causes soil compaction and erosion. Walkers with dogs contribute to pressure on sites through nutrient enrichment via dog fouling and also have potential to cause greater disturbance to fauna as dogs are less likely to keep to marked footpaths and move more erratically. Motorcycle scrambling and off-road vehicle use can cause serious erosion, as well as disturbance to sensitive species.

3.2.4 There have been several papers published that empirically demonstrate that damage to vegetation in woodlands and other habitats can be caused by vehicles, walkers, horses and cyclists:

- Wilson & Seney (1994)[13] examined the degree of track erosion caused by hikers, motorcycles, horses and cyclists from 108 plots along tracks in the Gallatin National Forest, Montana. Although the results proved difficult to interpret, it was concluded that horses and hikers disturbed more sediment on wet tracks, and therefore caused more erosion, than motorcycles and bicycles.

[13] Wilson, J.P. & J.P. Seney. 1994. Erosional impact of hikers, horses, motorcycles and off road bicycles on mountain trails in Montana. *Mountain Research and Development* 14:77-88

- Cole et al (1995a, b)[14] conducted experimental off-track trampling in 18 closed forest, dwarf scrub and meadow and grassland communities (each tramped between 0 – 500 times) over five mountain regions in the US. Vegetation cover was assessed two weeks and one year after trampling, and an inverse relationship with trampling intensity was discovered, although this relationship was weaker after one year than two weeks indicating some recovery of the vegetation. Differences in plant morphological characteristics were found to explain more variation in response between different vegetation types than soil and topographic factors. Low-growing, mat-forming grasses regained their cover best after two weeks and were considered most resistant to trampling, while tall forbs (non-woody vascular plants other than grasses, sedges, rushes and ferns) were considered least resistant. Cover of hemicryptophytes and geophytes (plants with buds below the soil surface) was heavily reduced after two weeks, but had recovered well after one year and as such these were considered most resilient to trampling. Chamaephytes (plants with buds above the soil surface) were least resilient to trampling. It was concluded that these would be the least tolerant of a regular cycle of disturbance.
- Cole (1995c)[15] conducted a follow-up study (in 4 vegetation types) in which shoe type (trainers or walking boots) and trampler weight were varied. Although immediate damage was greater with walking boots, there was no significant difference after one year. Heavier tramplers caused a greater reduction in vegetation height than lighter tramplers, but there was no difference in effect on cover.
- Cole & Spildie (1998)[16] experimentally compared the effects of off-track trampling by hiker and horse (at two intensities – 25 and 150 passes) in two woodland vegetation types (one with an erect forb understorey and one with a low shrub understorey). Horse traffic was found to cause the largest reduction in vegetation cover. The forb-dominated vegetation suffered greatest disturbance, but recovered rapidly. Higher trampling intensities caused more disturbance.

3.2.5 The total volume of dog faeces deposited on sites can be surprisingly large. For example, at Burnham Beeches National Nature Reserve over one year, Barnard[17] estimated the total amounts of urine and faeces from dogs as 30,000 litres and 60 tonnes respectively. The specific impact on Epping Forest has not been quantified from local studies; however, the fact that habitats for which the SAC is designated appear to be subject already to excessive nitrogen deposition, suggests that any additional source of nutrient enrichment (including uncollected dog faeces) will make a cumulative contribution to overall enrichment. Any such contribution must then be considered within the context of other recreational sources of impact on sites.

Disturbance

3.2.6 Concern regarding the effects of disturbance on birds stems from the fact that they are expending energy unnecessarily and the time they spend responding to disturbance is time that is not spent feeding[18]. Disturbance therefore risks increasing energetic output while reducing energetic input, which can adversely affect the 'condition' and ultimately the survival of the birds. In addition, displacement of birds from one feeding site to others can increase the pressure on the resources available within the remaining sites, as they have to sustain a greater number of birds[19].

[14] Cole, D.N. 1995a. Experimental trampling of vegetation. I. Relationship between trampling intensity and vegetation response. *Journal of Applied Ecology* 32: 203-214
Cole, D.N. 1995b. Experimental trampling of vegetation. II. Predictors of resistance and resilience. *Journal of Applied Ecology* 32: 215-224

[15] Cole, D.N. (1995c) Recreational trampling experiments: effects of trampler weight and shoe type. Research Note INT-RN-425. U.S. Forest Service, Intermountain Research Station, Utah

[16] Cole, D.N., Spildie, D.R. (1998) Hiker, horse and llama trampling effects on native vegetation in Montana, USA. *Journal of Environmental Management* 53: 61-71

[17] Barnard, A. (2003) Getting the Facts - Dog Walking and Visitor Number Surveys at Burnham Beeches and their Implications for the Management Process. *Countryside Recreation*, 11, 16 - 19

[18] Riddington, R. *et al*. 1996. The impact of disturbance on the behaviour and energy budgets of Brent geese. *Bird Study* 43:269-279

[19] Gill, J.A., Sutherland, W.J. & Norris, K. 1998. The consequences of human disturbance for estuarine birds. *RSPB Conservation Review* 12: 67-72

3.2.7 The potential for disturbance may be less in winter than in summer, in that there are often a smaller number of recreational users. In addition, the consequences of disturbance at a population level may be reduced because birds are not breeding. However, winter activity can still cause important disturbance, especially as birds are particularly vulnerable at this time of year due to food shortages, such that disturbance which results in abandonment of suitable feeding areas through disturbance can have severe consequences. Several empirical studies have, through correlative analysis, demonstrated that out-of-season (October-March) recreational activity can result in quantifiable disturbance:

- Underhill et al[20] counted waterfowl and all disturbance events on 54 water bodies within the South West London Water bodies Special Protection Area and clearly correlated disturbance with a decrease in bird numbers at weekends in smaller sites and with the movement of birds within larger sites from disturbed to less disturbed areas.
- Evans & Warrington[21] found that on Sundays total water bird numbers (including shoveler and gadwall) were 19% higher on Stocker's Lake LNR in Hertfordshire, and attributed this to displacement of birds resulting from greater recreational activity on surrounding water bodies at weekends relative to week days.
- Tuite et al[22] used a large (379 site), long-term (10-year) dataset (September – March species counts) to correlate seasonal changes in wildfowl abundance with the presence of various recreational activities. They found that on inland water bodies shoveler was one of the most sensitive species to disturbance. The greatest impact on winter wildfowl numbers was associated with sailing/windsurfing and rowing.
- Pease et al[23] investigated the responses of seven species of dabbling ducks to a range of potential causes of disturbance, ranging from pedestrians to vehicle movements. They determined that walking and biking created greater disturbance than vehicles and that gadwall were among the most sensitive of the species studied.
- In a three-year study of wetland birds at the Stour and Orwell SPA, Ravenscroft[24] found that walkers, boats and dogs were the most regular source of disturbance. Despite this, the greatest responses came from relatively infrequent events, such as gun shots and aircraft noise Birds seemed to habituate to frequent 'benign' events such as vehicles, sailing and horses, but there was evidence that apparent habituation to more disruptive events related to reduced bird numbers – i.e. birds were avoiding the most frequently disturbed areas. Disturbance was greatest at high tide and on the Orwell, but birds on the Stour showed greatest sensitivity.

3.2.8 A number of studies have shown that birds are affected more by dogs and people with dogs than by people alone, with birds flushing more readily, more frequently, at greater distances and for longer. In addition, dogs, rather than people, tend to be the cause of many management difficulties, notably by worrying grazing animals, and can cause eutrophication near paths. Nutrient-poor habitats such as heathland are particularly sensitive to the fertilising effect of inputs of phosphates, nitrogen and potassium from dog faeces[25] .

3.2.9 Underhill-Day[26] summarises the results of visitor studies that have collected data on the use of semi-natural habitat by dogs. In surveys where 100 observations or more were reported, the mean percentage of visitors who were accompanied by dogs was 54.0%.

3.2.10 However the outcomes of many of these studies need to be treated with care. For instance, the effect of disturbance is not necessarily correlated with the impact of disturbance, i.e. the most easily disturbed species are not necessarily those that will suffer the greatest impacts. It has been shown that, in some cases, the most easily disturbed birds simply move to other feeding sites, whilst others may remain (possibly due to an absence of alternative sites) and thus suffer greater impacts on their

[20] Underhill, M.C. *et al.* 1993. Use of Waterbodies in South West London by Waterfowl. An Investigation of the Factors Affecting Distribution, Abundance and Community Structure. Report to Thames Water Utilities Ltd. and English Nature. Wetlands Advisory Service, Slimbridge

[21] Evans, D.M. & Warrington, S. 1997. The effects of recreational disturbance on wintering waterbirds on a mature gravel pit lake near London. International Journal of Environmental Studies 53: 167-182

[22] Tuite, C.H., Hanson, P.R. & Owen, M. 1984. Some ecological factors affecting winter wildfowl distribution on inland waters in England and Wales and the influence of water-based recreation. *Journal of Applied Ecology* 21: 41-62

[23] Pease, M.L., Rose, R.K. & Butler, M.J. 2005. Effects of human disturbances on the behavior of wintering ducks. *Wildlife Society Bulletin* 33 (1): 103-112.

[24] Ravenscroft, N. (2005) Pilot study into disturbance of waders and wildfowl on the Stour-Orwell SPA: analysis of 2004/05 data. Era report 44, Report to Suffolk Coast & Heaths Unit.

population[27] . A literature review undertaken for the RSPB[28] also urges caution when extrapolating the results of one disturbance study because responses differ between species and the response of one species may differ according to local environmental conditions. These facts have to be taken into account when attempting to predict the impacts of future recreational pressure on internationally designated sites.

3.2.11 Disturbing activities are on a continuum. The most disturbing activities are likely to be those that involve irregular, infrequent, unpredictable loud noise events, movement or vibration of long duration (such as those often associated with construction activities). Birds are least likely to be disturbed by activities that involve regular, frequent, predictable, quiet patterns of sound or movement or minimal vibration. The further any activity is from the birds, the less likely it is to result in disturbance.

3.2.12 The factors that influence a species response to a disturbance are numerous, but the three key factors are species sensitivity, proximity of disturbance sources and timing/duration of the potentially disturbing activity.

3.2.13 It should be emphasised that recreational use is not inevitably a problem. Many internationally designated sites are also nature reserves managed for conservation and public appreciation of nature. The Lee Valley Regional Park that encompasses the SPA and Ramsar sites is such an example. At these sites, access is encouraged and resources are available to ensure that recreational use is managed appropriately.

3.2.14 Where increased recreational use is predicted to cause adverse impacts on a site, avoidance and mitigation should be considered. Avoidance of recreational impacts at internationally designated sites involves location of new development away from such sites; Local Development Frameworks (and other strategic plans) provide the mechanism for this. Where avoidance is not possible, mitigation will usually involve a mix of access management, habitat management and provision of alternative recreational space.

- Access management – restricting access to some or all of a internationally designated site - is not usually within the remit of the Council and restriction of access may contravene a range of Government policies on access to open space, and Government objectives for increasing exercise, improving health etc. However, active management of access may be possible, for example as practised on nature reserves.
- Habitat management is not within the direct remit of the Council. However the Council can help to set a framework for improved habitat management by promoting cross-authority collaboration and S106 funding of habitat management. Provision of alternative recreational space can help to attract recreational users away from sensitive internationally designated sites, and reduce pressure on the sites. For example, some species for which internationally designated sites have been designated are particularly sensitive to dogs, and many dog walkers may be happy to be diverted to other, less sensitive, sites. However the location and type of alternative space must be attractive for users to be effective. In the case of both Epping Forest and Lee Valley SPA and Ramsar sites, dog-walking, walking and cycling are likely to be the major site usages, and so alternative space needs to cater for this.

[25] Shaw, P.J.A., K. Lankey and S.A. Hollingham (1995) – Impacts of trampling and dog fouling on vegetation and soil conditions on Headley Heath. *The London Naturalist*, **74**, 77-82.
[26] Underhill-Day, J.C. (2005). A literature review of urban effects on lowland heaths and their wildlife. Natural England Research Report 623.
[27] Gill et al. (2001) - Why behavioural responses may not reflect the population consequences of human disturbance. *Biological Conservation,* **97**, 265-268
[28] Woodfield & Langston (2004) - Literature review on the impact on bird population of disturbance due to human access on foot. *RSPB research report* No. 9.

3.2.15 The Lee Valley SPA and Ramsar site lies immediately adjacent to the London Borough of Haringey and Epping Forest SAC is located 3km from the Borough, as such they are theoretically vulnerable, to the effects of recreational pressure and/ or disturbances from construction activities resulting from development within Haringey.

3.2.16 It is therefore necessary to perform an initial screening exercise to determine if the Tottenham AAP document contains policy measures that could lead to a likely significant effects, either alone or 'in combination' with other plans and projects, through recreational pressure, on these internationally designated sites.

3.3 Urbanisation

3.3.1 This impact is closely related to recreational pressure, in that they both result from increased populations within close proximity to sensitive sites. Urbanisation is considered separately as the detail of the impacts is distinct from the trampling, disturbance and dog-fouling that results specifically from recreational activity. The list of urbanisation impacts can be extensive, but core impacts can be singled out:

- Increased fly-tipping - Rubbish tipping is unsightly but the principle adverse ecological effect of tipping is the introduction of invasive non-native species with garden waste. Non-native species can in some situations, lead to negative interactions with habitats or species for which internationally designated sites may be designated. Garden waste results in the introduction of invasive non-native species precisely because it is the 'troublesome and over-exuberant' garden plants that are typically thrown out[29]. Non-native species may also be introduced deliberately or may be bird-sown from local gardens.
- Cat predation - A survey performed in 1997 indicated that nine million British cats brought home 92 million prey items over a five-month period[30]. A large proportion of domestic cats are found in urban situations, and increasing urbanisation is likely to lead to increased cat predation

3.3.2 The most detailed consideration of the link between relative proximity of development to internationally designated sites and damage to interest features has been carried out with regard to the Thames Basin Heaths SPA.

3.3.3 After extensive research, Natural England and its partners produced a 'Delivery Plan' which made recommendations for accommodating development while also protecting the interest features of the internationally designated site. This included the recommendation of implementing a series of zones within which varying constraints would be placed upon development. While the zones relating to recreational pressure expanded to 5km (as this was determined from visitor surveys to be the principal recreational catchment for this internationally designated site), that concerning other aspects of urbanisation (particularly predation of the chicks of ground-nesting birds by domestic cats) was determined at 400m from the SPA boundary. The delivery plan concluded that the adverse effects of any development located within 400m of the SPA boundary could not be mitigated since this was the range over which cats could be expected to roam as a matter of routine and there was no realistic way of restricting their movements, and as such, no new housing should be located within this zone.

3.3.4 As such, screening is undertaken to determine whether Haringey's Alterations to Strategic Policies document contains policy measures that could lead to likely significant effects upon Lee Valley internationally designated site, either alone or 'in combination' with other plans and projects, through impacts of urbanisation.

3.4 Atmospheric Pollution

3.4.1 The main pollutants of concern for internationally designated sites are oxides of nitrogen (NOx), ammonia (NH_3) and sulphur dioxide (SO_2). NOx can have a directly toxic effect upon vegetation. In addition, greater NOx or ammonia concentrations within the atmosphere will lead to greater rates of nitrogen deposition to soils. An increase in the deposition of nitrogen from the atmosphere to soils is generally regarded to lead to an increase in soil fertility, which can have a serious deleterious effect on the quality of semi-natural, nitrogen-limited terrestrial habitats.

[29] Gilbert, O. & Bevan, D. 1997. The effect of urbanisation on ancient woodlands. British Wildlife 8: 213-218.
[30] Woods, M. et al. 2003. Predation of wildlife by domestic cats Felis catus in Great Britain. Mammal Review 33, 2 174-188

Local air pollution

3.4.2 According to the Department of Transport's Transport Analysis Guidance, "Beyond 200m, the contribution of vehicle emissions from the roadside to local pollution levels is not significant"[31]. This is therefore the distance that has been used throughout this HRA in order to determine whether internationally designated sites are likely to be significantly affected by development under the Local Plan.

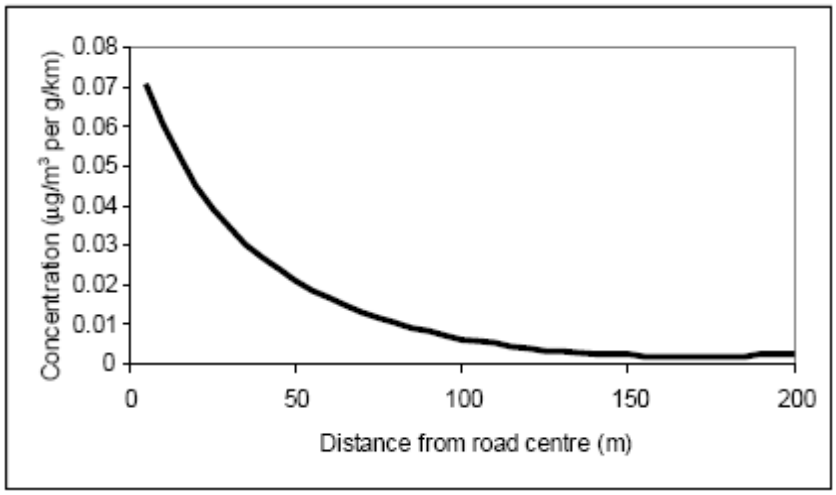


Figure 3: Traffic Contribution to Concentrations of Pollutants at Different Distances from a Road (Source: Dft)

3.4.3 Lee Valley internationally designated site lies within 200m of two major roads (A503 and A1055) that are likely to be regularly used by vehicle journeys within the Borough as a result of the increased population, and potentially other development plans. As such, it can be concluded that air quality should be included within the scope of this assessment. The location of these roads in relation to the internationally designated sites is illustrated in Appendix B, Figure 1.

Table 2: Major Roads Within 200m of Lee Valley SPA and Ramsar site

Road	Proximity to Lee Valley SPA and Ramsar site
A503	The A503 bisects the designated site. The A503 is adjacent to Low Maynard and High Maynard Reservoir (located north of the road), and 10m from Reservoir No. 4, and 70m of Reservoir No. 2 (located south of the road) for a distance of approximately 470m.
A1055	The A1055 is located west of the internationally designated site. At its closest the road is located 180m from the site.

3.4.4 Whilst Epping Forest SAC is located within 200m of major roads, due to the convoluted routes for traffic from Haringey to take to Epping Forest SAC, it is unlikely that links exist between the Haringey DMP and Epping Forest SAC via the an air quality impact pathway. Air quality in relation to Epping Forest SAC is not discussed further.

[31] http://www.dft.gov.uk/webtag/documents/expert/unit3.3.3.php#013; accessed 13/04/12

Table 3: Critical Loads of SPA and Ramsar Features and Existing Nitrogen Deposition Rates Upon Features.

If hilighted in red, the feature is already in exceedance of its Critical Load. If hi-lighted in orange, the feature is within its Critical Load limits. If hi-lighted in green, the feature is not below Critical Load limits.

Site	Site Feature	Critical Load (kg N/ha/ya)[32]	Average current levels of N deposition (kg N/ha/ya)[33]
Lee Valley SPA	Wintering bittern	15-30 (Critical load class: rich fen)	16.28[34]
	Migratory gadwall	(Standing open water) No comparable habitat with established critical load estimate available.	No Critical Load has been assigned to the EUNIS classes for meso/eutrophic systems. These systems are often P limited (or N/P co-limiting), therefore decisions should be taken at a site specific level. Furthermore, consideration should also be given to other sources of N, i.e. discharges to water, diffuse agricultural pollution etc.
	Migratory shoveler		
Lee Valley Ramsar	Whorled water-milfoil	3-10 (Critical Load Class: standing open water and canals: mesotrophic standing waters)	16.28
	Waterboatman *Micronecta minutissima*	(Standing open water) No comparable habitat with established critical load estimate available.	No Critical Load has been assigned to the EUNIS classes for meso/eutrophic systems. These systems are often P limited (or N/P co-limiting), therefore decisions should be taken at a site specific level. Furthermore, consideration should also be given to other sources of N, i.e. discharges to water, diffuse agricultural pollution etc.
	Northern shoveler		
	Gadwall		

3.5 Water abstraction

3.5.1 London is generally an area of high water stress. Development within the London Borough of Haringey (and therefore Tottenham) will increase water demand.

3.5.2 Haringey lies within Thames Water's supply area, specifically their London Resource Zone. Approximately 80% of London's water supplies come from surface water of the rivers Thames and Lee via reservoirs, and 20% from groundwater sources situated beneath the London Boroughs from the confined chalk aquifer[35]. Water supply for Thames Water's London Resource Zone does involve some abstraction from the Lee Valley Reservoirs (including Walthamstow Reservoirs), which are also subject to an agreement to (if necessary) supply Essex and Suffolk Water with up to 91Ml/day average bulk transfer. Negotiations are currently being undertaken to reduce this transfer quantity to

[32] www.APIS.ac.uk [accessed 13/10/15]
[33] www.APIS.ac.uk [accessed 13/10/15]
[34] This is an average from 5km grid squares that cover the designated site. As such, these levels do not necessarily reflect exact levels within the parts of the SPA and Ramsar sites where the bittern and whorled water-milfoil are found.
[35] Thames Water. (2015) Thames Water Final Water Resources Management Plan 2015 – 2040 http://www.thameswater.co.uk/wrmp/Section_0.pdf [Accessed 16/10/15]

Essex and Suffolk Water to no less than 60 Ml/d in the period January to March and 75 Ml/d for the remainder of the year. The bulk supply is provided from the King George and William Girling Reservoirs (these reservoirs are not located within the Lee Valley internationally designated site, but are likely to be linked to the reservoirs within the designated site) in the Lee Valley, potentially supported by abstraction directly from the River Lee at defined intakes, if required.

3.5.3 Within the London Catchment Abstraction Management Strategy document[36], the Environment Agency identifies that within AP8 (the section of the River Lee between Enfield Lock to the north and the Tidal Thames to the south) '*New consumptive surface water abstractions in the Lower Lee catchment will be considered only at times of very high flows. Abstraction at very high flows will not provide a reliable source of water as they may not occur every year. Applicants may need to invest in a water storage reservoir to store water when it's available. Abstractions that are considered to be non-consumptive or small scale consumptive licences that result in an overall net benefit to the water environment may be considered beyond the stated restrictions, subject to a local impact assessment*.'

3.5.4 With no other schemes in place, increased residential and employment development as a result of Haringey's Alteration to Strategic Policies document could lead to a need for damaging levels of abstraction from the Lee Valley SPA/Ramsar when considered cumulatively with all other new development in the London WRZ and further north in Hertfordshire that would ordinarily entail water supply from the Lee Valley. However, Thames Water have implemented a major water supply project in London which involves abstraction and desalination of water from the tidal River Thames (the Thames Gateway Water Treatment Plant), such that damaging levels of abstraction from the River Lee to supply the London Borough of Haringey or other parts of London should be avoidable. The Revised Draft Water Resources Management Plan for the London area[37]determined that if no action was taken, then the London WRZ supply demand balance would be in deficit of between 55.4ML/d by 2015 and up to 291.7Ml/d by 2030. This was taking into account housing forecasts from then existing Local Plan documents at that time. Thames Water proposes to address this imbalance through a number of changes. These are: demand management, leakage reduction, a new raw water trading agreement with RWE N Power in 2015 and small ground water schemes. Ultimately it is the Environment Agency that is the competent authority that determines licences for abstraction, thus it is not the responsibility of the Council to determine if levels of water abstraction will not lead to likely significant effects. The HRA for the 2013 London Plan[38] deferred screening of impacts resulting from the provision of increased housing within the Plan period to 'lower tier HRAs', placing the responsibility at a lower level, such as a Borough level.

3.5.5 The London Borough of Haringey Council has been consulting with Thames Water regarding the issue of water supply. It is understood that there is no suggestion that the total quantum of development proposed within Haringey's combined Alterations to Strategic Policies document and the adopted Local Plan cannot be accommodated within existing provisions, but there is recognition that the provision of new mains connections could take some time to implement. The Council will work with Thames Water in updating Haringey's Infrastructure Delivery Plan. As such, it can be determined that no likely significant effects upon the Lee Valley SPA and Ramsar site will result as a consequence of Haringey's Alterations to Strategic Policies document. This is not discussed further within this document.

3.6 Water quality

3.6.1 Wastewater from Haringey is processed in Sewage Treatment Works (STWs). Discharges from STWs into watercourses such as Salmons Brook and the River Lee have potential to impact upon the Lee Valley SPA and Ramsar site. STWs that treat water from the London Borough of Haringey include Deephams STW and Beckton STW. These have both recently been subject to major improvement schemes by Thames Water to increase their capacities. Thames Water are undertaking a range of works across London to improve its sewage treatment network, increasing its capacity and improving the water quality within waterways such as the River Lee and the River Thames.

[36] Environment Agency. (2013) London Abstraction Licencing Strategy https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/289888/LIT_2545_705985.pdf [Accessed 16/10/15]
[37] Ibid.
[38] Mayor of London (October, 2009). Habitats Regulations Assessment Screening Report. Consultation draft replacement London Plan (Spatial Development Strategy for Greater London. https://www.london.gov.uk/sites/default/files/archives/uploads-hra-final-report-oct09.pdf [Accessed 20/10/15]

3.6.2 Deephams STW: Planning Permission has been granted for the upgrade to the Deephams STW within the London Borough of Enfield, for completion in 2018. The planned upgrade will help increase capacity and improve water quality[39] within Salmons Brook (where water is discharged into) and the River Lee (Salmons Brook flows into the River Lee). These improvement works will enable Thames Water to treat greater quantities of wastewater to a higher standard than is currently the case.

3.6.3 Beckton STW: This is being expanded by '*60 per cent to enable it to deal with the increased volumes of sewage and allow for a ten per cent population increase until 2021 so it can:*

- *Fully treat increased flows during heavy rainfall, which currently discharge into the River Thames when the site becomes overloaded to prevent streets and homes from flooding.*
- *Treat additional storm flows from the Lee Tunnel, a new four-mile sewer which will capture storm sewage that currently overflows into the River Lee when the sewerage system gets overwhelmed during heavy rainfall.*
- *Accommodate additional flows from the proposed Thames Tideway Tunnel.*'[40]

3.6.4 Beckton STW discharges in the tidal stretches of the River Thames, located downstream from the River Lee SPA and Ramsar site. As such, there are no impact discharge pathways present to the River Lee SPA and Ramsar site. [41] A pathway does exist, in the sense that this project will reduce sewerage outflows into the River Lee, thus improving water quality within the River Lee. This is a positive impact pathway that will not result in detrimental likely significant effects upon the Lee Valley SPA and Ramsar site.

3.6.5 Lee Tunnel: The Lee Tunnel is currently under construction. It will tackle discharges from London's largest Combined Sewerage Overflow (CSO) at Abbey Mills Pumping Station in Stratford, which accounts for 40 per cent of the total discharge. It will help prevent more than 16 million tonnes of sewage mixed with rainwater overflowing into the River Lee each year, by capturing it and transferring it to Beckton Sewage Treatment Works[42]. This is expected to be operational by the end of 2015. A pathway does exist, in the sense that this project will reduce sewerage outflows into the River Lee, thus improving water quality within the River Lee. This is a positive impact pathway that will not result in detrimental likely significant effects upon the Lee Valley SPA and Ramsar site.

3.6.6 Thames Tideway Tunnel: It is planned that construction works will commence in 2016. The tunnel will be a sewer the width of three London buses, which will run up to 20 miles from west to east London. It is designed to reduce the amount of raw sewage overflow into the Thames (currently this happens up to 60 times a year). '*The Thames Tideway Tunnel will deal with this problem for at least the next 100 years*. *It will connect up to the 34 most polluting sewer overflows, as identified by the Environment Agency, to capture sewage which would otherwise spill into the river Thames, before transferring it to our Beckton sewage works to be treated.'*[43] Ultimately, this project will improve water quality of the River Thames, downstream of the Lee Valley SPA and Ramsar site*.* This project does not contain impact pathways that link with the Lee Valley SPA and Ramsar site.

[39] Thames Water. (2015). Planning Permission Granted. http://www.thameswater.co.uk/deephams/16659.htm [Accessed 19/10/15]
Thames Water. (2014). A630 Deepham Sewage Works Upgrade. Project Overview report. Phase 2 Public Consultation Version.

[40] Thames Water. (2015). Sewage Works upgrades: Beckton Sewage treatment Works http://www.thameswater.co.uk/about-us/10098.htm [Accessed 19/10/15]

[41] According to the Environment Agency's Stage 3 Appropriate Assessment for the Thames Estuary and Marshes SPA/Ramsar site, that lies downstream from Beckton, current consented discharges do not have a significant adverse impact upon the Thames Estuary & Marshes SPA, with the exception of slightly elevated levels of elemental copper (Cu) derived from pipes at Reading and Slough. Moreover, development within Haringey will take place at a time when a range of water quality improvements to the Thames Tideway as a whole will be implemented through various Thames Water/Environment Agency schemes including the interception and storage of wastewater from a large number of Combined Sewer Overflows (CSO's) in London and expansions to the treatment capacity of Thames Water's Sewage treatment Works, including at Beckton which will enable them to treat greater quantities of wastewater to a higher standard than is currently the case. As such, the overall water quality of the River Thames should actually improve over the delivery period.

[42] Thames Water. (2015). Lee Tunnel. http://www.thameswater.co.uk/about-us/10113.htm [Accessed 19/10/15]

[43] Thames Water. (2015). Thames Tideway Tunnel. http://www.thameswater.co.uk/about-us/10115.htm [Accessed 19/10/15]

3.6.7 In conclusion, the Deephams STW, Beckton STW and Lee Tunnel will all result in improvements to water quality downstream of these STWs within the River Lee and thus the Lee Valley SPA and Ramsar site. These works have been designed to cope with future increases in sewage resulting from future increases in sewage output.

3.6.8 The provision for the increases in housing supply of 19,802 net new dwellings through to the end of Haringey's Plan period (2026) (including a minimum 10,000 identified within the Tottenham AAP) and an increase in Local Employment Areas outlined within Haringey's Alterations to Strategic policies document and the Tottenham AAP, have potential to increase the sewage output from within the Tottenham. The projects noted above will improve the capacity of the STWs and improve the quality of the water discharged. However, no data is available to determine exact capacities.

3.6.9 As noted in the previous section, the HRA for the 2013 London Plan[44] deferred screening of impacts from increased sewage resulting from the provision of increased housing within the AAP to 'lower tier HRAs', placing the responsibility at a lower level, such as a Borough level. The London Borough of Haringey Council has been in discussions with Thames Water regarding the issue of dealing with waste water. It is understood that there is no suggestion that the total quantum of development proposed within Haringey's combined Alterations to Strategic Policies (which includes the quantum of development identified within Tottenham AAP) document and the adopted Local Plan cannot be accommodated within existing provisions, but there is recognition that the provision of new mains connections could take some time to implement. The Council will work with Thames Water in updating Haringey's Infrastructure Delivery Plan. As such, it can be determined that no likely significant effects upon the Lee Valley SPA and Ramsar site will result as a consequence the Tottenham AAP. This is not discussed further within this document.

Location specific site runoff

3.6.10 The Walthamstow Reservoirs portion of the Lee Valley SPA and Ramsar site lies in close proximity to the A503, and therefore there is potential for point source pollution events to arise from accidental spillages from increases in the number of vehicles on this route resulting from the Tottenham AAP. In reality the implementation by transport operators of measures to avoid point source pollution is not the responsibility of the Council, and it is also likely that the levels of development promoted within the Plan will lead to a minimal increase in risk of such events occurring, given that the likelihood of a catastrophic spillage event may already be considered low. The River Lee and River Lee Navigation separate the reservoirs from most development identified within the Tottenham AAP, and do not in themselves form a part of the SPA or Ramsar within Haringey, whilst it is noted that these will be connected to the reservoirs of the SPA and Ramsar site. Standard construction methodologies and standard operational phase requirements include provisions to ensure no runoff leaves the site.

3.6.11 In conclusion, no internationally designated sites are susceptible to reduced water quality through STW discharges or direct run-off arising from development within the Tottenham AAP, and therefore such considerations are not considered further within this HRA.

[44] Ibid

4 Screening Assessment

4.1.1 As a first step, an initial screening exercise was undertaken in order to identify any Policies within the AAP that required more detailed screening and discussion. This exercise is set out in Appendix C Table 1. The initial screening of Tottenham AAP policies identified policies that contain a potential linking pathway that could result in a likely significant effect upon Lee Valley SPA and Ramsar site and/ or Epping Forest SAC. Where pathways have already been considered and screened out for all development cumulatively across Haringey (i.e. in the HRA of the Alterations of Strategic Policies) they are not listed below. Rather, this assessment focusses on potential for site-specific effects from individual development sites. The following policies within Tottenham AAP document have potential to result in likely significant effects upon the internationally designated sites and are therefore subject to a more detailed discussion of likely significant effects in this chapter:

- AAP4: Employment
- AAP11: Infrastructure
- TH1: District Centre in Tottenham Hale
- TH8: Hale Village
- TH9: Hale Wharf
- NT3: Northumberland Park North
- NT4: Northumberland Park

4.1.2 These policies identify specific sites located within relatively close proximity to the Lee Valley SPA/Ramsar site within Tottenham.

4.1.3 Impact pathways upon Epping Forest SAC considered further include:

- Disturbance (from recreational and construction activities);

4.1.4 Impact pathways upon Lee Valley SPA and Ramsar site considered further include:

- Urbanisation;
- Disturbance (from recreational and construction activities);
- Air quality;
- Water abstraction; and
- Water quality.

4.2 Disturbance (from Recreational and Construction Activities)

Recreational activities

4.2.1 AAP3: Housing provides for 10,000 net new dwellings to the end of the Plan period (2026). At the higher tier, the HRA for Haringey's adopted Strategic Policies document[45] and Alterations to Strategic Policies document determined no likely significant effects upon either Lee Valley SPA and Ramsar site and Epping Forest SAC resulting from an increase in recreational pressure resulting from the 19, 802 net new dwellings provided for within the policies.

4.2.2 There are no other potential impact pathways present between Epping Forest SAC and the Tottenham AAP. This internationally designated site can be screened out from further assessment.

Construction Activities

4.2.3 Disturbances from construction activities such as noise and visual disturbances have potential to result in likely significant effects upon internationally designated sites such as the Lee Valley SPA and Ramsar site features (wintering bittern, and migratory gadwall and shoveler).

4.2.4 Tottenham AAP includes for the provision of development within close proximity to the Lee Valley internationally designated site, including various sites mentioned in Policy AAP4 (Employment), TH8: (Hale Village), TH9: (Hale Wharf), NT3: (Northumberland Park North), and NT4: (Northumberland Park), the closest being located within 30m of the designated site (see Figure 1 for locations).

[45] Ibid

4.2.5 Lee Valley internationally designated site is located within an urban area so will already be subject to existing levels of visual disturbance and noise and vibrations. However, impacts from construction and operational activities in close proximity to the designated site still have potential to impact upon the site's features.

4.2.6 AAP6 (Urban Design and Character including Tall Buildings), provides for protection from likely significant effects upon the Lee Valley sites as follows:

4.2.7 AAP6: I '*Where proposals fall within 500m of a Special Protection Area/ RAMSAR areas, specific measures should be set out to ensure there is no adverse effect on ecological integrity. Applicants are encouraged to engage with Natural England during pre-application discussions.'*

4.2.8 This hook policy (AAP6) provides protection for the Lee Valley sites from development and given the development background it is very likely that any proposed development site can be delivered in such a way that adverse noise impacts do not take place on the SPA/Ramsar site, given the existing background levels and with specific mitigation as needed following pre-application discussions. As such, this impact pathway can be screened out as the AAP provides an adequate policy framework to protect the SPA/Ramsar site.

In-combination with other projects and plans

4.2.9 As detailed above, access to the Walthamstow reservoirs is by key-holder only, and access is controlled by a permit basis, so the exposure of the reservoirs to human activity is very limited, and is managed. As a result, it can be concluded that recreational disturbance will not result in a likely significant effect alone or in-combination with other projects or plans.

4.3 Urbanisation

4.3.1 This impact is closely related to recreational pressure, in that urbanisation and recreational pressure both result from increased populations (including industrial and employment sites) within close proximity to sensitive sites. As such, Epping Forest SAC (located 3km from the London Borough of Haringey) is not linked to this impact pathway resulting from the Tottenham AAP.

4.3.2 Given that the Lee Valley SPA and Ramsar sites lie immediately adjacent to Tottenham, it is theoretically vulnerable, from a geographic perspective, to the effects of urbanisation from development within Tottenham. Lee Valley SPA and Ramsar site is ecologically vulnerable, (via direct habitat degradation). However, it is unlikely that the SPA and Ramsar site's designated features would be directly vulnerable to urbanisation impacts, as they are species that favour aquatic environments. In addition, the features are unlikely to suffer from significant cat predation or fly tipping as the River Lee (River Lea) and River Lee Navigation flows along the eastern extent of Tottenham, between Tottenham and Lee Valley SPA and Ramsar acting as a barrier to the dispersal of cats from Haringey. In addition to this, Waltham Wetlands project will provide for greater public access to the site via a small network of routes. However, this will be restricted by walkways and vegetation planting. The project will not provide for increased vehicular access by the public within the designated site, thus reducing the likelihood of activities such as fly-tipping within the designated site. As such, this impact pathway can be screened out.

In-combination with other projects and plans

4.3.3 As noted above, the Waltham Reservoirs are separated from Tottenham by the presence of the River Lee, and River Lee Navigation. The eastern boundary of the reservoirs is separated from the London Borough of Walthamstow by the Lee Flood Relief Channel, which also prevents urbanisation impacting upon the Lee Valley designated sites. As such, likely significant effects both alone and in-combination with other projects and plans can be screened out.

4.4 Atmospheric pollution

4.4.1 Changes in air quality will occur wherever 'affected roads' are identified and increases in airborne pollutants from car exhausts and construction activities are possible. Effects of these increases are limited to areas within 200m of the road (DMRB, Volume 11[46]). The Air Pollution Information System (APIS) website provides details of critical loads of atmospheric pollution which if exceeded could lead to habitat damage. At this stage it is worth noting that both the breeding bittern (SPA feature) and the

[46] Design Manual for Roads and Bridges Volume 11 Section 3 part 1 air quality – procedure for assessing impacts.

whorled water-milfoil (Ramsar feature) are not present within the Walthamstow reservoirs parcel of the Lee Valley internationally designated sites (as identified within SSSI citations). These two species are present within the northern parcel of the Lee Valley internationally designated sites, associated with the Turnford and Cheshunt Pits SSSI located approximately 9.5km north (in a straight line) from the London Borough of Haringey. As such, due to the distance involved, the air quality impact pathway to these vulnerable features cannot be linked to Haringey's Alterations to Strategic policies document and no likely significant effects will arise.

4.4.2 No critical loads are provided for the habitat 'open standing water' (water boatman, shoveler and gadwall features rely upon this habitat) to allow for an assessment. The APIS website states that '*No Critical Load has been assigned to the EUNIS classes for meso/eutrophic systems. These systems are often phosphorus limited; therefore decisions should be taken at a site specific level*'. In this case, no likely significant effects are anticipated since the Walthamstow reservoirs associated with the Lee Valley SPA and Ramsar site, like most freshwater environments, are essentially phosphate limited, rather than nitrogen limited, meaning that it is phosphate availability that controls the growth of macrophytes and algae. The main source of phosphates is from wastewater, agriculture and mining. As such, these features (the water boatman, gadwall and shoveler) are not sensitive to pathways linked to air quality and there is no potential for likely significant effects to arise as a result of Haringey's Alterations to Strategic Policies document.

4.4.3 Further to this, transport modelling has been undertaken by the Council for the preparation of the Tottenham Area Action Plan (AAP). It is acknowledged that the numbers in the table are only AM peak flows so it is not possible to calculate AADT. However, the figures provided take into account all expected growth (not just that provided within the Tottenham AAP) and does provide a broad indication of whether flows are likely to go up or down as a result of the AAP and if so, to what degree. Tottenham is located adjacent to the SPA and Ramsar site. Results of the Transport modelling are illustrated in Table 4.

Table 4: Change in AM peak hour [08.00 – 09.00]

Road section	Do minimum	Do something	Change	% change
Ferry Lane (A503)	2100	1700	-400	-19
Watermead Way (A1055)	2280	1920	-360	-16
High Road, south Tottenham (A10)	2160	2230	+70	+3
Tottenham High Road	3130	2970	-160	-5

4.4.4 Table 4 illustrates that, taking into account all expected growth within Haringey and the surrounding authorities, AM peak flows will decrease by 19% on the A503 (the road that passes through the SPA and Ramsar site) over the plan period. Similarly, a 16% decrease is expected on the A1055 (the road located within 200m of the SPA and Ramsar site). The traffic modelling indicates that rather than resulting in a net increase in traffic flows along these sensitive roads (A503 and A1055); and hence reduced air quality, development over the plan period will in fact result in a decrease in transport flows along these sensitive routes in close proximity to the Lee Valley SPA and Ramsar site, and has potential to improve air quality along these sensitive transport routes.

In-combination with other projects and plans

4.4.5 As noted above, features that have potential to be sensitive to increases in air pollution are not present within the Waltham Reservoirs portion of the Lee Valley SPA and Ramsar site. As such, there are no impact pathways present that will act alone or in combination, resulting in likely significant effects upon the Lee Valley SPA and Ramsar site. As such, this impact pathway can be screened out.

5 Conclusion

5.1.1 It can be concluded that the Tottenham Area Action Plan will not result in a likely significant effect on any European sites either alone or in combination with other projects and plans.

Appendix A. Background of Internationally Designated Sites

A.1 Lee Valley SPA and Ramsar site

A.1.1 Introduction

The Lee Valley SPA is located to the north-east of London, where a series of wetlands and reservoirs occupy about 20 km of the valley. The site comprises embanked water supply reservoirs, sewage treatment lagoons and former gravel pits that support a range of man-made, semi-natural and valley bottom habitats. These wetland habitats support wintering wildfowl, in particular Gadwall *Anas strepera* and Shoveler *Anas clypeata*, which occur in numbers of European importance. Areas of reedbed within the site also support significant numbers of wintering Bittern *Botaurus stellaris*. Lee Valley SPA is split into two sections, a northern and a southern. The southern section is located adjacent to the eastern boundary of the London Borough of Haringey. It contains Walthamstow Reservoir SSSI and Walthamstow Marshes SSSI. The northern section is located approximately 9.5km north of the Borough which contains Turnford and Chestnut Pits SSSI.

A.1.2 Qualifying Features

The site qualifies as an **SPA** for the following Annex I species:

- Wintering bittern *Botaurus stellaris*. 6 individuals representing at least 6.0% of the wintering population in Great Britain (5 year peak mean, 1992/3-1995/6)
- Migratory gadwall *Anas strepera*. 515 individuals representing at least 1.7% of the wintering Northwestern Europe population (5 year peak mean 1991/2 - 1995/6)
- Migratory shoveler *Anas clypeata*. 748 individuals representing at least 1.9% of the wintering Northwestern/Central Europe population (5 year peak mean 1991/2 - 1995/6)

The site qualifies under the following **Ramsar** criterion

Criterion 2: The site supports the nationally scarce plant species:

- whorled water-milfoil *Myriophyllum verticillatum* and the rare or vulnerable invertebrate *Micronecta minutissima* (a water-boatman).

Criterion 6: Species/populations occurring at levels of international importance.

Species with peak counts in spring/autumn:

- Northern shoveler, *Anas clypeata*, (NW & C Europe) 287 individuals, representing an average of 1.9% of the GB population (5 year peak mean 1998/9- 2002/3)

Species with peak counts in winter:

- Gadwall, *Anas strepera strepera*, (NW Europe) 445 individuals, representing an average of 2.6% of the GB population (5 year peak mean 1998/9-2002/3)

A.1.3 Conservation Objectives of the SPA

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the aims of the Wild Birds Directive, by maintaining or restoring; the extent and distribution of the habitats of the qualifying features.

- The structure and function of the habitats of the qualifying features
- The supporting processes on which the habitats of the qualifying features rely
- The population of each of the qualifying features, and,
- The distribution of the qualifying features within the site.

A.1.4 Environmental Vulnerabilities

- Water quality: eutrophication from waste water. This is being addressed by AMP3 funding under the urban Waste Water Treatment Directive

- Water quantity: over extraction of surface water for public consumption, notably during drought periods. This is managed via Environment Agency Review of Consents.
- Recreational pressure: this is managed by zoning of waterbodies within the Lee Valley Regional Park.

A.2 Epping Forest SAC

A.2.1 Introduction

Epping Forest is one of only a few remaining large-scale examples of ancient wood-pasture in lowland Britain and has retained habitats of high nature conservation value including ancient semi-natural woodland, old grassland plains and scattered wetland. The semi-natural woodland is particularly extensive, forming one of the largest coherent blocks in the country. Most is characterised by groves of over-mature pollards and these exemplify all three of the main wood-pasture types found in Britain: beech-oak, hornbeam-oak and mixed oak. The Forest plains are also a major feature and contain a variety of unimproved acid grasslands which have become uncommon elsewhere in Essex and the London area. In addition, Epping Forest supports a nationally outstanding assemblage of invertebrates, a major amphibian interest and an exceptional breeding bird community.

A.2.2 Qualifying Features

The site is designated as an **SAC** for the following features:

Annex I habitats:

- Atlantic *acidophilous* beech forests with *Ilex* and sometimes also *Taxus* in the shrublayer (*Quercion robori-petraeae* or *Ilici-Fagenion*); Beech forests on acid soils
- Northern Atlantic wet heaths with *Erica tetralix*
- European dry heaths

Annex II species:

- Stag beetle *Lucanus cervus*

A.2.3 Conservation Objectives of the SAC

Ensure that the integrity of the site is maintained or restored as appropriate, and ensure that the site contributes to achieving the Favourable Conservation Status of its Qualifying Features, by maintaining or restoring;

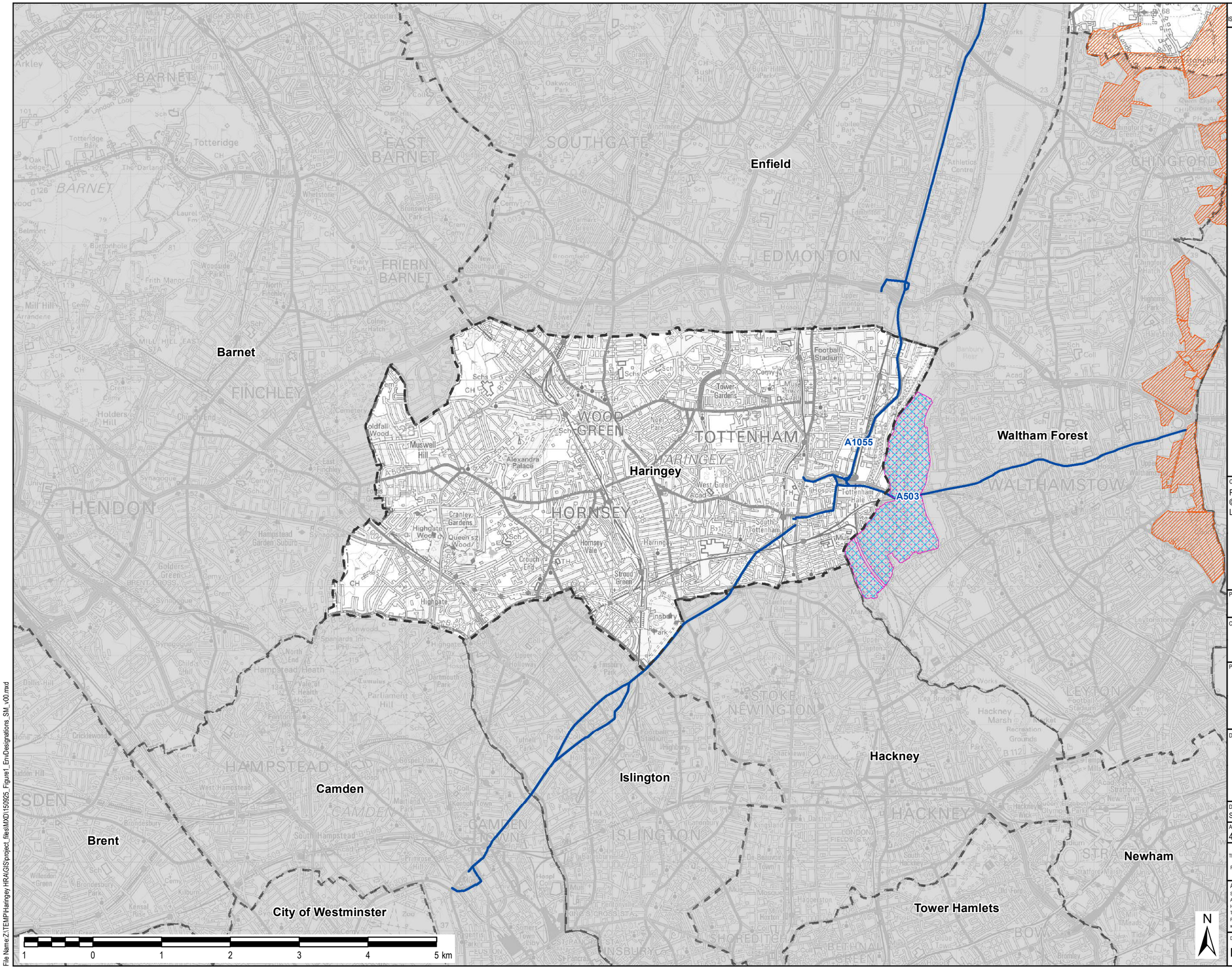
- The extent and distribution of qualifying natural habitats and habitats of qualifying species
- The structure and function (including typical species) of qualifying natural habitats
- The structure and function of the habitats of qualifying species
- The supporting processes on which qualifying natural habitats and the habitats of qualifying species rely
- The populations of qualifying species, and,
- The distribution of qualifying species within the site.

A.2.4 Environmental Vulnerabilities

- Habitat management: After neglect of the pollard cycle for over 100 years, re-pollarding of ancient beech trees was started in the early 1990s, and creation of maiden pollards was begun in 1995.
- Atmospheric pollution
- Lack of deadwood

Appendix B. Figures

Figure 1: Locations of Internationally Designated Sites



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LEGEND

- Haringey Borough Boundary
- London Borough Boundary
- Epping Forest Special Area of Conservation
- Lee Valley Ramsar Site
- Lee Valley Special Protection Area
- A Road

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Figure 2: Tottenham Area Action Plan

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LEGEND

- Haringey Borough Boundary
- London Borough Boundary
- Tottenham Area Action Plan
- Lee Valley Ramsar Site
- Lee Valley Special Protection Area
- Bruce Grove Neighbourhood Area
- North Tottenham Neighbourhood Area
- Seven Sisters/ West green Road and Tottenham Green Neighbourhood Area
- Tottenham Hale Neighbourhood Area
- A Road
- Existing Green Grid Route
- Proposed Green Grid Route

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Figure 3: Tottenham Area Action Plan Site Allocations

THIS DRAWING IS TO BE USED ONLY FOR THE PURPOSE OF ISSUE THAT IT WAS ISSUED FOR AND IS SUBJECT TO AMENDMENT

LEGEND

- Haringey Borough Boundary
- London Borough Boundary
- Tottenham Area Action
- Town Centre
- Site Allocation
- Lee Valley Ramsar Site
- Lee Valley Special Protection Area
- A Road

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Purpose of Issue: DRAFT

Client: HARINGEY COUNCIL

Project Title: HARINGEY HRA

Drawing Title: HARINGEY COUNCIL TOTTENHAM AREA ACTION PLAN SITE ALLOCATIONS

Drawn	Checked	Approved	Date
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Appendix C. Screening Table

Policies identified in green have been screened from any further assessment due to a lack of realistic impact pathways.

Policies identified in orange have been screened in for further assessment as there is potential for impact pathways to affect internationally designated sites, resulting in likely significant effects.

Policy	Description	HRA Implications (Screening)
AAP1: Regeneration / Masterplanning	A. The Council expects all development proposals in the AAP area to come forward comprehensively to meet the wider objectives of the AAP. To ensure comprehensive and coordinated development is achieved, masterplans will be required to accompany development proposals which form part of a Site Allocation included in this Plan. Applicants will be required to demonstrate how the proposal: 1. Contributes to delivering the objectives of the Site, Neighbourhood Area, and wider AAP. 2. Will integrate and complement successfully with existing and proposed neighbouring developments 3. Optimizes development outcomes on the site B. The Council will direct development to Growth Areas and Areas of Change, and will support planning applications which accord to the delivery of Neighbourhood Objectives, and site requirements Site Allocations. Planning applications for development within the Tottenham AAP area which promote the positive regeneration of Tottenham, in line with the principles of the Strategic Regeneration Framework. C. The Council will take a proactive approach to working with landowners, the Mayor of London, the local community and other interested parties to help deliver the changes needed in Tottenham to meet the shared vision for the regeneration of Tottenham. D. Development proposals will be expected to maximise the use of public and private sector investment to provide a range of types and sizes of homes, create mixed and balanced 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.	This is effectively a development management policy relating to regeneration and masterplanning. This policy identifies Growth Areas and Areas of Change located within close proximity to Lee Valley SPA and Ramsar site. Impact pathways identified include: • Urbanisation; • Disturbance (from recreational and construction activities); • Air quality; • Water abstraction; and • Water quality. Growth Areas and Areas of Change have already been subject to HRA under a higher tier analysis at the Local Plan level.
AAP 2: Supporting	A. The Council will support land assembly to achieve comprehensive development, and will use compulsory purchase powers, only where	No HRA implications.

Policy	Description	HRA Implications (Screening)
Site Assembly	necessary, to assemble land for development within the Tottenham AAP area where: a. Landowners and developers can demonstrate that they have: i. A viable, deliverable and Local Plan compliant scheme; and ii. Have made all reasonable attempts to acquire, or secure an option over, the land/building(s) needed, through negotiation. b. Comprehensive redevelopment of the assembled site is required to deliver the site's allocation as prescribed in Section 5 (including the requirements of a Masterplan where stated in the Plan) of this AAP; and c. The development proposed for the assembled site would contribute to the delivery of the Tottenham AAP objectives. B. Where compulsory purchase is necessary, applicants will be required to demonstrate how the associated costs impact upon development viability.	This is a development management policy relating to site assembly. It does not define any location or quantum of development. There are no impact pathways present.
AAP3 Housing	A. To improve the diversity and choice of homes and support mixed and balanced communities in Tottenham, the Council will seek the delivery of 10,000 additional new homes across the Tottenham AAP area in order to meet housing needs, contribute to mixed and balanced communities and to improve the quality of homes; B. The Council will expect affordable housing to be provided in accordance with Policy SP2 of the Local Plan: Strategic Policies and DM13 of the Development Management DPD, with the exception of the affordable tenure split (DM13 A(c)) which in the Tottenham AAP area should be provided at 60% intermediate accommodation and 40% affordable rented accommodation; C. Development proposals incorporating a housing element will be expected to provide the housing in accordance with the minimum capacities, set out in the Site Allocations in this AAP. Higher densities and capacities may be acceptable in appropriate locations, close to town centres, in areas with good local facilities and amenities and in areas well served by public transport, providing the other policies of this AAP and Haringey's Local Plan are not compromised. D. To better address the concerns of viability in delivering wholesale renewal on Haringey's housing estates in Tottenham (as listed in Alt53 of the Local Plan Strategic Policies), the Council will support higher density mixed tenure development, as a mechanism to a. improve the quality and range of affordable housing options, b. better address housing needs in Haringey; c. secure a more balanced community; and d. increase housing delivery in Tottenham.	This policy provides for 10,000 additional new homes within the Tottenham AAP area. Impact pathways identified include: • Urbanisation; • Disturbance (from recreational and construction activities); • Air quality; • Water abstraction; and • Water quality. The Amendment to Haringey Strategic Policies provides for 19,802 new dwellings throughout Haringey, including the 10,000 in the Tottenham area. Impacts from the 19,802 new dwellings were screened out within the HRA of the amendment to Strategic Policies. Whilst impact pathways do exist, these have therefore been screened out from further consideration at a higher tier (Local Plan level).

Policy	Description	HRA Implications (Screening)
AAP4 Employment	A. Within the Tottenham AAP area, the Council will facilitate the regeneration and renewal of selected Designated Employment Areas (DEAs) through a reconfiguration of the local employment offer in order to intensify land uses, maximise the amount of business floorspace and premises, and to increase the number and variety of jobs. This will be achieved by: a. Re-classifying some of the area's Designated Employment Areas; b. Protecting where appropriate industrial areas from inappropriate development as set out in SP8 and DM37; c. Supporting development proposals for enabling led mixed-use schemes, in line with Local Plan Policy DM38; d. Supporting development proposals for B1 Office uses in Tottenham Hale; e. Supporting additional employment uses to be created along the High Rd f. Intensification of industrial uses on the borough's stock of SIL; and g. Effective enforcement of non-employment or non-conforming uses which if retained would be of detriment to the area's employment stock. B. The Council will support local residents to access local and London-wide jobs through the ongoing collection of planning contributions towards providing training courses in line with SP9. C. Employment Areas within Tottenham are designated as follows: Brantwood Road, N17 North East Tottenham N17 Marsh Lane, N17 Willoughby Lane, N17 Lindens/Roseberry Works Milmead and Lockwood, N17 Ashley Road South Hale Wharf South Tottenham, N15 Fountayne Road Rangemoor Road, N15 Constable Crescent	A number of the identified Employment Areas (such as Marsh Lane and Hale Wharf) are within 500m of the Lee Valley SPA/ Ramsar site. As such there is potential for likely significant effects via the following pathways: • Disturbance (from recreational and construction activities); • Air quality; and • Water quality.
AAP5 Conservation and Heritage	A. The Council will seek to strengthen the character and local identity of Tottenham by sustaining and enhancing heritage assets, their setting and the wider historic environment. Proposals for new development will be required to:	No HRA implications. This relates to conservation and heritage.

Policy	Description	HRA Implications (Screening)
	a. Reflect relevant character appraisals and management plans for the area; b. Identify and positively respond to the distinctive character and significance of heritage assets and their settings, whilst balancing the need to sensitively facilitate neighbourhood regeneration and renewal; c. Maximise opportunities for integrating heritage assets within new development and enhance connectivity between them d. Put heritage assets to viable uses consistent with their conservation, including through the adaptive re-use of vacant historic buildings, reinstating street frontages and historic street patterns, wherever possible. e. Reviewing Conservation Area Management Plans where appropriate, including reviewing existing boundaries. 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: a. the nature of the heritage asset prevents all reasonable uses of the site; and 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 c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and d. the harm or loss is outweighed by the benefit of bringing the site back into use. 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. 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.	There are no impact pathways present.
AAP6 Urban Design and Character	A. The significant change planned for Tottenham's Growth Areas provides the opportunity to establish a new urban character for these areas. The Council will prepare Design Code SPDs for each area to ensure	This is a development management policy relating to design and character, including tall buildings. This policy does provide for development of tall buildings in specific locations that have potential to result in impact pathways

Policy	Description	HRA Implications (Screening)
including Tall Buildings	consistency of design across the area, and that a framework for high quality design is achieved. B. In line with DM6, Tottenham Hale and North Tottenham as growth areas, and the area directly adjacent to Seven Sisters Station have been identified as being potentially suitable for the delivery of tall buildings. Further details of these developments will be in accordance with the relevant Site Allocations, and proposals should follow the guidance set out Tall Buildings SPD. C. The appropriate height of development sites within Tottenham will be guided by the principles in Local Plan Policy DM1, and DM6, the reorientation of Tottenham Hale from an urban to a central area, the policy below, and the Site Allocations included in the Neighbourhood Areas Chapter. D. The Council expects the highest density development to be located adjacent to public transport nodes, and in Growth Areas and Areas of Change. At their boundary, development is expected to transition between these areas and the suburban areas of the AAP through appropriate transition/scaling of heights. E. The recommendations of the Urban Characterisation Study will ensure the height of new buildings respond and help to define the surrounding character, whilst optimising opportunities for intensification and regeneration in order to help create legible neighbourhoods. F. Taller buildings will be appropriate along (parts of) Tottenham High Road, Park Lane, Lordship Lane, Northumberland Park, Broad Lane, Lawrence Road, West Green Road, Seven Sisters Road, Monument Way, Ferry Lane, and within existing mid-rise residential areas, responding to the prevailing mid-rise character, and in some cases promoting intensification, increasing heights from low-rise to mid-rise where appropriate. G. Retained suburban areas will be protected from inappropriate development, with taller development only being permitted where it can be demonstrated that the existing character of the area will not be compromised. H. The impact of new development, and particularly tall buildings should be considered against the requirements to protect Local Views as asset out in DM5: Locally significant views and vistas. I. Where proposals fall within 500m of a Special Protection Area/ RAMSAR areas, specific measures should be set out to ensure there is no adverse effect on ecological integrity. Applicants are encouraged to engage with Natural England during pre-application discussions.	linking to Lee Valley SPA and Ramsar site. However, this is overall a positive policy providing protection for internationally designated sites. Point I states: '*Where proposals fall within 500m of a Special Protection Area/ RAMSAR areas, specific measures should be set out to ensure there is no adverse effect on ecological integrity. Applicants are encouraged to engage with Natural England during pre-application discussions.'* In relation to ensuring no likely significant effects result from the Tottenham AAP, this is a positive 'hook' policy.
AAP7	A. The Council will support future improvements in the levels of public	No HRA implications.

Policy	Description	HRA Implications (Screening)
Transport	transport accessibility and capacity across the Tottenham AAP area. The Council expects development proposals to: a. Seek improvements to connectivity and permeability for pedestrians whilst minimising the likelihood of conflicts with vehicular traffic. b. Consider opportunities for improving walking and cycling across the AAP area, which could include the introduction of a wider cycling and walking network; and c. Promote where appropriate, traffic calming, pedestrian accessibility enhancements, road safety measures and cycle facilities such as on street cycle parking; B. Developments proposed within 1km of a proposed Crossrail 2 station should show how they meet the requirements of Policy SA1. C. Parking provision will be expected to be delivered in accordance with Policy DM32 of the Development Management DPD; and D. In line with Haringey's Local Plan policies, the London Plan, the Local Implementation Plan [LIP] and the Mayor's Transport Strategy, the Council will work with its partners to promote and support the delivery of key infrastructure proposals to support the regeneration of Tottenham which are set out in the Neighbourhood Area wide section of this AAP. E. The Council will support applications which enhance the transport interchange between Tube, train bus, and pedestrian/cycling modes at Tottenham's transport interchanges. F. Sites required for the construction of Crossrail 2 safeguarding will be protected as necessary. The Department for Transport and TfL should be consulted with regards planning applications on any formalised Crossrail alignment. G. In order to maximise the utility of Seven Sisters station, development which can enhance pedestrian and cycling routes to and from the station will be supported. H. The Council supports the addition of a Cycle Superhighway that passes runs from THFC to the City, and this will be required to be produced in a manner that adds legibility to the urban realm in this area.	This is a positive policy in that it provides to improve public transport links and cycling/ walking network. There are no impact pathways present.
AAP8: Development along Tottenham High Rd	A. Development on Tottenham High Rd will be supported where it is demonstrated to positively enhance the overall character and setting of Tottenham High Rd. B. The High Road has a number of District and Local Centres along its length, and uses within these will be in line with DM42 and DM43. C. Development will be expected to provide active frontages onto the High Rd between designated centres to provide activity along its length. A wide range of non-A1 or C class uses will be supported here. D. Due to the excellent public transport connections, and in order to manage	This is effectively a development management policy relating to Tottenham High Road. It specifically notes that Class C (residential/ HMO/ hotels) will not be supported. This policy supports car-free development and the Cycle Superhighway 1. Tottenham High Road is located more than 1km from the from the Lee Valley SPA and Ramsar site.

Policy	Description	HRA Implications (Screening)
	flow on the High Rd, car-free development will be supported. Developments that help to optimize the benefits of Cycle Superhighway 1, including through the design of the site, and the incorporation of cycle parking facilities, will be supported. E. Development which positively enhances the distinctive character and setting of neighbouring and nearby buildings, and produces improved views along the High Road, including long views from other parts of the High Rd, and from adjacent streets, will be supported. F. Opportunities to create new space for enterprise and commercial uses to the rear properties fronting the High Rd will be permitted. Where a site with a back of High Rd frontage is redeveloped, an employment ground floor use will be sought.	
AAP9: Tottenham Green Grid	A. In areas identified as deficient in access to open space and nature, a high priority will be afforded to opportunities to enhance access through on-site provision or contributions to the implementation of relevant Tottenham Green Grid projects. B. Development proposals for sites adjoining the Green Grid will need to take account of the route and ensure that opportunities are taken to provide new developments which address the route along its built edges. C. The principles included in the Council's Green & Open Spaces Strategy should be adhered to in the creation of the Green Grid.	Whilst this policy provides for new 'Green Grid' routes adjacent Lee Valley SPA and Ramsar site. However, these routes do not pass directly into the SPA and Ramsar site, are located along existing 'Blue Ribbon' routes and are separated from the designated site by the presence of the River lee and the Lee Navigation, and is screened from the designed site by tall vegetation.
AAP10: Meanwhile Uses	The Council will support, through the granting of temporary planning consents, and where appropriate, time-limited Local Development Orders, "meanwhile" uses on allocated development sites which are not expected to come forward in the short term. Such uses will be required to demonstrate how they contribute to the vibrancy of the immediate area and support the delivery of the development outcomes and vision as set out in this Plan.	No HRA implications. This is a development management policy relating to 'meanwhile uses'. There are no impact pathways present.
AAP11: Infrastructure	A. The Council will plan positively to introduce improved facilities in Tottenham which meets the overall needs of the population, including meeting existing deficits, as well as the needs of new developments. B. The Council will actively seek to introduce tertiary employment operators into the Tottenham area to ensure local residents have excellent options to gain skills to access the London jobs market. C. New primary and secondary provision to match growth will be created in the growth areas of Tottenham Hale and North Tottenham. This will principally be at the new Harris Academy on Ashley Rd in Tottenham Hale, and within the Northumberland Park masterplan regeneration area in North Tottenham. D. The council will work with developers and construction companies to create local employment opportunities through:	This is a development management policy relating to infrastructure. This policy identifies the Growth Areas of Tottenham Hale and North Tottenham (including Northumberland Park). Impact pathways present include: • Urbanisation; • Disturbance (from recreational and construction activities); • Air quality; • Water abstraction; and • Water quality.

Policy	Description	HRA Implications (Screening)
	i. Ensuring local labour can access construction jobs ii. Creating apprenticeships iii. Ensuring contributions towards local skills regeneration are gained when employment floorspace is lost on a site.	
SS1: Seven Sisters and West Green Rd District Centre	A. The Council will support planning applications for development within the Seven Sisters and West Green Rd District Centre as indicated in Map X to promote the positive regeneration of the area. B. Development proposals will be resisted where they involved the amalgamation of individual shop units, in order to preserve the historical streetscape rhythm and preserve opportunities for independent traders. C. To retain the viability of the shopping area, the primary retail frontages will be adjusted as follows:- i. The primary frontage will be transferred to secondary shopping frontage between 70 to 126a (even), and 51-95 (odd) West Green Road to support the consolidation and intensification of the town centre uses. D. Active town centre uses including retail, restaurant/café, leisure, commercial or community facilities will be required on all ground floor street frontages; E. Small floor plate units a near the underground station are appropriate to create activity and vibrancy and security; F. The Council will require the retention of the Seven Sisters Market in the area. G. Council will support retention, repair and reinstatement of historic shop fronts and facades including innovative and creative branding opportunities to celebrate the area's independent and multi cultural shops; H. A high quality urban realm will be created around Seven Sisters station. I. Unauthorised and incorrectly implemented planning consents in the centre will be a focus for enforcement action to ensure high quality of design is maintained.	This is a development management policy relating to Seven Sisters and West Green Road District Centres. At their closest these are located more than 700m from Lee Valley SPA and Ramsar site.
SS2: Lawrence Road	Mixed use development with commercial uses at ground floor level and residential above.	No HRA implications. No impact pathways present. NB: See in-combination assessment section.
SS3: Brunel Walk and Turner Avenue	Potential masterplanned housing estate renewal opportunity to improve the quality and utility of the housing stock on the site.	
SS4: Gourley	Comprehensive mixed use redevelopment in accordance with a site wide masterplan providing new employment space and residential use.	

Policy	Description	HRA Implications (Screening)
Triangle		
SS5: Wards Corner	Mixed use development providing town centre uses at ground floor level, including a replacement market, with the potential for residential use above.	
SS6: Apex House & Seacole Court	Mixed use development with town centre uses at ground floor level and residential above.	
TG1: Tottenham Green's Civic Heart	Development which serves to consolidate and improve access to community facilities in the Tottenham Green area will be supported. A. Permissible uses on sites surrounding the Green will include community facilities, and secondary town centre uses such as restaurant and café use. B. Developments will positively enhance the setting of the listed buildings including Holy Trinity Church and that of Tottenham Green as an Open Space, closing street frontages where appropriate; improve footfall and activity along Town Hall Approach Road, and will be of a scale consistent with the existing buildings in the area. C. Tottenham Green itself will be enhanced, with opportunities to use the Green for public events such as markets and fetes supported.	No HRA implications. Whilst this policy defines an area, it does not identify any specific development types that could result in impact pathways linking to internationally deigned sites. It provides for improvement to green space at Tottenham Green, the Holy Trinity Church. Improvements to green space is a positive policy as it encourages people to use local green space amenities, rather than utilizing sensitive internationally designated sites. There are no impact pathways present.
TG2: Tottenham Chances & Nicholson Court	Mixed use development which creates an enhanced community use, with residential infill.	No HRA implications. No impact pathways present. NB: See in-combination assessment section.
TG3: Tottenham Police Station and Reynardson Court	Subject to reprovision of the Police Station locally, conversion of the existing police station to include commercial space for SME and start up businesses. Redevelopment of Reynardson Court, and the car park to the rear, for improved housing stock and improved/enhanced open space.	
BG1: Bruce Grove and Tottenham High Road District Centre	1. The Council will adjust the designated retail frontages to ensure that there is a consolidation of retail uses on Tottenham High Rd; 2. For the Bruce Grove area frontage, uses will be permitted that enable a character area that promotes a cafe and restaurant type environment. 3. An improved public realm to encourage pedestrian activity, this including where possible pavement widening measures; 4. Residential units behind ground floor could be acceptable provided they are carefully designed to allow overlooking on to the public realm without compromising the use of the town centre unit.	This is a development management policy that relates to frontages and character. It aims to improve the public realm. It does provide for residential development, however, no quantum is identified within this policy.

Policy	Description	HRA Implications (Screening)
	5. The Council will enhance this District Centre along the High Road as the principal high street shopping area, reinforcing its historic and diverse character. 6. Opportunities to improve shop fronts including enforcing against unauthorised development which contributes negatively to the overall appearance of the area.	
BG2: Bruce Grove Station	Improvements to Bruce Grove Station and forecourt including creation of new A3 use on Tottenham High Rd, and mixed use employment and residential on Moorefield Rd.	No HRA implications. No impact pathways present. NB: See in-combination assessment section.
BG3: Bruce Grove Snooker Hall and Banqueting Suite	Masterplanned redevelopment including the retention of existing Banqueting Suite building, entrance to the former cinema building, and former public toilets building, with redevelopment of the remainder of the former cinema, and land behind, for town centre uses at ground floor level (fronting Bruce Grove) with residential above and behind.	
BG4: Tottenham Delivery Office	Residential-led development incorporating replacement employment space, and creation of a new public route from Moorefield Road through the site to the southern end of Champa Close to increase permeability within the area and improve access to an improved Bruce Grove wood.	
NT1: Northumberl and Park Station	A. Sites required for the construction of Crossrail 2 safeguarding will be protected as necessary. B. Sites within 400m (a 5 minute walk) of a proposed Crossrail 2 station will be closely scrutinised to ensure the proposed development optimizes the future accessibility provided by the introduction of Crossrail 2. This may include ensuring that a mix of uses and potentially enhanced infrastructure may be required from proposals in this area. C. Sites within 800m (10 minute walk) of Crossrail will be scrutinised for how they can complement the introduction of Crossrail 2. This may include design issues such as provision of routes to and from the station, and consideration of density to include future PTAL increase.	No HRA implications. This policy is regarding safeguarding land for Crossrail 2. It is noted that this policy does imply development, but does not define development. There are no impact pathways present.
NT2: Strategic Industrial Land in North East Tottenham	The Council will support development which: A. Increases job density and therefore helps to meet the employment needs of the borough; B. Enables small firms to start up, and grow, in flexible industrial space; C. Improves the interface of the industrial area and the Lee Valley Regional Park; D. The Council will not encourage warehouse living or residential encroachment in this area.	This is a general development support policy which does not specify a quantum or location (except within the Tottenham area) of development. There are thus no impact pathways present.
NT3:	Comprehensive masterplanned improvement of the area to improve existing,	For most of these sites there are no HRA implications as no impact pathways

Policy	Description	HRA Implications (Screening)
Northumberland Park North	and create new, residential neighbourhoods through the delivery of a major estate regeneration programme that will include the provision of additional high quality housing with an increased range of types, sizes, and tenures, improvements to existing housing stock, new public spaces and new community infrastructure. Town Centre uses will be encouraged on the High Rd and Northumberland Park.	present. NB: See in-combination assessment section. NT3 and NT4 are located within 200m of the SPA and SAC and have HRA implications. Impact pathways present include: • Disturbance (from recreational and construction activities); • Air quality; and • Water quality. .
NT4: Northumberland Park	Comprehensive masterplanned improvement of the area to improve existing, and create new, residential neighbourhoods through the delivery of a major estate regeneration programme that will include the provision of additional high quality housing with an increased range of types, sizes, and tenures, improvements to existing housing stock, new public spaces and new community infrastructure.	
NT5: High Road West	Masterplanned, comprehensive development creating a new residential neighbourhood and a new leisure destination for London. The residential led mix use development will include a new high quality public square and an expanded local shopping centre, as well as an uplift in the amount and quality of open space and improved community infrastructure.	
NT6: North of White Hart Lane	Masterplanned comprehensive residential-led mixed use development with the potential to accommodate community uses, improve accessibility, and enhance the White Hart Lane retail frontage.	
NT7: Tottenham Hotspur Stadium	A. Redevelopment of existing football stadium to increase match day capacity, with the introduction of residential, commercial, education, community, leisure and hotel uses, and improved public realm across the site. B. The Council will support a mix of leisure uses around Tottenham Stadium to ensure it is a destination on match and non-match days; C. Development will contribute to creating a wider commercial and visitor destination for the area; D. Walking and cycling are important modes of transport around the Stadium, and links will be encouraged, particularly between nearby stations at White Hart Lane and Northumberland Park, and the Stadium; E. New health uses will be incorporated into the Stadium	
TH1: District Centre in Tottenham Hale	A. The Council will support planning applications for development within the Tottenham Hale District Centre as indicated in Map X to promote the positive regeneration of Tottenham Hale. B. Comprehensive development will be required to meet the overarching aims of this policy, and principles set out in any future masterplanning	Tottenham Hale District Centre is located approximately 400m from the Lee Valley SPA and Ramsar site, west of the rail line. However, this is effectively a development management policy. It supports retail, leisure, community and residential development.

Policy	Description	HRA Implications (Screening)
	document to provide: a. A substantially improved public realm that unifies the streets and spaces around the former gyratory, improves access to Tottenham Hale Station, and prioritises pedestrian and cyclist circulation and safety; b. A new urban form – consistent with the areas status and accessibility; c. Attractive and functional public spaces located around the gyratory; d. Incorporate permeable surfaces, green space and trees. C. A range of retail, leisure or community facilities on ground floor frontages, with residential or office above; D. Small-scale units and kiosks near the underground station, to create activity and vibrancy and security; E. Uses which are considered appropriate for Tottenham Hale are consistent with National Planning Policy Framework town centre uses.	Impact pathways present include: • Disturbance (from recreational and construction activities); • Air quality; and • Water quality
TH2: Tottenham Hale Station	Creation of a new station interchange, with: A. A station environment which supports excellent and efficient public transport facilities B. New residential and/or commercial development above the station, creating the centre of a new District Centre at Tottenham Hale. C. Enabling over the longer term of sites to be developed for the creating of new rail projects linked to the STAR and/or Crossrail 2 schemes. D. Creation of a new urban square enclosed by activities which help to attract people and increase dwell times, act as a new high quality point of arrival, departure and interchange, , and acts as a focus for Tottenham Hale District Centre E. Links into routes which are easy, safe and pleasant for people to move through, as set out in the District Centre Framework and Streets & Spaces Strategy, Supports east-west and north-south movement	For most of these sites there are no HRA implications as no impact pathways present. NB: See in-combination assessment section. TH8 and TH9 are located within 200m of the SPA and SAC and have HRA implications. Impact pathways present include: • Disturbance (from recreational and construction activities); • Air quality; and • Water quality.
TH3: Tottenham Hale Retail Park	Comprehensive redevelopment to form part of the new Tottenham Hale District Centre along with adjoining sites to the north. New road layout, including a fine graining of the street layout, creating town centre uses at ground and first floor levels, with residential and commercial uses above.	
TH4: Station Square West	Comprehensive redevelopment incorporating new District Centre uses at ground and first floor levels, including a hotel use, with residential and commercial above. Creation of a high quality public realm including the extension of Ashley Rd as the primary route through the site.	
TH5: Station	Comprehensive redevelopment of the southern end of Ashley Road for	

Policy	Description	HRA Implications (Screening)
Square North	ground floor town centre uses with a mix of residential and employment above, forming part of the new District Centre.	
TH6: Ashley Road South Employment Area	Creation of an employment led mixed use quarter north of a new District Centre, creation of a new east-west route linking Down Lane Park and Hale Village, and enhanced Ashley Rd public realm. Residential use will be permitted to cross subsidise improvements to employment stock.	
TH7: Ashley Road North	New residential development complementing the amenity of Down Lane Park, and the extension of Ashley Rd as a pedestrian and cycling connection north through to Park View Rd. Creation of new educational facility.	
TH8: Hale Village	Completion of Hale Village reflecting the current planning permission and masterplan, with a new mixed use tower consisting of town centre uses at ground floor, with residential, and potentially a hotel above.	
TH9: Hale Wharf	Comprehensive redevelopment to provide a mix of uses, with replacement employment, new residential and a leisure destination linked to the Lee Valley Regional Park.	
TH10: Welbourne Centre & Monument Way	Comprehensive redevelopment of the Welbourne Centre for secondary town centre uses (which could include a health centre) at ground floor level, and residential above. Limited new residential development to the south of Chesnut Estate.	
TH11: Fountayne Road	Potential development to increase accessibility and provide increased employment floorspace and warehouse living accommodation.	
TH12: Herbert Road	Potential redevelopment of the sites for commercial-led mixed use development with residential.	
TH13: Constable Crescent	Potential development to increase accessibility, provide increased employment floorspace and warehouse living accommodation.	

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Sustainability Appraisal (SA) of the Haringey Local Plan

Non-technical summary of four SA Reports:

- The Strategic Policies Alterations SA Report
- The Site Allocations DPD SA Report
- The DM Policies DPD SA Report
- The Tottenham AAP SA Report

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1	Nov 2015	Non-technical summary of four reports: 1) The Strategic Policies Partial Review SA Report 2) The Site Allocations DPD SA Report 3) The DM Policies DPD SA Report 4) The Tottenham AAP SA Report	Mark Fessey, Principal Consultant	Steve Smith, Technical Director	Steve Smith, Technical Director

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INTRODUCTION

AECOM (formally URS) is commissioned by London Borough of Haringey ('the Council') to undertake Sustainability Appraisal (SA) in support of four emerging plans:

- The Strategic Policies Alterations (or 'Partial Review');
- The Site Allocations Development Plan Document (DPD);
- The Development Management (DM) Policies DPD; and
- The Tottenham Area Action Plan (AAP).

SA is a mechanism for considering and communicating the likely effects of a draft plan, and alternatives with a view to avoiding and mitigating adverse effects and maximising the positives. SA for each plan is a legal requirement, stemming from the EU Strategic Environmental Assessment (SEA) Directive.

At the current time, draft ('pre-submission') versions of each plan are out for consultation; and each has an 'SA Report' published alongside, with a view to ensuring an informed consultation (and informed plan-making subsequent to the consultation).

This is a Non-technical Summary (NTS) of the SA Reports. It is the intention of that this NTS should act as a 'window' into *all four* SA Reports.

Structure of the SA Reports / this NTS

SA reporting essentially involves answering the following questions in turn:

1. What has plan-making / SA involved up to this point?
   - i.e. in the run-up to preparing the draft plan for consultation.
2. What are the appraisal findings and recommendations at this current stage?
   - i.e. in relation to the draft plan.
3. What are the next steps?

Each of these questions is answered in turn below, for each of the four plans. Firstly though there is a need to set the scene further by answering the question 'What's the scope of the SA?'

What's the scope of the SA?

An important first step in the SA process involves establishing the 'scope', i.e. those sustainability issues and objectives which should be a focus of the SA, and those that should not. In order to establish the scope there is a need to answer a series of questions including:

- What's the sustainability context?
  - Answering this question primarily involves reviewing Government's National Planning Policy Framework, and the London Plan and adopted local policy; however, it is also important to 'cast the net wider' and consider contextual messages promoted by other influential organisations.
- What's the sustainability baseline?
  - Answering this question involves reviewing available data to establish an understanding of the current and likely future state of the environment / socio-economy locally.

The following is a *brief summary* of some of the sustainability baseline issues described within the SA Report, i.e. introduced as falling within the scope of SA.

N.B. The information presented under the heading 'What's the scope of the SA?' is identical within three of the four Interim SA Reports, whilst the information presented on the SA scope within the Tottenham AAP Interim SA Report reflects the need for a focus on Tottenham specific issues.

Social issues

- Overall deprivation in the borough is relatively high, with Haringey ranked as the 4th most deprived borough in London and the 13th most deprived local authority in England. There are particular pockets of deprivation such as in Tottenham Northumberland Park, Wood Green and Hornsey. The eight wards that make up Tottenham, which accommodate almost half of the people living in Haringey, are ranked among the 10 per cent most deprived in England.
- Health inequalities in Haringey are evident; with the most deprived areas in the east of the borough tending to experience the poorest health. Health inequality is most acute in Tottenham, with a nine year gap in life expectancy when compared with the rest of the borough. Also, childhood obesity rates in the borough are higher than the London and England average.
- Affordability of housing is a significant issue in the area. Just over 30% of households live in social housing, which tends to be concentrated in the east of the borough (which is more densely populated than the west). The borough also has notable levels of homelessness, with 3000 people officially in temporary accommodation.
- The borough has a higher proportion of younger people than London as a whole, which will increase pressure for housing and associated infrastructure. Nearly half the population comes from ethnic minority backgrounds. The population in the west of the borough is predominantly 'older' than the east.
- Crime has been steadily declining across Haringey, but some neighbourhoods and groups remain more likely to fall victim to crime than others.
- The percentage of Haringey residents with no qualifications (8.6%) is in-line with the regional average, but in Tottenham Hale 22.45% of residents aged 16 and over have no qualifications.

Economic issues

- When compared with the rest of London, Haringey has levels of economic growth that are below the regional average, a higher rate of unemployment and lower gross weekly pay per capita. The level of employment declined by 7.1% between 2008-10 almost double the London and national averages.
- The total number of economically active in 2011 was 65.5% with 6.1% unemployed. This compares reasonably favourably with London, where 66.5% were economically active in 2011, with 8.4% unemployed. However, Tottenham has some of the highest levels of unemployment in London.
- Haringey's economy is dominated by small businesses. 90% of the businesses employ 10 or less people. There has been a decline in industrial floorspace take-up since the 1990s, the manufacturing base has also been declining, and office space buildings are mainly second hand, older buildings.
- The borough is characterised by its polarised skills base. Around 21% of the borough's working age population has a level 1 or below qualification. Meanwhile, 40% have a level 4 or above qualification.
- Haringey's town centre vacancy rates have increased in recent years, but remain lower than national and regional averages. However, the borough's centres are not performing equally in this respect.

Environmental issues

- The borough has a total of 60 areas designated as Sites of Importance for Nature Conservation (SINCs), which vary in terms of importance/sensitivity. Haringey also has five Local Nature Reserves (LNRs) and waterways also offer a valuable habitat. The Lee Valley Regional Park straddles the eastern boundary of the borough, and is home to European designated sites and is a Site of Special Scientific Interest.
- The boroughs historic assets include 467 listed buildings of Special Architectural or Historic Interest, six Grade I buildings and 434 Grade II buildings, 1150 locally listed Buildings of Merit, 29 Conservation Areas, two Registered Parks and Gardens, 34 Local Historic Green Spaces, three Sites of Industrial Heritage Interest, and 22 Archaeological Priority Areas. Haringey has 16 Listed Buildings and 5 Conservation Areas on English Heritage's Heritage at Risk Register including the Grade II Listed Alexandra Palace. Also, the view of St Paul's Cathedral and the City from Alexandra Palace is identified in the London Plan as a strategically important Viewing Corridor.

- The Lee Valley presents a significant recreational asset, which could serve to link Haringey with developments in East London most notably the Olympic Park. Haringey also has a network of Metropolitan Open Land and Significant Local Open Land. The borough has an overall provision of 1.7 ha of open space per 1,000 of population, although there are some areas of deficiency. The All London Green Grid Framework presents an opportunity for Haringey to enhance inter-borough green corridors.
- The flood risk area (Zones 2 and 3) could potentially affect 5,000 properties. Flood risk is largely present in the east of the borough. According to the Haringey Strategic Flood Risk Assessment (SFRA), surface water runoff is the source of flood risk that potentially has the greatest effect in Haringey, although there is also some risk from reservoir breach. Climate change effects will increase flood risk.
- The borough suffers poor air quality primarily because of traffic congestion, with the whole borough designated as an Air Quality Management Area.
- A headline message of the Haringey Annual Carbon Report is that: Between 2011 and 2012 Haringey's total carbon emissions increased by 6.9%, consistent with London-wide and national trends.
- Haringey's transport links are fairly strong, with many transport connections linking to the centre of London in minutes. Over half of Haringey households do not own a car or van (51.8%) an increase from 46.5% in 2001. This compares to 41.6% of households in London which do not have access to a car. Further investment in transport connectivity through Crossrail 2 will benefit Tottenham and the wider borough.

The SA 'framework'

Drawing on the findings of the context / baseline review, a list of sustainability objectives was identified under 21 'topic' headings. This list of topics, objectives and associated 'appraisal criteria' has been drawn-on as a methodological 'framework' for SA (i.e. for the appraisal of alternatives and the draft plan).

The SA Framework

Topic	SA Objective	Appraisal criteria *Will the policy approach under consideration help to…*
Social		
Crime	Reduce crime, disorder and the fear of crime	• Encourage safety by design? • Reduce levels of crime? • Reduce the fear of crime? • Reduce levels of antisocial behaviour?
Education	Improve levels of educational attainment for all age groups and all sectors of society	• Increase levels of participation and attainment in education for all members of society? • Improve the provision of and access to education and training facilities? • Ensure educational facilities are accessible to residential areas? • Enhance education provision in-step with new housing?
Health	Improve physical and mental health for all and reduce health inequalities	• Improve access to health and social care services? • Prolong life expectancy and improve well-being? • Promote a network of quality, accessible open spaces? • Promote healthy lifestyles? • Provide good quality outdoor sports facilities and sites?

Topic	SA Objective	Appraisal criteria *Will the policy approach under consideration help to…*
Housing	Provide greater choice, quality and diversity of housing across all tenures to meet the needs of residents	• Reduce homelessness? • Increase the availability of affordable housing? • Improve the condition of Local Authority housing stock? • Improve the diversity of the housing stock? • Promote the efficient reuse of existing housing stock whilst minimising the impact on residential amenity and character? • Create balanced communities of different affordable housing types, densities and tenures? • Create integrated, mixed-use tenure developments?
Community Cohesion	Protect and enhance community spirit and cohesion	• Promote a sense of cultural identity, belonging and well-being? • Develop opportunities for community involvement? • Support strong relationships between people from different backgrounds and communities?
Accessibility	Improve access to services and amenities for all groups	• Improve access to cultural and leisure facilities? • Maintain and improve access to essential services (banking, health, education) facilities?
Economic		
Economic Growth	Encourage sustainable economic growth and business development across the borough	• Retain existing local employment and create local employment opportunities? • Diversify employment opportunities? • Meet the needs of different sectors of the economy? • To facilitate new land and business development?
Skills and Training	Develop the skills and training needed to establish and maintain a healthy labour pool	• Improve lifelong learning opportunities and work related training? • Reduce high levels of unemployment and worklessness? • Facilitate development of new and improved training facilities in high unemployment areas?
Economic Inclusion	Encourage economic inclusion	• Improve physical accessibility to local and wider jobs? • Support flexible working patterns? • Encourage new businesses?
Town Centres	Improve the vitality and vibrancy of town centres	• Enhance the environmental quality of the borough's town centres? • Promote the borough's town centres as a place to live, work and visit? • Ensure that the borough's town centres are easily accessible and meet local needs and requirements? • Promote high quality buildings and public realm?
Environmental		
Biodiversity	Protect and enhance biodiversity	• Protect and enhance biodiversity at designated and non-designated sites? • Link and enhance habitats and wildlife corridors? • Provide opportunities for people to access wildlife and diverse open green spaces?

Topic	SA Objective	Appraisal criteria *Will the policy approach under consideration help to…*
Townscape and Cultural Heritage	Protect and enhance the borough's townscape and cultural heritage resources and the wider London townscape	• Promote townscape character and quality? • Preserve or enhance buildings and areas of architectural and historic interest?
Open Space	Protect and enhance the borough's landscape resources	• Promote a network of quality, accessible open spaces? • Address deficiencies in open space provision?
Water Resources	Protect and enhance the quality of water features and resources	• Preserve ground and surface water quality? • Conserve water resources? • Incorporate measures to reduce water consumption?
Soil and Land Quality	Encourage the use of previously developed land	• Encourage the development and remediation of brownfield land? • Promote the efficient and effective use of land whilst minimising environmental impacts?
Flood Risk and Climate Change	Mitigate and adapt to climate change	• Reduce and manage flood risk from all sources? • Encourage the inclusion of SUDS in new development?
Air Quality	Protect and improve air quality	• Manage air quality within the borough? • Encourage businesses to produce travel plans?
Noise	Minimise the impact of the ambient noise environment	• Minimise the impact of the ambient noise environment?
Energy and Carbon	Limit climate change by minimising energy use reducing CO2 emissions	• Minimise the use of energy? • Increase energy efficiency and support affordable warmth initiatives? • Increase the use of renewable energy? • Mitigate against the urban heat island effect? • Ensure type and capacity of infrastructure is known for future development?
Waste Management	Ensure the sustainable use of natural resources	• Reduce the consumption of raw materials (particularly those from finite or unsustainable sources)? • Encourage the re-use of goods? • Reduce the production of waste? • Support the use of sustainable materials and construction methods? • Increase the proportion of waste recycling and composting across all sectors?
Sustainable Transport	Promote the use of sustainable modes of transport	• Improve the amenity and connectivity of walking and cycling routes? • Promote the use of public transport? • Reduce the use of the private car? • Encourage development in growth areas and town centres and reduce commuting?

WHAT HAS PLAN-MAKING / SA INVOLVED UP TO THIS POINT?

An important element of the required SA process involves appraising 'reasonable alternatives' in time to inform development of the draft plan, and then presenting information on reasonable alternatives within the report published alongside the draft plan.

As such, 'Part 1' of each of the four SA Reports presents information on 'reasonable alternatives, with a view to answering the question: *What has plan-making / SA involved up to this point?'*

The approach that has been taken to alternatives appraisal is notably different across the four plans. This reflects the fact that the aims and objectives of the plans are individually distinct (albeit they all share the aim of delivering on the vision and broad strategy set out in Haringey's adopted Strategic Policies, a fact that is also reflected in the approach taken to alternatives appraisal).

Each plan / SA Report is considered in turn below.

The Strategic Policies Partial Review

Part 1 of the SA Report explains how **alternative spatial strategies** – i.e. alternative approaches to distributing the housing quantum assigned to Haringey by the London Plan (2015) - were appraised in the run-up to finalising the plan for publication.

[N.B. The 2015 requirement is 1,502 homes per annum, which equates a level of growth significantly (682 homes per annum) above that which was anticipated when preparing the adopted Strategic Policies.]

The alternatives subjected to appraisal were as follows –

Option 1 - The 2013 spatial strategy in the adopted Strategic Policies document, with updates to selected Growth Areas / Areas of Change, reflecting new evidence on site capacity.

Option 2 - Dispersed growth with each ward taking a roughly equal share of the additional housing (i.e. the additional 682 homes per year) above and beyond the existing spatial strategy.

Option 3 - Town centre and Crossrail 2 focused growth, with the additional housing (i.e. the additional 682 homes per year) focused at hubs in and around all town centres and Crossrail stations.

After explaining 'reasons for selecting the alternatives dealt with', the SA Report presents appraisal findings within a table that comprises 21 rows (one for each of the sustainability 'topics' established through scoping) and three columns (one for each of the alternatives under consideration). For each sustainability topic, the table both A) identifies instances where a particular option would likely lead to 'significant effects' (positive or negative) in terms of sustainability objectives; B) ranks the performance of the alternatives.

The conclusion of alternatives appraisal is as follows –

- Option 1 and 3 perform equally well in terms of a number of objectives. In terms of 'health', 'town centres' and 'sustainable transport' significant positive effects are predicted and there is little to differentiate between the two options. Options 1 and 3 are also anticipated to have significant positive effects in terms of 'accessibility' related objectives, although in this instance the appraisal suggests that Option 1 is preferable.

  Option 1 would also likely lead to significant positive effects in terms of housing and energy/carbon; however, it should be noted that under Option 1 there is the greatest likelihood of worsening flood risk locally, given that housing would be concentrated in flood zone 2. The appraisal also highlights some potential risks around 'community cohesion' under Option 1, and identifies the importance of taking this into account when planning for and implementing development consistent with the plan policies, in Tottenham in particular.

  No significant positive impacts are identified for Option 2 (Dispersal), reflecting the fact that considerable opportunities would be missed through an approach that distributes growth. Significant negative effects are predicted in terms of 'health' and 'accessibility', given the challenges that would likely arise around infrastructure delivery. Significant negative effects are also predicted in terms of townscape / cultural heritage, although there is some uncertainty in this respect.

Part 1 of the Strategic Policies Interim SA Report then concludes with a section explaining the Council's reasons for selecting/developing the preferred approach in-light of alternatives appraisal. The Council recognises that there are a range of likely effects associated with each option, but explains why Option 1 is on balance preferred.

The Council's reasons for selecting the preferred approach are as follow –

- "The preferred approach is to apply the higher growth figures to the spatial strategy established in the adopted Strategic Policies DPD, with updates to selected Areas of Change / Growth Areas, reflecting new evidence on site capacity. This option ensures the spatial strategy for Haringey remains consistent with the approach previously developed through extensive consultation with the local community and other stakeholders, as well as through an iterative process of Sustainability Appraisal. The option is considered to be the most sustainable and deliverable of the alternatives considered, in particular given: the existing distribution of sites across the borough which are capable of accommodating future growth, taking account of development constraints, such as significant open spaces and sites of ecological importance; its capacity to both optimise and facilitate focused provision of infrastructure, services and facilities to support growth; and its conformity with the spatial development strategy for London and alignment with the Council's key regeneration objectives, with a focus on areas of need. Further policies, such as Development Management Policies and Site Allocations, will give effect to the spatial strategy and appropriately address matters raised in the SA (e.g. flood risk) through site specific requirements. The SA finds the preferred approach to perform well against alternatives, with likely significant positive effects across a range of sustainability objectives."

The Site Allocations DPD

Part 1 of the SA Report explains how **three sets of alternatives** were appraised in the run-up to finalising the plan for publication.

Sets of alternatives that have been the focus of appraisal

Issue	Option 1 (the preferred option)	Option 2
Office uses in Wood Green	Reduction in office uses, despite high accessibility (PTAL)	Promotion of office uses prevalent, commensurate with high PTAL
Haringey Warehouse District	Allow a mix of uses including residential	Maintain as employment, reflecting employment designation
Open space	Do not allocate sites for purely open space	Seek to allocate sites for purely open space

After explaining reasons for focusing on these three issues, and reasons for selecting the alternatives dealt with in each instance, the SA Report presents appraisal findings within three tables (see above for a discussion of how the tables are structured).

Conclusions of alternatives appraisal are as follows -

- **Office uses in Wood Green** - Option 1 (Managed reduction in office uses) performs best in terms of a range of sustainability objectives, stemming from the suggestion that this approach will support a targeted approach to regeneration in Wood Green, leading to a diversification of uses and a situation whereby the town centre is vibrant and has a clear role to play sub-regionally. It is not thought that a decision to reduce office space in Wood Green will have negative implications from an economic growth perspective, given that there are a number of other areas locally where demand for offices is high, and the effect of regeneration in Wood Green should be to enhance the image of Haringey in general as a place to do business and invest. The draw-back to Option 1 relates to 'sustainable transport' objectives; however, there are other locations with high PTAL that are set to be a focus of office development.
- **Haringey Warehouse District** - Option 1 (Allow a mix of uses including residential, despite employment designation) is likely to lead to widespread benefits given existing issues around unauthorised warehouse living (not least around poor living environments) and the fact that supporting the creative sector is an important economic objective for Haringey. There are potentially some draw-backs – including those that

relate to the loss of floorspace for traditional industries – but it is anticipated that policy measures can be put in place to mitigate effects.

- **Open space** - There is difficulty in increasing the quantity of public open space in Haringey, which indicates the need to focus primarily on the function, quality, usage and accessibility of existing public open space (Option 1). There is good potential to apply a 'Green Grid' approach to open space access, i.e. provide a strategic interlinked network of green infrastructure and open spaces that connect with town centres, public transport nodes, employment and residential areas. Benefits of a Green Grid approach will be wide-spread, and hence 'significant positive effects' are predicted under a number of topic headings, most notably 'transport' and 'accessibility'.

Part 1 of the Sites DPD SA Report then concludes with a section explaining the Council's reasons for selecting/developing the preferred policy approach – in relation to each of the three plan issues - in-light of alternatives appraisal. The Council recognises that there are pros and cons associated with each of the options that has been the focus of appraisal, but explains that:

- **Office uses in Wood Green** - "The Further Alterations to the London Plan downgraded Wood Green's status as a preferred office location. While the Council is keen to maximise employment opportunities in the borough, and in particular within Wood Green and Tottenham, both the ELR and workspace viability study show that Wood Green faces challenges from cheaper stock outside of London and preferential locations in central London. It is therefore not deliverable approach to plan for significant large-scale office in this area, rather small scale and flexible workspace, or public sector occupants should be sought. Either way, the current stock is not of a high quality, and regeneration is a suitable approach to attracting investment to the centre. In addition, there is a risk that Permitted Development Rights allowing conversion from office to residential uses would threaten a strategic approach reliant on office development."
- **Haringey Warehouse District** - "The Council is committed to addressing the issue of warehouse occupation in parts of the south of the borough. As with non-designated employment sites above, the building stock in these areas is not always suitable for knowledge-based industries. Consultation with commercial agents in the area shows that there is interest from occupants to move to this area, which can be attributed to the improving reputation of the area being brought about by the warehouse occupants. The challenge now lies in harnessing this reputational uplift, and translating it into jobs. Therefore the Council is proposing a policy position that creates masterplan-led development which creates new employment floorspace, while creating spaces that the existing residential community wish to remain in and which would appeal to other potential occupiers."
- **Open space** - "Areas of the borough are deficient in open space. Competing against this are significant jobs and homes targets, which make the allocation of significant new open spaces very challenging. It is therefore the Council's aim that existing network of open spaces should be enhanced, and linkages to them improved, so that the borough's growing population can better access and utilise the existing open space assets within the borough."

The DM Policies DPD

Part 1 of the DM Policies DPD SA Report explains how **13 sets of alternatives** were appraised in the run-up to finalising the plan for publication.

Sets of alternatives that have been the focus of appraisal

Plan topic	Option 1	Option 2
Housing conversions	Establish a restricted conversion area to preserve larger and family homes	Do not establish a restricted conversion area
Housing density and design	Apply London Plan density standards, but allow flexibility in applying these standards, based on local circumstances, to optimise housing delivery	London Plan standards applied with no flexibility for consideration of local or site circumstances
Employment sites (1)	Requirement to maximise employment densities on sites	Less restrictive approach, with no specific steer for higher employment densities

Plan topic	Option 1	Option 2
Employment sites (2)	Allow introduction of non-employment uses (as part of mixed use schemes) in certain designated employment locations, to cross-subsidise and enable new employment development to come forward	Introduction of non-employment uses within designated employment sites, with no further requirement to cross- subsidise new employment development
Town centre uses	Set thresholds for percentage of A1 uses in primary and secondary frontages	No thresholds or different (higher/lower) thresholds for A1 uses
Negative clusters	Proactively restrict negative clusters (e.g. hot food takeaways and betting shops)	No policy - applications assessed against other town centre use policies
Tall buildings	Detailed policy for the siting and design of tall buildings, within identified locations, taking account of site specific circumstances and supported by Haringey's Urban Characterisation study	Less prescriptive constraints on tall buildings; relying on London Plan and Strategic Policies DPD
Views and vistas	Policy to minimise disturbance of identified local views and vistas	Only protect London Plan strategic views
Heritage and conservation	Proactive approach to designated and non-designated assets, with applicants required to demonstrate options for adaptive re-use	Do not apply policy to non-designated heritage assets
Car-free or car-capped developments	Limited or no on-site parking where there is good public transport accessibility and a Controlled Parking Zone is in place or planned	Parking required, in accordance with the London Plan parking standards
Carbon offsetting	Carbon offsetting fund to better enable developers to meet carbon targets	No carbon offsetting (CO_2 reductions must be met on site)
Community infrastructure	Policy to set location requirements for new / extended community facilities	No specific location requirements - accept facilities wherever proposed
Open space provision	Policy to allow for the reconfiguration of open space on site development proposals, where there would be no net loss of open space provision	Do not allow for reconfiguration of open space (maintain existing configuration)

Part 1 of the DM Policies DPD SA Report is structured slightly differently to the equivalent Part within the two Interim SA Reports described above, in that a chapter is assigned to each of the 13 topics that have been a focus of alternatives appraisal.

Within each chapter, after explaining 'outline reasons for selecting the alternatives dealt with', appraisal findings are presented within a table (see above for a discussion of how the table is structured).

Conclusions of alternatives appraisal are as follows -

- **Housing conversions**- A key issue is the need to deliver housing that is designed to meet the requirements of the wider population and provides flexibility and choice. On average, the number of households is expected to increase but reduce in size. There is also expected to be an increase in demand for larger homes for families with two or more children. The conversion of larger homes into smaller flats can contribute to the provision of additional housing and the mix of housing (in areas where there is a monoculture of large houses); however, it can lead to a loss of housing mix in areas where there is a mix of housing types and where there is strong pressure for such conversions and family homes are not protected. The cumulative effect of conversions can also have an adverse impact on the character of existing residential areas in terms of the intensification of use and associated issues. The policy approach under Option 1 would restrict this conversion in particular areas (presumably areas where there is most pressure on the conversion/loss of family homes). This would help retain houses for larger families while still allowing conversions in other areas, helping to sustain and create a mix of housing across the borough and support mixed communities. However it would also restrict smaller dwelling sizes being created. Not setting a conversion restriction (Option 2) may have benefits for efficient use of land and climate change (reduced carbon emissions due to more efficient use of space and improved energy efficiency), but it is unlikely that these effects would be significant.
- **Housing density and design** - Haringey is a densely populated borough (86.2 persons per hectare; well above the London average of 52) and the population is set to increase by 31,234 over the period of 2011 to 2021. This indicates that some high density housing schemes are needed, perhaps going beyond what is recommended in the London Plan. Against this background, Option 1 is seen to perform well in terms of sustainability objectives. As well as benefits in terms housing objectives, targeted high density development in Haringey is supported in terms of 'sustainable transport', 'reducing per capita carbon emissions' and 'increasing accessibility to local jobs'. However, there are risks around access to health care and community infrastructure more generally.
- **Employment sites (1)** - In an area that is constrained in terms of the availability of land for employment development and has high unemployment levels, intensifying the existing offer is an important priority to create more jobs for the growing population and to address historic local unemployment. Against this background, Option 1 is seen to perform well in terms of sustainability objectives, with significant positive effects predicted in terms of economic growth and economic inclusion. A risk is that if/when space for large floorspace uses is needed, there will not be the land available to accommodate these uses, but this is a more minor consideration given the evidence suggesting economic growth locally is considered most likely to come from B1 development.
- **Employment sites (2)** – Requiring mixed use redevelopment of existing employment sites to cross-subsidise an enhancement of the employment offer on the site (Option 1) will be necessary if both housing and employment growth targets are to be achieved. Office development will often come forward alongside residential development, and it should be the case that the two uses can coincide on a site without any problems, and indeed there can be benefits for local residents.
- **Town centre uses** - The town centres in Haringey act as the focus for local convenience shopping and community facilities. Given this role, they will contribute to the vitality local communities, and also help to reduce car dependency. Protecting retail in town centres (Option 1) could help to sustain strong and vital centres in the long term; but on the other hand there are arguments to suggest that setting thresholds for A1 could constrain the success/vitality of town centres (relative to a more permissive approach, Option 2). If there is greater demand for non-A1 uses than some existing A-class uses, then a restrictive policy would act to constrain the vitality of town centres, with knock-on effects. It is difficult to distinguish between the alternatives, given the changing role of town centres in society. However, it is noted that Haringey has commissioned an evidence base study which in essence says that, given the increasing population in Haringey and the likely increase in disposable income, it is likely that more retailing will be needed in the borough.
- **Negative clusters** - Overall, in terms of sustainability objectives, Option 1 is clearly best performing. No draw-backs are highlighted by the appraisal. Restricting negative clusters of hot food takeaways and betting shops would likely lead to significant positive benefits in terms of 'health', given the assumption that there would be reduced consumption of fatty foods. There would also be benefits in terms of reduced crime and antisocial behaviour, improved townscape and improved vitality in town centres.

- **Tall buildings** - Option 1 is best performing in terms of all objectives, other than those relating to 'housing'. Option 1 would restrict tall buildings to particular areas, protecting the borough's townscape and cultural heritage, while still allowing tall buildings in some areas.
- **Views and vistas** - A policy to minimise disturbance to identified local views and vistas in addition to London Plan strategic views (Option 1) will better protect the borough's townscape and cultural heritage resources, as compared to only protecting London Plan strategic views (Option 2). Significant positive effects are predicted in terms of townscape/heritage objectives. However, greater protection of identified local views in addition to Local Plan strategic views could place constraints on housing delivery in some areas.
- **Heritage and conservation** - A policy focus on non-designated assets in addition to designated assets (Option 1) is likely to result in significant positive effects in terms townscape and cultural heritage objectives, and it is not clear that there are any major draw-backs to this approach. There might be some negative implications for housing and economic growth, but (thinking long-term) heritage assets can help enable regeneration and create a sense of place (with positive implications for economy and community objectives).
- **Car-free or car-capped developments** - Option 1 (limited or no on-site parking where there is good public transport accessibility and a Controlled Parking Zone in place or planned) is likely to have greater positive effects in terms of encouraging sustainable transport (significant positive effect), health, air quality and climate change mitigation objectives. With large scale development planned within Haringey, an integrated approach to land use and transport planning that minimises the need to travel and encourages the most sustainable travel choices could have a notable positive effect on reducing transport-related greenhouse gas emissions per capita.
- **Carbon offsetting** - A local carbon offsetting fund (Option 1) could be used to fund local energy solutions such as energy efficient retrofit of local authority housing and decentralised energy development, improving the condition and quality of local authority housing. The impact on housing could be significant if sufficient funds were captured through this mechanism, however national government may rule out such an approach in favour of a national offsetting scheme. Given that housing quality/condition and issues around fuel poverty are important determinants of health, Option 1 could also improve health outcomes and reduce health inequalities.
- **Community infrastructure** - Community Infrastructure assets can help to enable regeneration and create a sense of place and improve people's quality of life. Haringey has existing pockets of deprivation and also areas of deficiency for different types of community infrastructure, as well as new growth in the pipeline that will need supporting infrastructure. Therefore, by locating new and enhanced infrastructure in specific locations, Option 1 is more likely to benefit existing and future residents than Option 2 which could take place anywhere in the borough. No draw-backs to Option 1 have been identified.
- **Open space provision** - Allowing the reconfiguration of open space should enable targeted improvements to be made to the open space resource in those parts of the borough where there are currently deficiencies. It is likely that the quality of open space, in terms of its potential to support recreational activity and other typical open space uses, will improve. This has positive implications in terms of a range of objectives, with significant positive effects predicted in terms of 'health'. It is also the case that targeted enhancements should enable biodiversity (Green Grid) opportunities to be realised, to a significant extent. A policy of enabling reconfiguration does, however, lead to some risks in terms of 'Townscape and Cultural Heritage' given that reconfiguration might well involve a change to the existing character of the open space. More generally, there is the possibility that reconfiguration of numerous open spaces could have unforeseen effects in the long term, and so monitoring will be important.

Each topic chapter then concludes with a section explaining the Council's reasons for selecting/developing the preferred policy approach in-light of alternatives appraisal. The text is not repeated here, for brevity.

The Tottenham AAP

Part 1 of the Tottenham AAP SA Report explains how **5 sets of alternatives** were appraised in the run-up to finalising the plan for publication.

Sets of alternatives that have been the focus of appraisal

Plan topic[1]	Option 1	Option 2
Spatial strategy	Focus at the growth areas of Tottenham Hale and North Tottenham, with some growth also targeted at the 'area of change' of Tottenham High Road and the Seven Sisters Corridor (i.e. the Council's preferred option)	As per (1), but with some additional growth targeted at the northern edge of Tottenham, and commensurately less growth elsewhere
Employment sites	Allow introduction of non-employment uses (as part of mixed use schemes) in certain designated employment locations, to cross-subsidise and enable new employment development to come forward	Introduction of non-employment uses within designated employment sites, with no further requirement to cross- subsidise new employment development
Town centre hierarchy	Retain / reinforce the existing town centre hierarchy, along with designating a new district centre at Tottenham Hale	Retain / reinforce existing town centre hierarchy
Building heights	A locally specific approach to building heights, including tall buildings, in the Tottenham AAP; reflecting a more proactive approach to sensitive clustering of buildings in identified sites or areas (informed by Characterisation Study and Tall Buildings Validation Study)	Apply more borough-wide development management policies for tall buildings (including in Local Plan Strategic Policies and Local Plan DM Policies)
Affordable housing	Seek to meet the borough-wide target of 40% affordable housing provision and apply an affordable housing tenure split at 60% intermediate housing (housing available at prices and rents above those of social rent but below market prices or rents) and 40% social/affordable rented housing (as per the AAP housing policy).	Seek to meet the borough-wide target of 40% affordable housing provision and apply an affordable housing tenure split at 40% intermediate and 60% social/affordable rented (as per the proposed alterations to Strategic Policy SP2 and policy DM13 of the emerging Development Management Policies).

As with the DM DPD SA Report, Part 1 of the Tottenham AAP Interim SA Report is structured so that a chapter is assigned to each of the five topics that have been a focus of alternatives appraisal.

Within each chapter, after explaining 'outline reasons for selecting the alternatives dealt with', appraisal findings are presented within a table (see above for a discussion of how alternatives appraisal tables are structured). For reasons of brevity, conclusions are not presented here.

Each topic chapter then concludes with a section explaining the Council's reasons for selecting/developing the preferred policy approach in-light of alternatives appraisal.

Specifically, the Council state that:

[1] When considering the 'plan topics' that should be the focus of alternatives appraisal, consideration was given to appraising alternative approaches to site allocation (i.e. alternative 'site packages'); however, it was determined that there was no 'reasonable' need to do so. The preferred site package has strong justification, having been developed through a preliminary screening exercise (discussed in the SA Report), and given the need to deliver on the housing and employment targets established through the Further Alterations to the London Plan (FALP) and the broad spatial strategy established by the adopted Strategic Policies and emerging Alterations.

- **Spatial strategy** – "The preferred option promotes a balanced approach to growth and development in Tottenham, in particular, a spatial scope that includes but also extends beyond North Tottenham. This option better reflects the Council's strategic regeneration objectives for the wider area, addressing local character and responding to constraints which might inhibit development of mixed and balanced communities, and taking advantage of key public transport nodes and other existing and future planned infrastructure / investment. In addition, Option 2 would require the de-designation of strategic industrial land, which, as the appraisal indicates, is likely to have significant negative effects on economic sustainability objectives. The preferred option is therefore also better placed to accommodate the quantum of planned future growth without compromising local business and employment opportunities, which are integral to Tottenham's sustainable development. A number of Regulation 18 stage consultation comments expressed concern with provision of employment land, in particular, the loss of businesses and employment opportunities. A new AAP policy NT2 reinforces the spatial strategy and objective to protect SIL in North East Tottenham."
- **Employment sites** – "There is a need to ensure that Tottenham's employment land is maximised for the benefit of the local community and borough. Fully employment led schemes may be difficult to deliver in certain circumstances, given viability considerations. Therefore, an approach which enables the introduction of more viable mixed use development to cross subsidise employment development is preferred. This approach will assist with driving forward regeneration in the area, with multiple benefits for the area. The policy will be delivered through a limited number of site allocations, in order to ensure that employment locations and floorspace are not compromised. The policy will also work in conjunction with the DM Policies DPD."
- **Town centre hierarchy** – "The preferred option is to maintain and reinforce the existing town centre hierarchy, along with the introduction of a new District Centre at Tottenham Hale. This option will help to ensure that the future growth and regeneration of Tottenham Hale is appropriately supported, whilst reinforcing the need to maintain the vitality and viability of Haringey's other existing centres. Existing and future transport improvements will also support the delivery of this alternative. Further, the option better positions Haringey to realise the potential of Tottenham Hale within London's wider town centre network, as reflected in the Further Alterations to the London Plan. The Sustainability Appraisal highlights the significant positive effects of progressing this approach, particularly on the objectives for economic growth, townscape / cultural heritage and sustainable transport."
- **Building heights** – "The preferred approach is for a specific tall building policy for the Tottenham AAP, to be considered via site allocations and an area-specific DM policy, building on relevant adopted and emerging Local Plan policies. This policy option will provide greater level of control over tall buildings in Tottenham, helping to ensure they make a positive contribution to the area by being appropriately situated, in particular, responding to local character and situated in areas with good transport accessibility. The policy will also provide greater certainty for prospective developers about the locations where relevant proposals will be acceptable."
- **Affordable housing** – "The preferred option is for a localised policy which is a variation on the emerging borough-wide policy for affordable housing tenure split. This option will assist in rebalancing the comparatively high levels of social rented accommodation in Tottenham, which equates to more than 60% of the boroughs' total social rented stock. It will ensure the most effective use the funding received to help meet housing needs in Tottenham. Whilst the Sustainability Appraisal has identified potential issues in respect of area change, it is considered that the full suite of Local Plan policies will help to increase the quantum, range and quality of housing in Tottenham to better meet a wide range of housing need. Further, increasing the amount of intermediate housing will meet the needs of those who traditionally may have sought social housing but are eligible for low cost home ownership products, which the Council is seeking to encourage in Tottenham. Finally, Local Plan policies should not result in a net loss of affordable housing floorspace, in line with Strategic Policy SP2 and the emerging DM Policies DPD."

WHAT ARE THE APPRAISAL FINDINGS AT THIS CURRENT STAGE?

'Part 2' within each of the SA Reports answers the question – *What are appraisal findings at this stage?* – by presenting an appraisal of the draft plan as it stands at the current time, i.e. as presented within the pre-submission document.

In each case the appraisal of the draft plan is presented under 21 topic headings, and then a final section presents 'overall conclusions'. The overall conclusions in relation to each plan are presented below.

The Strategic Policies Partial Review

The conclusion of the draft plan appraisal is as follows -

> The proposed Partial Review is likely to lead to significant positive effects on the baseline situation (i.e. a situation that assumes implementation of the existing Strategic Policies – see Box 14.1) in terms of a number of sustainability issues/objectives.
>
> The increased residential development is focused at Growth Areas and Areas of Change outlined in the adopted Strategic Policies DPD. The scale of growth creates an opportunity for investment in infrastructure in the most deprived part of the borough, which should lead to benefits in terms of a number of sustainability objectives.
>
> The spatial approach also seeks to address housing affordability; improve the condition of housing for existing residents; support economic growth ambitions; and reduce the need to travel. The review is also likely to have significant positive effects for town centres across the borough, most notably at Wood Green given the scale of development and its role at the top of Haringey's settlement hierarchy.
>
> No negative effects are predicted, however some uncertainties are highlighted in terms of health, community cohesion, open space and air quality. Some uncertainties exist in relation to estate renewal (through SP2), which should have a positive effect through improving conditions, but which will need to be sensitively managed. It is noted that a number of changes have been made to the policy approach to estates renewal and improvement since February 2015, in response to past SA recommendations and consultation responses.

The Site Allocations DPD

The conclusion of the draft plan appraisal is as follows -

> Significant positive effects are predicted in terms of the majority of the 21 sustainability topics that have provided a framework for the appraisal. In each instance, the appraisal finds that a carefully targeted approach to site specific policy is emerging that recognises the need for individual sites to contribute to wider objectives, whether borough-wide objectives (e.g. around walking/cycling, accessibility and biodiversity) or sub-area specific objectives (notably objectives for Wood Green, Haringey Heartlands and the Haringey Warehouse District).
>
> Under some topic headings, whilst significant positive effects are predicted overall, the appraisal also serves to identify potential draw-backs / risks or the potential for policy to 'go further'. Most notably, with regards to economic growth and economic inclusion, whilst the effect of the plan will be to support economic growth and diversification, there are drawbacks given that some industries will find it increasingly difficult to operate in Haringey. Also:
>
> - Whilst significant positive effects are predicted in terms of 'crime' overall, further opportunities to design-out crime should be explored;
> - Whilst significant positive effects are predicted in terms of 'health' overall, emerging evidence around requirements for health facilities should be taken into account;
> - Whilst significant positive effects are predicted in terms of 'housing' overall, emerging evidence around Gypsy and Traveller accommodation needs should be taken into account;
> - Whilst significant positive effects are predicted in terms of 'townscape and heritage' overall, there will be a need to take careful account of the potential for tall buildings to impact, including through in--combination impacts; and
> - Whilst significant positive effects are predicted in terms of 'flood risk' overall, further consideration might be given to policy measures aimed at avoiding and mitigating risk.
>
> There are no instances of the appraisal concluding significant negative effects for a sustainability topic; however, there are number of instances where it is not possible to conclude significant positive

effects. In several instances it is the case that policy requirements are broad at this stage, in the knowledge that these issues can be sufficiently addressed at the planning application stage and appropriately managed through the Borough-wide DM Policies DPD. Most notably, it is not possible to conclude significant positive effects in terms of 'accessibility' at the current time, given that the Infrastructure Delivery Plan (IDP) update is yet to be finalised and feed into site specific policy requirements around community infrastructure delivery; nor is it possible to conclude predict significant positive effects in terms of 'energy and carbon' as there is still much work to be done in order to ensure that opportunities for delivering decentralised energy networks are realised.

The DM Policies DPD

The conclusion of the draft plan appraisal is as follows –

> The appraisal presented above highlights that the draft plan performs well in terms of many sustainability issues/objectives, with significant positive effects identified as likely in terms of: education, health, housing, community cohesion, economic growth, town centres, biodiversity, townscape and cultural heritage, open space and sustainable transport. There is, however, often a degree of uncertainty around predicted positive effects given the important role that will be played by site allocation policy (which in turn will be influenced by the emerging update to the Infrastructure Delivery Plan, IDP).
>
> No significant negative effects are predicted, although risks associated with some policy approaches. In particular, policy approaches that will drive a considerable shift in the nature of employment land in Haringey potentially have implications for economic inclusion, although it is recognised that the Plan is set in the context of delivering the Borough's strategic employment target. Objectives around 'energy and carbon' and 'open space' are notable in that there is the theoretical potential to do more (in order to meet carbon reduction standards; and reduce open space deficiencies), but it is recognised that in practice there is no potential to set more stringent policy without compromising other objectives, which are a priority locally (i.e. objectives around housing, regeneration and employment growth), and ensuring consistency with national and regional policy.
>
> There were a limited number of recommendations made in the Interim SA Report (2015), where the appraisal highlighted a small number of instances where the plan might potentially reword or elaborate on policy wording for particular sustainability issues, and this report has noted where amendments to the Plan were subsequently made. No specific recommendations remain outstanding.

The Tottenham AAP

The conclusion of the draft plan appraisal is as follows –

> The appraisal presented above highlights that the draft plan performs well in terms of many sustainability issues/objectives, with 'significant' positive effects identified as likely in terms of: health, housing, community cohesion, accessibility, town centres and economic growth.
>
> A potential negative effect (relative to the baseline of 'no plan') is identified on flood risk, though the significance of the effect is uncertain. Flood risk policy in the DM Policies DPD should mitigate this effect to a large extent.
>
> It is also important to point out that, whilst positive effects are generally predicted in terms of socio-economic issues/objectives, some risks are also highlighted. Specifically, there is a risk that development consistent with the proposed plan policies could lead to some disruption to existing communities. There is also a risk that some existing business sectors could be impacted by the policy focus on employment site renewal.
>
> The appraisal has highlights a number of instances where policy approaches or wording in the plan were amended, following on from public consultation responses and findings of the Interim SA report. It is noted that a considerable amount of work has gone into strengthening the policy approach in relation to biodiversity (Green Grid) and townscape / heritage / character. However, it is considered there remain some opportunities to further refine policies in order to minimise the negative and strengthen the overall positive effects of the plan.

WHAT ARE THE NEXT STEPS?

For each of the four plans:

Subsequent to publication of the Pre-submission Plan / SA Report, the main issues raised will be identified and summarised by the Council, who will then consider whether the plan can still be deemed to be 'sound'. Assuming that this is the case, the plan (and the summary of representations received) will be submitted for Examination. At Examination a Government appointed Planning Inspector will consider representations (in addition to the SA Report and other sources of evidence) before determining whether the plan is sound (or requires further modifications).

Once found to be 'sound' the plan will be formally adopted by the Council. At the time of Adoption an 'SA Statement' must be published that sets out (amongst other things) 'the measures decided concerning monitoring'.

Monitoring

At the current time, there is a need only to present 'measures envisaged concerning monitoring'. In-light of appraisal findings (i.e. predicted effects and uncertainties), the SA Reports explain that monitoring efforts might focus on:

- The effect of estate renewal on existing communities / community cohesion
- The shift in employment types within localities
- The mix of affordable housing
- Gypsy and Traveller accommodation needs
- Increase in population within areas of high/low PTAL
- Building heights in the vicinity of heritage assets
- The legibility of historic character
- The way in which schemes seek to contribute to / make use of decentralised energy
- Flood risk mitigation measures implemented
- Use of green spaces and the Lee Valley Regional Park
- The length of the Moselle river that is culverted
- Use of green spaces and the Lee Valley Regional Park
- Green roofs / living walls and other sustainable design measures implemented.

Sustainability Appraisal (SA) of the Strategic Policies Alterations

SA Report

Published alongside the pre-submission version of the plan

November 2015

Revision schedule					
Rev	**Date**	**Details**	**Prepared by**	**Reviewed by**	**Approved by**
1	Nov 2015	SA Report published alongside the pre-submission version of the Strategic Policies Partial Review	Mark Fessey, Principal Consultant	Steve Smith, Technical director	Steve Smith, Technical director

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INTRODUCTION

1 BACKGROUND

1.1.1 AECOM (formally URS) is commissioned by London Borough of Haringey to undertake Sustainability Appraisal (SA) in support of Alterations to the Strategic Policies Development Plan Document (DPD); henceforth 'the Strategic Policies Partial Review'. The purpose of the Strategic Policies DPD – which was adopted in its original form in 2013 - is to set out a long term vision of how Haringey should develop to 2026 and set out the Council's strategy for achieving that vision, with broad locations identified for housing, employment and other uses.

1.1.2 SA is a mechanism for considering and communicating the likely effects of a draft plan, and alternatives, in terms of sustainability issues (including 'equalities' and 'health' issues[1]), with a view to avoiding and mitigating adverse effects and maximising the positives. SA of DPDs is a legal requirement.[2]

2 SA EXPLAINED

2.1.1 It is a requirement that SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive.[3]

2.1.2 In-line with the Regulations, a report (known as **the SA Report**) must be published for consultation alongside the draft plan that essentially 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'.[4] The report must then be taken into account, alongside consultation responses, when finalising the plan.

2.1.3 More specifically, the SA Report must answer the following **three questions**:

1. What has Plan-making / SA involved **up to this point?**
   - Including with regards to consideration of 'reasonable alternatives'.
2. What are the SA findings **at this stage?**
   - i.e. in relation to the draft plan.
3. What happens **next?**
   - What steps will be taken to finalise the plan?
   - What measures are proposed to monitor plan implementation?

2.1.4 **Table 2.1** explains more about the regulatory basis for answering these questions.

2.2 This SA Report

2.2.1 This document is the SA Report for the Strategic Policies Partial Review, and as such each of the three SA questions is answered in turn below, with a 'part' of the report dedicated to each.

2.2.2 Before answering Question 1, however, there is a need to set the scene further within this 'Introduction' by answering two other questions.

[1] As part of this SA process, explicit consideration is being given to 'equalities' and 'health' issues, and as such this SA process can be said to be integrating Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA). More on the SA scope – i.e. the scope of issues that are a focus of SA – is explained in Chapter 4.

[2] Since provision was made through the Planning and Compulsory Purchase Act 2004 it has been understood that Local Planning authorities must carry out a process of Sustainability Appraisal alongside plan-making. The centrality of SA to Local Plan-making is emphasised in the National Planning Policy Framework (2012).

[3] Directive 2001/42/EC

[4] Regulation 12(2)

Table 2.1: Questions answered by this SA Report, in-line with Regulatory[5] requirements

PRIMARY QUESTIONS ANSWERED		IN LINE WITH REGULATIONS… THE SA REPORT MUST INCLUDE…
What has plan-making / SEA involved up to this point? [See **Part 1**, below]		• Outline reasons for selecting the **alternatives** dealt with (and thus an explanation of the 'reasonableness' of the approach) • The likely significant effects associated with **alternatives** • Outline reasons for selecting the preferred approach in-light of **alternatives** assessment / a description of how environmental objectives and considerations are reflected in the draft plan
What are the SEA findings at this current stage? [See **Part 2**, below]		• The likely significant effects associated with **the draft plan** • The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing **the draft plan**
What happens next? [See **Part 3**, below]		• A description of the **monitoring** measures envisaged
OTHER QUESTIONS ANSWERED		IN LINE WITH REGULATIONS… THE SA REPORT MUST INCLUDE…
What's the plan seeking to achieve?		• An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
What's the scope of the SEA?	What's the sustainability 'context'?	• Relevant environmental protection objectives, established at international or national level • Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	What's the sustainability 'baseline'?	• Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan • The environmental characteristics of areas likely to be significantly affected • Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	What are the key issues and objectives that should be a focus?	• Key environmental problems / issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment

N.B. The right-hand column of Table 2.1 does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation. This interpretation is explained in **Appendix I** of this report.

Also, **Appendix II** presents supplementary information (in the form of a checklist) to further explain how/where regulatory requirements are met within this report.

[5] Environmental Assessment of Plans and Programmes Regulations 2004

3 WHAT IS THE PLAN SEEKING TO ACHIEVE?

3.1 Overview

3.1.1 The purpose of the Strategic Policies DPD – once adopted in its revised form – will be to set out the long term vision of how Haringey, and the places within it, should develop by 2026 and sets out the Council's strategy for achieving that vision. In particular, it will identify broad locations for delivering housing and achieving other strategic development needs around employment, retail, leisure, community facilities and other uses.

3.1.2 The Strategic Policies DPD was adopted in its original form in 2013, and at the current time a **Partial Review** is being prepared, with the Council currently consulting on a 'Proposed Alterations' consultation document. The main influences on plan preparation are the National Planning Policy Framework (NPPF), which sets out a suite of national policies that Local Plans must adhere to; the London Plan (2015), which establishes housing and employment targets for Haringey; and the adopted Strategic Policies DPD (2013). The Partial Review is also being developed in-light of the plans of neighbouring authorities (adopted and emerging). This is important given the 'Duty to Cooperate' established by the Localism Act 2011.

3.2 What's the plan not seeking to achieve?

3.2.1 The Strategic Policies Partial Review is necessarily strategic in nature. The aim is not to allocate sites to be developed over the plan period, or to set out detailed development management policies. Detailed issues are omitted from consideration in the knowledge that they can be addressed through the Site Allocations DPD, the Development Management Policies DPD and Area Action Plans (AAPs).

4 WHAT'S THE SCOPE OF THE SA?

4.1 Introduction

4.1.1 The aim here is to introduce the reader to the scope of the SA, i.e. the sustainability issues / objectives that should be a focus of (and provide a broad methodological framework for) SA. Further information on the scope of the SA – i.e. a more detailed review of sustainability issues/objectives as highlighted through a review of the sustainability 'context' and 'baseline' - is presented in within **Appendix III**.

Consultation on the scope

4.1.2 The Regulations require that: *"When deciding on the scope and level of detail of the information that must be included in the [SA] Report, the responsible authority shall consult the consultation bodies [who] by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans"*. In England, the consultation bodies are Natural England, the Environment Agency and English Heritage.[6]

4.1.3 As such, an SA Scoping Report was published for consultation in January 2007. In addition to consulting the statutory consultees, the consultation was widened to include all those organisations and individuals on the Council's consultation database. Subsequent to consultation the SA scope was updated.

4.1.4 Furthermore, SA scoping work was undertaken in 2012 and 2014 in relation to the Development Management Policies DPD and Site Allocations DPD respectively, which is also relevant to the Strategic Policies Partial Review SA.

4.2 Key issues / objectives

4.2.1 The following table presents the sustainability objectives established through SA scoping, i.e. in-light of context/baseline review and consultation. Taken together, these objectives provide a methodological 'framework' for appraisal.

[6] In-line with Article 6(3).of the SEA Directive, these consultation bodies were selected because *'by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans and programmes.'*

Table 4.1: The SA Framework

Topic	SA Objective	Appraisal criteria ***Will the policy approach under consideration help to…***
Social		
Crime	Reduce crime, disorder and the fear of crime	• Encourage safety by design? • Reduce levels of crime? • Reduce the fear of crime? • Reduce levels of antisocial behaviour?
Education	Improve levels of educational attainment for all age groups and all sectors of society	• Increase levels of participation and attainment in education for all members of society? • Improve the provision of and access to education and training facilities? • Ensure educational facilities are accessible to residential areas? • Enhance education provision in-step with new housing?
Health	Improve physical and mental health for all and reduce health inequalities	• Improve access to health and social care services? • Prolong life expectancy and improve well-being? • Promote a network of quality, accessible open spaces? • Promote healthy lifestyles? • Provide good quality outdoor sports facilities and sites?
Housing	Provide greater choice, quality and diversity of housing across all tenures to meet the needs of residents	• Reduce homelessness? • Increase the availability of affordable housing? • Improve the condition of Local Authority housing stock? • Improve the diversity of the housing stock? • Promote the efficient reuse of existing housing stock whilst minimising the impact on residential amenity and character? • Create balanced communities of different affordable housing types, densities and tenures? • Create integrated, mixed-use tenure developments?
Community Cohesion	Protect and enhance community spirit and cohesion	• Promote a sense of cultural identity, belonging and well-being? • Develop opportunities for community involvement? • Support strong relationships between people from different backgrounds and communities?
Accessibility	Improve access to services and amenities for all groups	• Improve access to cultural and leisure facilities? • Maintain and improve access to essential services (banking, health, education) facilities?
Economic		
Economic Growth	Encourage sustainable economic growth and business development across the borough	• Retain existing local employment and create local employment opportunities? • Diversify employment opportunities? • Meet the needs of different sectors of the economy? • To facilitate new land and business development?

Topic	SA Objective	Appraisal criteria *Will the policy approach under consideration help to…*
Skills and Training	Develop the skills and training needed to establish and maintain a healthy labour pool	• Improve lifelong learning opportunities and work related training? • Reduce high levels of unemployment and worklessness? • Facilitate development of new and improved training facilities in high unemployment areas?
Economic Inclusion	Encourage economic inclusion	• Improve physical accessibility to local and London-wide jobs? • Support flexible working patterns? • Encourage new businesses?
Town Centres	Improve the vitality and vibrancy of town centres	• Enhance the environmental quality of the borough's town centres? • Promote the borough's town centres as a place to live, work and visit? • Ensure that the borough's town centres are easily accessible and meet local needs and requirements? • Promote high quality buildings and public realm?
Environmental		
Biodiversity	Protect and enhance biodiversity	• Protect and enhance biodiversity at designated and non-designated sites? • Link and enhance habitats and wildlife corridors? • Provide opportunities for people to access wildlife and diverse open green spaces?
Townscape and Cultural Heritage	Protect and enhance the borough's townscape and cultural heritage resources and the wider London townscape	• Promote townscape character and quality? • Preserve or enhance buildings and areas of architectural and historic interest?
Open Space	Protect and enhance the borough's landscape resources	• Promote a network of quality, accessible open spaces? • Address deficiencies in open space provision?
Water Resources	Protect and enhance the quality of water features and resources	• Preserve ground and surface water quality? • Conserve water resources? • Incorporate measures to reduce water consumption?
Soil and Land Quality	Encourage the use of previously developed land	• Encourage the development and remediation of brownfield land? • Promote the efficient and effective use of land whilst minimising environmental impacts?
Flood Risk and Climate Change	Mitigate and adapt to climate change	• Reduce and manage flood risk from all sources? • Encourage the inclusion of SUDS in new development?
Air Quality	Protect and improve air quality	• Manage air quality within the borough? • Encourage businesses to produce travel plans?
Noise	Minimise the impact of the ambient noise environment	• Minimise the impact of the ambient noise environment?

Topic	SA Objective	Appraisal criteria *Will the policy approach under consideration help to…*
Energy and Carbon	Limit climate change by minimising energy use reducing CO2 emissions	• Minimise the use of energy? • Increase energy efficiency and support affordable warmth initiatives? • Increase the use of renewable energy? • Mitigate against the urban heat island effect? • Ensure type and capacity of infrastructure is known for future development?
Waste Management	Ensure the sustainable use of natural resources	• Reduce the consumption of raw materials (particularly those from finite or unsustainable sources)? • Encourage the re-use of goods? • Reduce the production of waste? • Support the use of sustainable materials and construction methods? • Increase the proportion of waste recycling and composting across all sectors?
Sustainable Transport	Promote the use of sustainable modes of transport	• Improve the amenity and connectivity of walking and cycling routes? • Promote the use of public transport? • Reduce the use of the private car? • Encourage development in growth areas and town centres and reduce commuting?

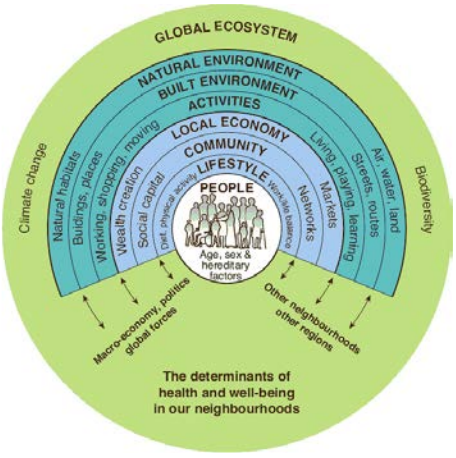
4.3 A note on 'equalities' and 'health' considerations

4.3.1 Equality and health considerations were a focus of SA scoping work. As such, it is the case that equalities and health issues are fully reflected in the SA scope, and hence the SA process 'integrates' Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA). **Appendix IV** signposts to areas within this report where EqIA and HIA has 'fed-in'.

Box 4.1: EqIA and HIA

The Council has a duty to give "due regard" to promoting equality of opportunity for all protected groups when making policy decisions; and publish information showing how they are complying with this duty. 'Protected groups' are those with the following characteristics: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

With regards to **HIA**, the NPPF requires planners to promote healthy communities and use evidence to assess health and wellbeing needs; and additionally, the GLA and the Mayor are required to 'have regard to health' in preparing strategies at the London-scale. It is important to understand that HIA is to a large extent about giving consideration to the wider *determinants of health*, including those related to the quality of the natural and built environment, people's daily activities and lifestyles, and local communities and the economy.



Determinants of health and wellbeing in our neighbourhoods, from Barton & Grant (2006)

PART 1: WHAT HAS PLAN-MAKING / SA INVOLVED UP TO THIS POINT?

5 INTRODUCTION (TO PART 1)

5.1.1 This 'Part' of the report explains how SA has informed and helped to shape development of the Strategic Policies Partial Review. It is here that information is presented on the appraisal of **'reasonable alternatives'**.

5.1.2 Specifically, this chapter is structured as follows:

Chapter 6 - Introduces the alternatives that have been a focus of appraisal (with a view to demonstrating the 'reasonableness' of the approach taken)

Chapter 7 - Presents appraisal findings in relation to reasonable alternatives

Chapter 8 - Explains the Council's reasons for selecting the preferred approach – as set out in the proposed submission plan - in-light of alternatives appraisal.

5.1.3 Providing information on reasonable alternatives, and explaining how consideration of reasonable alternatives has fed into plan-making, is important from an SEA Regulations compliance perspective.[7]

Aside from alternatives appraisal, how else has SA influenced plan-making?

5.1.4 In addition to alternatives appraisal, development of the draft (pre-submission) plan has also been influenced by appraisal of a working draft version of the plan (specifically, appraisal of the preferred approach as presented within the 'Proposed Alterations' consultation document of February 2015). The influence of SA work from that stage is not explained here (in 'Part 1'), but rather is explained in 'Part 2' below, which deals with the appraisal of the draft plan as it currently stands.

[7] In-line with the SEA Directive / Regulations the SA Report must present an appraisal of the draft plan and 'reasonable alternatives' as well as 'outline reasons for selecting the alternatives dealt with'.

6 REASONS FOR SELECTING THE ALTERNATIVES DEALT WITH

6.1 Introduction

6.1.1 The aim of this chapter is to explain the set of alternatives that has been a focus of appraisal, with a view to demonstrating the 'reasonableness' of the approach taken.

6.2 Background

6.2.1 The Partial Review of the adopted Strategic Policies DPD is being developed in response to a number of changes in the overarching planning framework, including at the national and regional level, which affect planning locally. These changes include:

- The 2011 Census, which set out higher than previously projected population growth figures for London, prompting the Mayor of London to prepare and subsequently adopt the Further Alterations to the London Plan (FALP) that significantly increased Haringey's -
  - housing target - from 820 to 1,502 homes per annum (an 83% increase); and
  - employment target - 22,000 additional jobs 2011-2036 (a 30% increase).
- Changes to permitted development rights, which give greater scope for the permitted change of use of offices and shops to go to residential development, as well as provision for larger residential extensions.
- The introduction of both a Mayoral and Haringey Community Infrastructure Levy (CIL), which changed the way in which new development contributed financially or in kind towards the provision of strategic and local infrastructure required to support communities.
- The preparation of further key local evidence base studies, including an Open Spaces study, an Urban Characterisation Study, and a Strategic Housing Market Assessment, as well as updates to existing studies on employment land, development viability and housing land availability (through the London-wide SHLAA). These new and updated studies inform understanding of site development capacities, the local economy and demands for various land uses.
- The new Housing Zone designation applied to Tottenham, which will see significant public and private investment committed to the area to unlock its development potential and accelerate housing delivery, prompting the Council to consider integration with its comprehensive regeneration framework for the area and a dedicated Area Action Plan.
  - The Tottenham Housing Zone was designated on the basis that: *"This area of Haringey is one of the capital's big growth opportunities. Ambitious regeneration plans supported by a Housing Zone will see 10,000 new homes built and 5,000 new jobs created by 2025. The Zone will offer opportunities to build almost 2,000 new homes around and on top of a redeveloped Tottenham Hale station and open up the Lee Valley Regional Park with two new bridges."*[8]

6.2.2 In light of these changes, there is a need to:

- Make a range of factual updates to the Strategic Policies, with a view to bringing the DPD up to date and ensuring consistency with the current national and regional planning position; and
- Establish how best to deal with significantly increased housing and employment targets for Haringey.

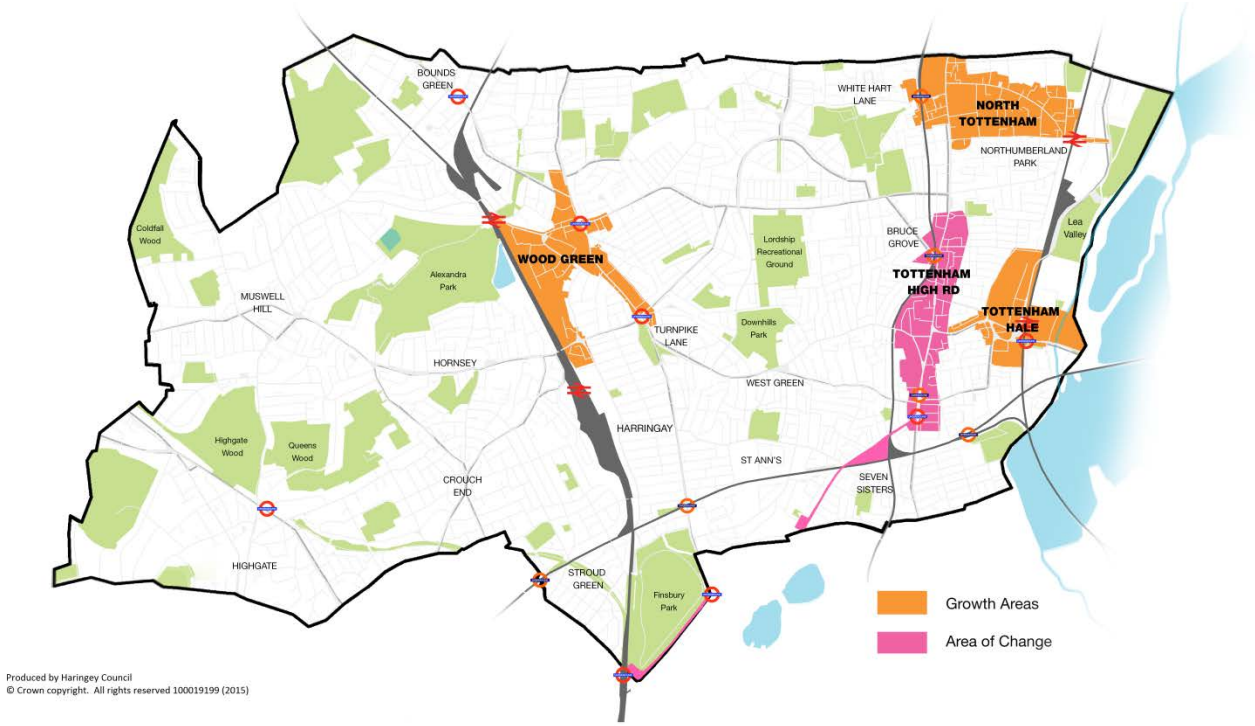
6.2.3 It is the second matter that ('reasonably') must be the focus of alternatives appraisal.

[8] See https://www.london.gov.uk/media/mayor-press-releases/2015/02/mayor-names-londons-first-housing-zones (accessed 11/15)

6.3 Identifying alternatives

6.3.1 The default approach is to apply the higher growth figure (1,502 homes per annum) to a the spatial strategy established in the adopted Strategic Policies, with minor updates to selected Growth Areas / Areas of Change to reflect new evidence on site capacity. This spatial strategy is depicted in **Figure 6.1**.

Figure 6.1: The 2013 spatial strategy, updated to reflect new evidence on site capacity



6.3.2 Through discussions with the Council two other options were established, so that the reasonable alternatives are as follows –

Option 1 - The 2013 spatial strategy in the adopted Strategic Policies document, with updates to selected Growth Areas / Areas of Change, reflecting new evidence on site capacity (see **Figure 6.1** above).

Option 2 - **Dispersed growth** with each ward taking a roughly equal share of the additional housing (i.e. the additional 682 homes per year) above and beyond the existing spatial strategy.

Option 3 - **Town centre and Crossrail 2 focused growth**, with the additional housing (i.e. the additional 682 homes per year) focused at hubs in and around all town centres and Crossrail stations.

6.3.3 These alternatives were previously a focus of appraisal and consultation in February 2015. No other spatial distribution options were suggested through the February 2015 consultation (although numerous comments were received with respect to the preferred strategy).

What about alternative growth quanta?

6.3.4 A large number of Regulation 18 stage consultation comments were received on the uplift in housing growth that needs to be managed within the borough as a result of the updated London Plan (2015). Those representing the development industry and landowners, as well as the statutory bodies, welcomed the fact that the Council had chosen to undertake a partial review of its Strategic Policies DPD to take account of the new strategic housing requirement. Conversely, a number of local residents and resident groups were concerned with the ability of the borough to accommodate and manage growth of this level. Having now been adopted, the borough housing figures in the 2015 London Plan are a key tenet of the regional spatial strategy for the Capital, and Haringey's Local Plan must give effect to this to be considered 'sound'. As there is no scope to reduce the housing figure, it is not considered appropriate to test alternative scenarios in this regard.

Aside from alternatives appraisal, how else has SA influenced plan-making?

6.3.5 In addition to alternatives appraisal, development of the draft (pre-submission) plan has also been influenced by appraisal of a working draft version of the plan (specifically, appraisal of the preferred approach as presented within the draft plan consultation document of February 2015). The influence of SA work from that stage is not explained here (in 'Part 1'), but rather is explained in 'Part 2' below, which deals with the appraisal of the current draft plan.

7 ALTERNATIVES APPRAISAL FINDINGS

7.1 Introduction

7.1.1 The aim of this chapter is to present alternatives appraisal findings in relation to the set of alternatives introduced above (in Chapter 6).

7.2 Methodology

7.2.1 For each of the options, the assessment identifies / evaluates 'likely significant effects' on the baseline, drawing on the sustainability topics / objectives identified through scoping as a methodological framework.

7.2.2 **Red shading** is used to indicate significant negative effects, whilst **green shading** is used to indicate significant positive effects. Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the scenarios. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario). In light of this, there is a need to make considerable assumptions regarding how the scenarios will be implemented 'on the ground' and what the effect on particular receptors will be. Where there is a need to rely on assumptions, this is made explicit in the appraisal text (although this can create tensions with the desire to ensure conciseness / accessibility).

7.2.3 In many instances, given reasonable assumptions, it is not possible to predict likely significant effects, but it is possible to comment on the relative merits of the alternatives in more general terms and to indicate a **rank of preference**. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible make a distinction in terms of 'significant effects'.

7.2.4 Effects are predicted taking into account the criteria presented within Regulations.[9] So, for example, account is taken of the duration, frequency and reversibility of effects. Cumulative effects are also considered (i.e. where the effects of the plan may combine with the effects of other planned or on-going activity that is outside the control of the Strategic Policies).

7.2.5 Finally, it is important to emphasise that the approach taken strikes a balance between the desire to ensure rigorous and systematic analysis on the one hand, and ensure conciseness / accessibility on the other. Where an issue, or an effect characteristic, is not referenced, the implication is that there is no point to be made that warrants a mention, given the desire to be concise. That is not to say that the issue/characteristic has been entirely overlooked as part of appraisal. Similarly, the 'significance' of effects is only discussed in instances where a clear conclusion can be reached (or there is some uncertainty).

[9] Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

7.3 Appraisal findings

7.3.1 Detailed alternatives appraisal findings are presented within **Table 7.1**, with summary findings then presented in **Table 7.2**.

7.3.2 The appraisal methodology is explained above, but to reiterate: For each topic / row, the performance of each scenario is categorised in terms of 'significant effects (using **red / green**) and also **ranked** in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

N.B. Appraisal findings are largely unchanged from the February 2015 Interim SA Report.

Table 7.1: Spatial strategy alternatives appraisal findings

Topic	Discussion	Option 1 2013 strategy updated	Option 2 Disperse	Option 3 All TC and Crossrail
Crime	Compared to other London boroughs, crime levels in some areas are high in Haringey with residents concerned about safety, gang activity and high crime rates. Northumberland Park is considered particularly vulnerable for crime. As all three options involve significant regeneration of Northumberland Park all are considered likely to have similarly positive effects on crime. However, effects are not considered likely to be significant given the limited extent to which the planning system can influence crime and anti-social behaviour.	=		
Education	Educational attainment in Haringey is improving, but it remains below London levels. In general, children and young people who live in the more deprived areas of Haringey tend to have a lower level of achievement than those that are from more affluent backgrounds. It is clear that the high level of housing growth being planned for the borough will require new and improved provision of educational facilities. Options 1 and 3 should better ensure high quality educational facilities are accessible to residential areas (including deprived areas in the east of the borough). This is on the basis that housing growth would be more spatially focused, thus facilitating the provision of educational facilities in these growth areas (supported by the pooling of s106/CIL contributions from these residential developments). In contrast Option 2 would spread housing development and thus educational demand more widely; it is assumed this demand would be more difficult to meet cost effectively as it would require additional capacity in a large number of spatially distributed schools (some of which may have limited scope for expansion). The significance of the effects on this objective are uncertain as access to educational facilities will depend on many other factors (e.g. availability of funding for educational facilities and timely provision of additional capacity to ensure that educational access is not actually reduced due to a lack of capacity as housing numbers and thus demand grow).	1	2	1

Topic	Discussion	Option 1 2013 strategy updated	Option 2 Disperse	Option 3 All TC and Crossrail
Health	Health inequalities in Haringey are marked; the most deprived areas in the east of the borough tend to experience the poorest health with a nine year gap in life expectancy for Tottenham compared with the rest of the Borough. Improving health and addressing health inequalities requires a targeted approach to addressing the wider determinants of health (e.g. access to green space and healthy food, air quality, housing, employment) as well as improved access to health services. All options will contribute to improved health and reduced health inequalities to the extent that they improve access to high quality housing, including for the poorest (although the baseline of 'no plan' would also involve this growth given the housing target in the Further Alterations to the London Plan). Option 1 and 3 should better ensure new and improved health facilities are accessible to residential areas (including deprived areas in the east of the borough) because housing growth would be spatially focused, thus facilitating the provision of such facilities in these growth areas (supported by the pooling of s106/CIL funding from these residential developments). In contrast Option 2 would spread housing development and thus health demand more widely, making it harder to address. Given the baseline situation, significant effects are predicted.	1	2	1
Housing	Affordability of housing is a significant issue in the borough. Social rented housing in the east of the borough, with substandard rented housing concentrated in Bruce Grove and Northumberland Park. While all options involve the development of the same quantum of new housing, Option 1 concentrates most new housing in Bruce Grove and Northumberland Park as it applies the higher growth figure to the existing spatial strategy which includes Areas of Change focused on Bruce Grove and Northumberland Park (moreover the proposed review would involve upgrading North Tottenham, which includes Northumberland Park, to a growth area based on new evidence of capacity). Option 1 should therefore support substantial improvement of the quality of housing in these two areas of need (and should also help to address related issues such as overcrowding and poor design and layout). Significant positive effects are predicted. With regards to Option 2, it is appropriate to conclude significant negative effects, as there are major uncertainties around deliverability. In practice there may be insufficient sites in some wards for every ward to take a roughly equal share of the additional housing. In contrast, Option 1 is supported by evidence of site availability and capacity. With regards to Option 3, there are also some risks around deliverability given uncertainties around Crossrail 2 and the sites that will be available for housing.	1	3	2

Topic	Discussion	Option 1 2013 strategy updated	Option 2 Disperse	Option 3 All TC and Crossrail
Community Cohesion	The Tottenham riots of 2011 highlight the need for greater community cohesion in this area in particular. All three options would involve significant housing growth in Tottenham, with Option 1 proposing the most. The aim is for housing growth to stimulate regeneration, with the effect in the medium to long term that stable and cohesive communities develop. However, there are risks as area change could bring some disruption to existing communities. Redevelopment and reprovision, such as with estate renewal, should be undertaken sympathetically and collaboratively with the local community. There is an opportunity for new development to deliver improved community infrastructure as part of regeneration proposals; however effects across all three options are uncertain at this stage.	=		
Accessibility	Access to cultural and leisure facilities and to essential services (banking, health, education) varies between neighbourhoods. If it is assumed that most cultural and leisure facilities and essential services are located in or near town centres then Option 3 would be considered the preferred option as this most concentrates housing in such locations, thereby doing most to improve access. Option 1 also has a significant focus on town centres and high areas of PTAL and is thus ranked a close second; whilst Option 2 would disperse housing most and thus would potentially result in the development of some housing with poor access to cultural and leisure facilities and essential services. As with the discussion above under the 'health' heading, it is appropriate to conclude 'significant' effects, given the issues that exist.	2	3	1
Economic Growth	High and increasing unemployment is perhaps the greatest challenge facing the borough; Tottenham has some of the highest levels of unemployment in London and the UK. All options should, through increasing the number of residents, generate new demand and thus new employment opportunities (although the baseline of 'no plan' would also involve this growth given the housing target in the Further Alterations to the London Plan). It is not considered that the alternatives would have a marked differential impact on this objective. Employment policies will have a much greater and more direct impact on local economic growth.	=		
Skills and Training	The alternatives have little bearing on this topic as they focus on housing delivery rather than skills and training. However it may be possible to secure skills and training benefits for local people through the construction process.	n/a		
Economic Inclusion	Assuming that existing and new jobs are concentrated in town centres and strategic industrial locations, then Options 1 and 3 perform best as new homes would be concentrated to a greater extent in and around these areas. Significant effects are unlikely as other factors - e.g. policies on protection and enhancement of employment uses - are overriding.	1	2	1

Topic	Discussion	Option 1 2013 strategy updated	Option 2 Disperse	Option 3 All TC and Crossrail
Town Centres	Housing under all three options would support the viability and vibrancy of town centres (including at the new Tottenham Hale district centre; assuming core retail and services are not displaced). However, Options 1 and 3 perform best as more homes would be delivered near to town centres. Options 1 and 3 would likely lead to significant positive effects, assuming new housing will be of high quality and will contribute to promoting town centres.	1	2	1
Biodiversity	The Lee Valley Regional Park straddles the eastern boundary of Haringey although access is a significant problem. The borough has a total of 60 areas designated as Sites of Importance for Nature Conservation Importance (SINCs), which are spread across the borough. Developing new housing on sites near to SINCs would allow residents to access green spaces and biodiversity; on the other hand it could negatively impact biodiversity through building impacts (e.g. overshadowing of green spaces, light/noise disturbance to wildlife) and/or increased disturbance as a result of increased use of such spaces by a growing local population. The dispersed growth scenario (Option 2) might mean less flexibility to locate housing where it would not negatively impact on biodiversity, but the baseline of 'no plan' would also involve this same level of growth given the housing target in the Further Alterations to the London Plan so the effect is uncertain. Overall there is considered to be insufficient information to judge the relative performance of the alternatives on biodiversity, and there can be no certainty with regards to significant effects.	=		
Townscape and Cultural Heritage	Haringey has significant heritage assets including many Listed Buildings and 29 Conservation Areas which are distributed across the borough. Housing redevelopment can provide opportunities to preserve and enhance heritage assets and their settings (e.g. by re-establishing building lines), and there is the potential to deliver on this objective in the east of the borough. However, the scale of regeneration proposed will need to be carefully managed to ensure that existing assets and conservation areas are treated sensitively. In the west of the borough, which would see increased growth under Option 2, the nature of the townscape within town centres and Conservation Areas means that heritage assets are more sensitive to development, and higher buildings in particular. Option 2 could potentially lead to significant negative effects, although there is uncertainty. Option 3 promotes development at all town centres; and has the potential to have some negative effects in areas under Option 2; but as the scale of development in such areas would likely be less than under Option 2.	1	3	2

Topic	Discussion	Option 1 2013 strategy updated	Option 2 Disperse	Option 3 All TC and Crossrail
Open Space	The Lee Valley Regional Park straddles the eastern boundary of Haringey although access is a significant problem. Haringey also has a number of important green open spaces distributed across the borough from Highgate Woods in the west to Bruce Castle Park in the northeast. Areas deficient in public open space include Northumberland Park, parts of White Hart Lane and parts of Bounds Green ward. The impacts of the alternatives on addressing these deficiency areas is somewhat uncertain (e.g. connectivity to existing open spaces could be enhanced through housing redevelopment and associated wider regeneration in these areas, on the other hand the pressure for housing delivery could further erode open space provision); however, assuming that the existing spaces are well protected and will not be significantly eroded by housing development, it is possible to conclude that the alternatives would have little impact on this objective (recognising that the baseline situation is one whereby housing would come forward in any case, in-line with the London Plan).	n/a		
Water Resources	The significant levels of housing growth proposed will result in increased water demand and potentially also increased risks to ground and surface water quality from development. However the level of housing growth is a given as a result of the revised housing target for Haringey in the Further Alterations to the London Plan. It is not considered that the alternatives would have a marked differential impact.	n/a		
Soil and Land Quality	Development under any option is likely to be on brownfield land as growth areas and change areas are located in existing densely built areas and green space in Haringey covers a small part of the total area and is protected by various designations. All three options are therefore considered likely to result in negligible effects on the land baseline in terms of encouraging the effective use of land through the development of brownfield land.	n/a		
Flood Risk and Climate Change	The main source of flood risk within the borough is the River Lee; there is also some risk from surface water and groundwater flooding. Notably, Tottenham Hale has more than 50% of the ward lying within Flood Zone 2; and parts of the east side of the Northumberland Park growth area lie within Flood Zone 2. It is therefore considered that Option 1 performs worst as it concentrates most housing growth in Tottenham Hale and Northumberland Park. There are not likely to be significant negative effects however, given existing flood risk policy in the NPPF, London Plan and adopted Strategic Policies document. There is good potential to implement mitigation measures (e.g. the emerging DM Policies DPD includes policies on flood risk management and drainage).	**2**	**1**	**1**
Air Quality	The area suffers poor air quality, primarily because of traffic congestion. Improving air quality is a challenge, particularly	n/a		

Topic	Discussion	Option 1 2013 strategy updated	Option 2 Disperse	Option 3 All TC and Crossrail
	along major roads. While some options may concentrate growth more in certain locations than others, whether or not this is positive or negative for overall air quality impacts is unclear. Concentrating growth could concentrate emissions to the air and thus pollutant concentrations; conversely concentrating growth can support improved public transport thus potentially reducing transport emissions per capita. On balance, there is unlikely to be an effect on the baseline (which would involve housing growth in-line with the London Plan) under any option.			
Noise	There is little baseline data available to inform the appraisal, however anecdotal evidence suggests concentrations of noise exist along transport corridors. While some options may concentrate growth more in certain locations than others, there is no potential to suggest that any option would involve concentrating growth at noisier locations.	n/a		
Energy and Carbon	Haringey is planning to develop decentralised energy networks to supply energy efficiently to buildings in Tottenham Hale and Northumberland Park, the latter connecting to an energy centre in the new Meridian Water development in Enfield (decentralised energy 'connection zones' are identified in the Development Management Policies document). As Option 1 involves the highest levels of development in these areas it was considered that it would benefit most from these decentralised energy networks in terms of securing a low carbon source of heat for new and existing buildings and potentially helping to reduce carbon emissions per capita. Option 3 was considered the next best performing against this objective as concentrating development in town centres and close to Crossrail stations should help to create heat demand clusters thereby facilitating the development of new decentralised heat networks. The more evenly distributed growth in Option 2 would be least amenable to supporting development of decentralised energy networks. Carbon savings from measures such as renewable energy generation on new homes (the opportunities for which are assumed to be the same for all options) and decentralised energy may be cancelled out by the substantial increase in population being planned for, possibly resulting in a net increase in energy and carbon emissions over the plan period, however it must be born in mind that the baseline of 'no plan' would involve similar levels of growth given the housing target in the Further Alterations to the London Plan. Wider factors will also have a significant bearing on net emissions, such as tightening of the energy efficiency standards for new homes (in the Building Regulations), however these changes will apply equally to all three options and the baseline scenario.	1	3	2

Topic	Discussion	Option 1 2013 strategy updated	Option 2 Disperse	Option 3 All TC and Crossrail
Waste Management	Haringey Council is working with North London partners to progress the North London Waste Plan. This plan will identify locations suitable for waste management facilities to meet London Plan apportionment targets. Haringey as a whole achieves good recycling rates. There are two reuse and recycling centres and these accept an increasing range of materials and items for reuse or recycling. Other waste, if suitable, is sent for incineration at Edmonton Waste Incinerator, which also generates electricity for the borough. It is judged that the alternatives would have little differential impact on waste generation and management relative to each other (therefore all are rated equally) and relative to the baseline of 'no plan' (as this would involve similar levels of growth given the housing target in the FALP). Strategic Policies, DM policies and emerging North London Waste Plan policies on waste and recycling will have a far greater effect on this objective.	n/a		
Sustainable Transport	Haringey's transport links are fairly strong, with many transport connections linking to the centre of London in minutes; Tottenham Hale provides particularly strong connections with underground and rail links. Further investment in transport connectivity through Crossrail 2 will benefit Tottenham and the wider Borough, delivering a major shift in north Tottenham with high frequency services connecting Northumberland Park (as well as Tottenham Hale and Seven Sisters) with central London and other growing parts of the capital. By concentrating more growth in Tottenham Hale and close to planned Crossrail 2 stations Options 1 and 3 best support access to these existing and emerging public transport links. However this is based on the assumption that the significant growth planned in these areas is sequenced to coincide with the development of enhanced transport links; if large scale development where to occur close to Crossrail stations but in advance of Crossrail being implemented, this could lead to major congestion and constrained access to public transport services. The more focused growth and regeneration proposed in Options 1 and 3 may also better enable the development of improved cycling and walking routes, reducing the need to travel by car or public transport for shorter trips. Significant positive effects are predicted under Options 1 and 3, contingent on Crossrail 2 coming online.	1	2	1

Table 7.2: Spatial strategy alternatives appraisal findings - Summary

Relevant sustainability topics	Option 1 2013 strategy updated	Option 2 Disperse	Option 3 All TC and Crossrail
Crime		=	
Education	1	2	1
Health	1	2	1
Housing	1	3	2
Community Cohesion		=	
Accessibility	2	3	1
Economic Growth		=	
Economic Inclusion	1	2	1
Town Centres	1	2	1
Biodiversity		=	
Townscape and Cultural Heritage	1	3	2
Flood Risk and Climate Change	2	1	1
Energy and Carbon	1	3	2
Sustainable Transport	1	2	1

Option 1 and 3 perform equally well in terms of a number of objectives. In terms of 'health', 'town centres' and 'sustainable transport' significant positive effects are predicted and there is little to differentiate between the two options. Options 1 and 3 are also anticipated to have significant positive effects in terms of 'accessibility' related objectives, although in this instance the appraisal suggests that Option 1 is preferable.

Option 1 would also likely lead to significant positive effects in terms of housing and energy/carbon; however, it should be noted that under Option 1 there is the greatest likelihood of worsening flood risk locally, given that housing would be concentrated in flood zone 2. The appraisal also highlights some potential risks around 'community cohesion' under Option 1, and identifies the importance of taking this into account when planning for and implementing development consistent with the plan policies, in Tottenham in particular.

No significant positive impacts are identified for Option 2 (Dispersal), reflecting the fact that considerable opportunities would be missed through an approach that distributes growth. Significant negative effects are predicted in terms of 'health' and 'accessibility', given the challenges that would likely arise around infrastructure delivery. Significant negative effects are also predicted in terms of townscape / cultural heritage, although there is some uncertainty in this respect.

8 REASONS FOR SELECTING THE PREFERRED APPROACH

8.1 Introduction

8.1.1 The aim of this chapter is to explain the Council's 'outline reasons' for selecting the preferred approach subsequent to and in-light of alternatives appraisal. In other words, the aim is to explain why the preferred (proposed submission) strategy is 'justified', i.e. the most appropriate strategy, when considered against the reasonable alternatives.

8.2 The Council's reasons for selecting the preferred approach

8.2.1 The preferred approach is to apply the higher growth figures to the spatial strategy established in the adopted Strategic Policies DPD, with updates to selected Areas of Change / Growth Areas, reflecting new evidence on site capacity. This option ensures the spatial strategy for Haringey remains consistent with the approach previously developed through extensive consultation with the local community and other stakeholders, as well as through an iterative process of Sustainability Appraisal. The option is considered to be the most sustainable and deliverable of the alternatives considered, in particular given: the existing distribution of sites across the borough which are capable of accommodating future growth, taking account of development constraints, such as significant open spaces and sites of ecological importance; its capacity to both optimise and facilitate focused provision of infrastructure, services and facilities to support growth; and its conformity with the spatial development strategy for London and alignment with the Council's key regeneration objectives, with a focus on areas of need. Further policies, such as Development Management Policies and Site Allocations, will give effect to the spatial strategy and appropriately address matters raised in the SA (e.g. flood risk) through site specific requirements. The SA finds the preferred approach to perform well against alternatives, with likely significant positive effects across a range of sustainability objectives.

PART 2: WHAT ARE THE SA FINDINGS AT THIS STAGE?

9 INTRODUCTION (TO PART 2)

9.1.1 This part of the report presents an appraisal of the Strategic Policies Partial Review as it currently stands, i.e. as presented within the current 'pre-submission' document.

10 APPRAISAL OF THE DRAFT PLAN

10.1.1 This section first presents the appraisal methodology, before going on to present the appraisal of the draft plan under 21 'SA framework' headings. Finally, this section presents appraisal conclusions at the current stage.

10.2 Methodology

10.2.1 The appraisal identifies and evaluates 'likely significant effects' of the preferred approach – i.e. the proposed Partial Review - on the baseline, drawing on the sustainability topics and objectives identified through scoping as a methodological framework. To reiterate, the sustainability topics considered in turn below are as follows:

- Crime
- Education
- Health
- Housing
- Community cohesion
- Accessibility
- Economic growth
- Skills and training
- Economic inclusion
- Town centres
- Biodiversity
- Townscape and cultural heritage
- Open space
- Water resources
- Soil and land quality
- Flood risk and climate change
- Air quality
- Noise
- Energy and carbon
- Waste management
- Sustainable transport

10.2.2 Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the policy approaches under consideration, and limited understanding of the baseline. Given uncertainties there is inevitably a need to make assumptions, e.g. in relation to plan implementation and aspects of the baseline that might be impacted.

10.2.3 Assumptions are made cautiously, and explained within the text. The aim is to strike a balance between comprehensiveness and conciseness/accessibility to the non-specialist. In many instances, given reasonable assumptions, it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) of the draft plan in more general terms.

10.2.4 It is important to note that effects are predicted taking into account the criteria presented within Schedule 1 of the SEA Regulations.[10] So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. Cumulative effects are also considered, i.e. the potential for the draft plan to impact an aspect of the baseline when implemented alongside other plans, programmes and projects. These effect 'characteristics' are described within the appraisal as appropriate.

[10] Environmental Assessment of Plans and Programmes Regulations 2004

10.3 Crime

10.3.1 Crime rates are relatively high across the borough and crime is particularly prevalent in Northumberland Park. Essentially, issues relate to designing development that reduces levels of crime and the fear of crime as well as levels of anti-social behaviour. There is a need to address unemployment in order to tackle rates of acquisitive crime (domestic burglary, theft of a motor vehicle, theft from a motor vehicle and robbery of people or business).

10.3.2 The **2011 Strategic Policies SA Report** did not identify the likelihood of the Strategic Policies leading to significant effects, but did find that SP11 (Design), which proposes "Secured By Design" principles for new developments, SP1 (Managing growth) and SP10 (Town Centres) could indirectly contribute to this SA Objective by including housing in town centre expansion and intensification. Providing housing in town centres could increase natural surveillance, particularly in the evenings, which could deter crime.

10.3.3 The **Partial Review** proposes a significant increase in development in the centre and east of the borough which is where crime rates are the highest in the borough. A higher scale of development, particularly in North Tottenham and Northumberland Park, should have positive effects if delivered in-line with Secured by Design principles (SP11). Furthermore, a greater mix of uses in town centres should encourage activity throughout the day and into the night whilst also encouraging natural surveillance and overlooking of public areas.

10.3.4 Revised policy SP2 (Housing) provides greater support for strategic improvements to estates, or their renewal, which could lead to benefits in more disadvantaged parts of the borough. The housing estate improvement and renewal programme can facilitate physical improvements to estates that are poorly laid out, an issue that continues to hamper efforts to address localised problems of anti-social behaviour (as well efforts to improve access to public transport, and create better and more useable amenity spaces).

10.3.5 The proposed review provides for greater employment opportunities and employment densities to be delivered through the Site Allocations DPD and the Tottenham AAPs; as well as increasing employment in Wood Green. This should help to reduce acquisitive crime in the centre and east of the borough by improving job prospects locally.

10.3.6 SP16 (Community Facilities) requires new development to deliver new or contribute towards the required supporting infrastructure alongside new development. An increased scale of development has the potential to lead to increased provision of such facilities; which should lead to improved access to facilities for young people to engage in leisure activities and community activities. This has the potential to reduce anti-social behaviour by providing additional activities for young people.

10.3.7 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review is likely to be beneficial in terms of reducing crime and the fear of crime; however, significant effects are not predicted. Design of new development and improved local employment prospects are amongst many things that affect crime rates.

10.4 Education

10.4.1 There is a need to increase participation and attainment in education for all, not least by improving access to education and training facilities. School attainment in the area is significantly below the London average, with children and young people who live in the more deprived areas of Haringey (e.g. White Hart Lane, Northumberland Park and Seven Sisters) tending to have a lower level of achievement than those from more affluent backgrounds further to the west. As the population grows more school spaces will need to be created.

10.4.2 The **2011 Strategic Policies SA Report** did not identify the likelihood of the Strategic Policies leading to significant effects, but did find that educational facilities are to be provided under SP16 (Community Infrastructure) and SP9 (Improving skills and training to support access to jobs and community cohesion and inclusion). Also, SP1 (Managing growth) will ensure that new facilities are provided in growth areas; and SP7 (Transport) will have an indirect positive contribution by improving access.

10.4.3 Focusing on the proposed **Partial Review**, an increase in the local population (though SP1) will require a commensurate increase in education facilities to support the additional residents through Policy SP16. A greater number of new and expanded schools would likely improve the quality and accessibility of provision; particularly in areas that have lower educational provision in the east of the borough around Northumberland Park and Seven Sisters.

10.4.4 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review could potentially lead to an increased scale of development and focus on areas of lower educational attainment, which in turn might lead to significant positive effects on the education baseline; however the nature of the effect is largely dependent on the emerging Infrastructure Delivery Plan (IDP), the Tottenham AAP and Site Allocations DPD.

10.5 Health

10.5.1 There is a need to improve access to health services, extend life expectancy and improve wellbeing, including by increasing access to open spaces and sports facilities. High levels of deprivation in the area are linked to health and welling challenges e.g. high rates of obesity. Access to GPs is significantly poorer in the east of the borough than in other parts of Haringey and when combined with the level of planned growth in Tottenham this necessitates a need for development of additional health infrastructure.

10.5.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant positive effects through improved health facilities (SP14) and also noted the potential for positive effects through SP2 (Housing), 11 (Design), 13 (Open Space and Biodiversity), SP14 (Health and Well-being), SP15 (Culture and Leisure) and SP16 (Community Infrastructure).

10.5.3 The increase in development under the proposed **Partial Review** will result in an improvement in quantity and accessibility of GP services through SP16; particularly in the more deprived areas to the centre and east of the borough which is a focus of growth.

10.5.4 Accessibility to open space is an issue with development being delivered in the east of the borough where there is generally worse accessibility to open space (notably at Northumberland Park and Bruce Grove). Overcrowding at open space could be an issue; although these areas will also have improved access to the Lee Valley Regional Park.

10.5.5 The proposed spatial strategy focusses new development at areas within and adjacent to town centres; which should help to increase uptake in active travel (walking and cycling). Also, investment in leisure and community facilities (SP16) should help improve accessibility to opportunities for exercise and also improve mental well-being through increasing the ability to join social gatherings and maintaining social networks; helping to combat isolation and build social capital. These connections should prove particularly beneficial in Haringey where the local population is so transient.

10.5.6 A new commitment to estate renewal and improvement in SP2 has the potential to improve the quality of the dwelling stock in deprived areas; which may help to improve the health of residents; reduce overcrowding and increase life expectancy.

10.5.7 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review is likely to enhance the already significant positive effects of the Strategic Policies. The nature of the effect is, however, dependent on the Infrastructure Delivery Plan (IDP), Tottenham AAP and Site Allocations DPD.

10.6 Housing

10.6.1 There is a need to provide greater choice, quality, quantity and diversity of housing across all tenures to meet the needs of residents. This will involve refurbishing existing stock (many existing homes do not meet required standards of decency) as well as developing new supply. The aim is to create more mixed communities that have a balance of different types of housing which offer quality, affordability and sustainability (Haringey's Housing Strategy 2009-19). Affordability of housing is also a significant issue in the area. Over 60% of all social housing in the borough is located in the Tottenham wards. High levels of homelessness and overcrowding are also significant issues.

10.6.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant positive effects through increased housing development (SP2 and SP10) and also noted that SP2 (Housing) provides for maximising housing provision and providing to meet different housing needs. Furthermore, SP1 (Managing Growth) directs growth, which includes housing, to areas of opportunity and deprived areas (Tottenham Hale, Seven Sisters Corridor and Northumberland Park); and SP10 (Town Centres) seeks to provide housing through town centre expansion and intensification. In combination, these policies will contribute to the achievement of housing objectives in the borough.

10.6.3 The proposed **Partial Review** seeks to deliver a higher quantum of housing in order to meet identified needs in the London Plan; increasing the strategic delivery target from 8,200 to 19,802. This should have a positive effect in comparison to the existing Strategic Policies as it ensures that sufficient housing will be delivered to meet demand; with commensurate benefits in terms of addressing affordability, overcrowding and the condition of the existing dwelling stock.

10.6.4 New housing is focused on the east and centre of the borough where housing affordability and the quality of the existing dwelling stock is at its lowest. Estate renewal and improvement (SP2) and town centre intensification (SP1) has the potential to increase housing delivery in accessible locations where residents are able to access employment opportunities.

10.6.5 Importantly, there is a commitment to ensuring no loss of social housing floorspace through the estate renewal programme, and a commitment to rebalancing the supply of social housing, ensuring that the acute need for family housing is better addressed. This policy approach is largely in-line with a **recommendation** made within the February 2015 Interim SA Report ("*The policy might be strengthened to state that estate renewal schemes should, subject to viability considerations and creating mixed and balanced communities, seek to achieve 'no net loss' in affordable housing"*). Also, it is noted that supporting text now responds to a second **recommendation** from February 2015 *("The Council should ideally develop an approach collaboratively with local residents and stakeholders to help ensure that existing communities are not adversely affected; and that residents have a say in shaping regeneration efforts"*), with supporting text now committing to appointing an independent advisor who can advise residents on rights and options at all stages of the renewal process.

10.6.6 The review is set to alter the policy approach to affordable housing, with the threshold decreased from 50% to 40% on sites over 10 dwellings (based on updated viability evidence). Although the affordable housing threshold has been reduced, the corollary of this is that a greater number of developments are now likely to be viable and deliverable which, when combined with the overall increase in the housing quantum through the proposed review, would lead to a significant increase in the absolute number of affordable housing delivered during the plan period when compared to the existing Strategic Policies.

10.6.7 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review is likely to have a **significant positive effect**. There remain some uncertainties in the appraisal regarding the implications of estate renewal for certain sectors of the community; however, it is recognised that the Council has responded to consultation responses and past appraisal findings, and amended the preferred approach accordingly in order to achieve the best outcomes.

10.7 Community cohesion

10.7.1 There is a need to promote a sense of community belonging and spirit, including by supporting relationships between people from different backgrounds and community groups. Tottenham is one of the most ethnically diverse areas in the country and has a relatively transient population. Over three quarters (78.9%) of the population have a non-White British ethnic group, compared to 55.1% for London. There are some 200 different languages spoken in Tottenham. The Haringey 'Sustainable Community Strategy 2007-2016' sets out an ambition to achieve an open and inclusive Borough, including through the provision of affordable housing, and the construction of mixed and sustainable communities.

10.7.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant positive effects through reduced social exclusion and inequalities, and improved access to services and amenities (SP2, SP10, SP15 and SP16). It also noted that: SP1 (Managing Growth) and SP16 (Community Infrastructure) provide for community facilities; SP15 (Culture and Leisure) promotes cultural venues; SP11 (Design) may help improve community identity; and SP9 (Improving skills and training to support access to jobs and community cohesion and inclusion) may have an indirect effect on community cohesion by providing the skills necessary for local residents to obtain employment.

10.7.3 By significantly increasing the housing quantum in Haringey the proposed **Partial Review** will also require, through SP15 and SP16, greater investment in leisure and community facilities. This will likely help to increase opportunities for exercise and also improve mental well-being through social gatherings and maintaining social networks; helping to combat isolation and build social capital. This has the potential to help create a sense of community where such community infrastructure is delivered; which is a particular issue in Haringey due to the transient population.

10.7.4 Estate renewal and improvement (SP2) has the potential to affect residents in deprived areas in the centre and east of the borough; and potentially minority communities. The process of redevelopment and reprovision needs to be sensitively managed and to this end it is noted the policy wording has been notably strengthened since February 2015, with supporting text now committing to appointing an independent advisor who can advise residents of their rights and options at all stages throughout any given renewal process. There is also a signpost to the Council's Housing Strategy, where options available to existing tenants and leaseholders are outlined.

10.7.5 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review is likely to improve provision of community facilities which will increase the potential for community cohesion, and with regards to estate renewal it is clear that the Council has responded to consultation responses and past appraisal findings, and amended the preferred approach accordingly in order to achieve the best outcomes. It is now possible to predict **significant positive effects**.

10.8 Accessibility

10.8.1 There is a need to improve access to essential services and amenities for all groups, including cultural, health and leisure facilities. Access to GPs is particularly poor in the area and the level of planned growth in the borough means a need for additional infrastructure.

10.8.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant positive effects through improved access to services and amenities (SP1, SP7, SP10, SP13, SP15 and SP16). It also noted that SP1 (Managing Growth) focuses development in Tottenham Hale (Area of Opportunity), Haringey Heartlands (Area of Intensification), Seven Sisters and Wood Green Metropolitan Town Centre, where there are existing services and amenities and where regeneration plans would provide for additional services. Other policies identified as likely to contribute to this SA Objective were: SP13 (Open Space and Biodiversity), which provides for improvements to green spaces; SP16 (Community Infrastructure), which will ensure that community, health and education are provided to meet needs; and SP10 (Town Centres), which should ensure residents have access to services in these centres.

10.8.3 The proposed **Partial Review** (through SP1) will have the effect of increasing the annual housing target from 820 homes over the plan period to 820 homes for the period 2011/12 to 2014/15 and 1,502 homes from 2015/16 to 2025/26; focussing development in accessible town centre locations and areas of high PTAL; and increasing the quantum of supporting infrastructure delivered (SP16). Through focusing on Wood Green, the Seven Sisters Corridor, Tottenham and town centres this is likely to have a proportionately greater benefit than if development were elsewhere. This should help to improve access to town centre facilities and community infrastructure for existing and future residents. Additionally, further town centre services are likely to be more viable due to an increase in the local population; which could increase the accessibility to a variety of services available locally.

10.8.4 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review will likely lead to **significant positive effects**; however it should be noted that the significance of the effect is largely dependent on the content of the Infrastructure Delivery Plan (IDP) and site allocations outlined in the emerging Tottenham AAP and Site Allocations DPD.

10.9 Economic growth

10.9.1 There is a need to secure sustainable economic growth and business development, through increasing and diversifying employment opportunities; meeting the needs of different sectors of the economy and facilitating new land for business development. Compared to the rest of London, Haringey has levels of economic growth that are below average; a higher rate of unemployment and lower gross weekly pay per capita. However, Haringey also has the highest start-up of new businesses in London and the economy is dominated by small businesses with 90% of businesses employing 10 or fewer people. Evidence suggests that employment growth will come primarily from small and medium sized B1 businesses, the creative sector, and retail and leisure opportunities unlocked by the area's regeneration plans.

10.9.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant positive effects in terms of increased investment in regeneration areas (SP1, SP8 and SP10); however negative effects were predicted in terms of loss of employment land (SP8).

10.9.3 The proposed **Partial Review**, through changes to SP1, allows for increased development at town centres, particularly Wood Green, which should lead to positive effects in terms of economic activity. The proposed review also seeks to deliver additional jobs in Haringey Heartlands/Wood Green as part of mixed-use redevelopment. Also, changes to SP8 involve the de-designation of three Locally Significant Industrial Estates (based on the Employment Land Study 2014 and FALP); and adds additional policy protection for non-designated employment sites. This will lead to minor positive effects in terms of retaining existing employment opportunities; but also allow sufficient flexibility to adapt to changing market conditions and industrial/commercial requirements.

10.9.4 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review should help to retain and enhance employment opportunities and economic activity in the borough and update the Strategic Policies in order to capitalise upon changing commercial and industrial requirements in the period since the Strategic Policies were adopted. This is likely to result in a **significant positive effect** in relation to the baseline.

10.10 Skills and training

10.10.1 There is a need to develop the skills and training (included related facilities) needed to reduce unemployment and establish and maintain a healthy labour pool. Proportionately more Haringey employment than the London norm is with small firms often in the form of local retailers; which limits opportunities for employee training and progression within local firms. Evidence from providers active in the area suggest ongoing pressing demand for training in ESOL, literacy, numeracy and ICT, and predicts greater flows of people into employment once these skills barriers are addressed.

10.10.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant positive effects in terms of improved skills among working age residents (SP8, SP9 and SP16). It also noted that: SP9 (Improving skills and training to support access to jobs and community cohesion and inclusion) and SP16 (Community Infrastructure) provide for educational facilities to meet local needs while SP17 (Delivering and Monitoring the Core Strategy) provides for planning obligations which includes training. SP8 (Employment) also provides for training programmes. However, skills development would depend on the appropriateness of programmes and suitability to local residents.

10.10.3 The proposed **Partial Review** seeks to focus growth in the east and centre of the borough where unemployment and skills are lowest. This should increase the accessibility of jobs and help to reduce unemployment; improving the skills of the local population.

10.10.4 The increase in housing development (SP1) will deliver additional community facilities (SP16) which can include skills and training centres. The Infrastructure Delivery Plan and Site Allocations DPD will outline the required infrastructure in due course. Additionally other policies in the DM plan can include requirements for local employment, apprenticeships, work experience and training in order to improve the local skills base.

10.10.5 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review should have little effect. The main policy referenced in the 2011 appraisal (SP9) will remain unchanged. The review is likely to have a minor positive effect through delivering additional infrastructure that can assist in developing skills and qualifications; but it is considered that other planning policies in the DM plan and Site Allocations DPD are likely to have a more significant effect.

10.11 Economic inclusion

10.11.1 There is a need to improve physical accessibility to jobs, support flexible working and encourage new businesses. Tottenham has some of the highest levels of unemployment in London and England, particularly amongst young people; whilst the borough average performs reasonably favourably compared to London. The London Plan highlights the need to tackle persistent poverty and deprivation through a policy framework that helps tackle unemployment and worklessness. In particular, there is a need to ensure Londoners have the education and skills they need.

10.11.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant positive effects in terms of reduced unemployment (SP8). It also noted that other policies including SP8 (Employment), SP9 (Improving skills and training) and SP15 (Community Infrastructure) will provide opportunities for jobs and training which could potentially contribute to this SA Objective.

10.11.3 The proposed **Partial Review** (through SP1) seeks to deliver the additional housing in in areas that have good PTAL; at town centres that have good access to the Underground, buses and future Crossrail 2 stations. This should have the effect of increasing accessibility to employment for new residents in both Haringey and beyond.

10.11.4 Also, through SP8 the Partial Review seeks to add a degree of support for the mixed use redevelopment of buildings within Local Employment Areas designated as 'Regeneration Areas'. This is a necessary response to the ambitious employment growth targets set by the London Plan (2015), and could lead to some implications given that an outcome could be a gradual shift in the nature of jobs available in Haringey (with increased an prevalence of office jobs).

10.11.5 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review reflects a town centre focus, which should also help to encourage new businesses in sustainable locations whilst the approach to employment land in SP8 is flexible to adapt to changing industrial and commercial requirements. However, some uncertainties are noted around the policy support for changes to employment land, which could have implications for economic inclusion.

10.12 Town centres

10.12.1 There is a need to enhance the environmental quality of town centres (including quality of buildings and public realm), ensure they are easily accessible and meet local needs. Wood Green is the largest centre in the borough and is a Metropolitan Centre in the London Plan. Tottenham has three town centres, Tottenham Green, Bruce Grove and High Road West; these line the 3.2km long Tottenham High Road. The economic down turn has stunted the ability of many of Haringey's centres to fulfil their function effectively, with Crouch End and Green Lanes having the highest percentage of vacant town centre floorspace. Wood Green is the best performing of Haringey's town centres, with 3.3% vacant town centre floor space.

10.12.2 The **2011 Strategic Policies SA Report** identified the likelihood of SP10 (Town Centres), which proposes expansion and intensification of town centres, contributing to town centre vitality. In addition, SP1 (Managing Growth) promotes growth in regeneration areas and SP15 (Culture and Leisure) proposes development of cultural quarters in Wood Green and Tottenham, which should contribute to the vitality of town centres.

10.12.3 The increased housing target under the proposed **Partial Review** (through SP1) permits development across the borough which is likely to benefit all town centres; however a significant increase in development at Wood Green over-and-above the existing Strategic Policies should help to increase local spending and the accessibility of the Metropolitan Centre. Additionally, the increased scale of development at all centres (but Wood Green in particular) should facilitate additional investment in the public realm and help to improve the streetscene and image of Haringey's town centres.

10.12.4 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review is likely to result in a **significant positive effect**; however it is noted that existing design policies in SP11 and further policies in the DM DPD will also have an influence.

10.13 Biodiversity

10.13.1 There is a need to protect and enhance priority species and habitats, improve ecological connectivity and enhance access. The Lee Valley Regional Park, designated as a Special Protection Area, straddles the eastern boundary of the borough, although access is an issue. The River Lee Navigation and Pyre's Brook waterways also offer important habitat, as do numerous other Sites of Importance for Nature Conservation (SINCs).

10.13.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant positive effects in terms of improvement in quality and provision of open spaces (SP13); however significant negative effects were predicted in terms of increased pressure on open spaces, biodiversity and habitats (SP1, SP2 and SP3). It also noted that: SP13 (Open Spaces and Biodiversity) safeguards open spaces from development, seeks creation of new open spaces, protects green infrastructure and promotes enhancement to habitats and designated areas; SP11 (Design) promotes green and brown roofs; and SP12 (Conservation) promotes protection and enhancement of historic parks and gardens as well as protection of historic buildings, which could provide habitats for bats, etc. Other policies indirectly contribute to this objective, including: SP1 (Managing Growth), which directs growth to regeneration areas; and SP10 (Town Centres) which promotes intensification of town centres. These policies will reduce pressure to develop in greenfield land, which should indirectly benefit biodiversity.

10.13.3 The proposed **Partial Review** will lead to an increased population in east of borough and hence could have an adverse effect on existing open spaces, and the Lee Valley Regional Park, as an important biodiversity resource. Some parts of the east have poor access to open space and it is difficult to implement new open space as this would require the demolition of some buildings. Intensive use of existing green and open spaces could affect their biodiversity and amenity value and lead to a decline in their quality and integrity; leading to negative effects. It is noted that the Lee Valley is set to benefit from increased accessibility through enhanced east/west connections.

10.13.4 On the plus side, the increased scale of development could fund strategic investment in green infrastructure (including the Green Grid) to help create a resilient network of green corridors, and improve open space. This would lead to positive effects compared to the baseline; particularly when focused in the east of the borough.

10.13.5 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review is not likely to lead to a significant effect. The 2011 appraisal findings still stand.

10.14 Townscape and cultural heritage

10.14.1 There is a need to preserve or where possible enhance buildings and areas of architectural and historic interest. The borough has 29 Conservation Areas which cover a large part of the west of the borough and the entire Tottenham High Road corridor in the east. The borough includes 467 Listed Buildings and 1150 locally listed Buildings of Merit. Haringey has 16 Listed Buildings and 5 Conservation Areas on English Heritage's Heritage at Risk Register including the Grade II Listed Alexandra Palace.

10.14.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant positive effects in terms of improved townscape and public realm (SP11, SP12 and SP14). It also noted that SP11 (Design) and SP12 (Conservation) will lead to benefits.

10.14.3 The proposed **Partial Review**, whilst recognising that growth needs to be distributed across the borough, reflects the constraints for significant development in the west areas, which in addition to offering few strategic redevelopment sites are more sensitive in terms of townscape and heritage considerations. This is a positive; however, there are still set to be some challenges in relation to managing development in other areas where there are heritage assets. Notably, Tottenham High Road has a significant number of Listed and Locally Listed Buildings as well as being a contiguous Conservation Area. Existing policies SP11 and SP12 will apply; however further DM policy will need to be robust and comprehensive in order to ensure that the scale of development proposed is sympathetic to its context and does not harm designated assets or their settings. Without such an approach there is the potential for significant negative effects.

10.14.4 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review leads to uncertain effects. Effects will be to a large extent driven by DM policy, the Tottenham AAP and the Site Allocations DPD, which will allocate sites and seek to put in place suitable development management policies.

10.15 Open space

10.15.1 There is a need to deliver a network of high quality, accessible open spaces. Areas deficient in public open space include Northumberland Park, parts of White Hart Lane and parts of Bounds Green ward. Haringey has a network of open spaces that are relatively fragmented. The All London Green Grid Framework presents an opportunity to enhance inter- and intra-borough green corridors.

10.15.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant positive effects in terms of improved landscape (SP11 and SP13); however significant negative effects were predicted in terms of increased pressure on open spaces (SP1 and SP2). It also noted that: SP13 (Open Spaces and Biodiversity) proposes to safeguard existing spaces from development and promote enhancements to the green infrastructure network; and SP11 (Design) proposes consideration of the setting of development.

10.15.3 The proposed **Partial Review** is unlikely to result in a situation where open space deficiencies can be addressed more fully (i.e. through SP13) given the built up nature of the borough. Significant growth is identified at Northumberland Park and Bruce Grove which are located in areas of deficiency. This, and development in the east of the borough more generally, is likely to exert increased pressure on existing open spaces and the Lee Valley Regional Park; although it is noted that the increased development can help fund and design-in improved accessibility to the Lee Valley Regional Park and to deliver the All London Green Grid.

10.15.4 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review is not likely to lead to significant effects. It is recognised that open space enhancement is a focus of the emerging Development Management Policies DPD and Site Allocations DPDs, although no opportunities are identified for allocating sites purely for the purpose of delivering new open space.

10.16 Water resources

10.16.1 There is a need to preserve water quality (ground and surface) and quantity and ensure the type and capacity of infrastructure is known for future development. The modification of rivers in the area including in-stream structures and culverts has led to loss of habitat diversity. Upstream of its upper confluence with Pymmes Brook the River Lee has been assigned River Quality Objective (RQO) class 2 (good quality) whilst downstream of the lower confluence water quality is RQO 5 (poor quality). Green roofs have the potential to play a significant part in reducing surface water runoff and storing rainwater.

10.16.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant negative effects in terms of in terms of increased water use (SP1 and SP2). It also noted that: SP1 (Managing Growth), SP2 (Housing) and SP10 (Town Centres) will maximise housing provision and as a result, increase water consumption. However, SP5 (Water Management and Flooding) will require developments to decrease the demand for water and improve the water environment and quality. There are also initiatives that Haringey supports to improve the River Lee.

10.16.3 The proposed **Partial Review** (through SP1) will lead to an increased scale of development and further increase net water use; however estate renewal (SP2) and the increased scale of growth incorporating water consumption reduction measures should help to reduce per capita water consumption, which in London is above the national average.

10.16.4 The increased scale of development also provides the opportunity for additional deculverting and river corridor enhancement, particularly in the east of the borough (where the majority of development is focussed). This would likely enhance water quality. A **recommendation** made within the February 2015 Interim SA Report ("It is recommended that policy is strengthened by requiring that development close to waterways helps to protect and where possible enhance water quality…") has not been explicitly addressed through the Strategic Policies Partial Review, but DM policy in respect of water quality has been strengthened.

10.16.5 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review is not likely to lead to significant effects.

10.17 Soil and land quality

10.17.1 There is a need to encourage the effective use of land through the development of brownfield land (including where necessary the remediation of contamination). A variety of industrial land uses have left behind substantial contamination in Haringey which may need to be remediated before development.

10.17.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant positive effects in terms of increased use of previously developed land (SP1, SP2 and SP10). It also noted that: SP10 (Town Centres expansion) is expected to develop previously developed land; and SP1 (Managing Growth) directs development to regeneration areas with underused sites (Haringey Heartlands, Tottenham Hale, Seven Sisters and Wood Green Metropolitan Centre).

10.17.3 The proposed **Partial Review** seeks to increase the amount of previously developed land utilised through requiring additional housing and employment land to deliver the London Plan targets. This increases the potential for contaminated land remediation and is particularly the case at former industrial sites at Haringey Heartlands and in the Lee Valley corridor.

10.17.4 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review is not likely to require a significant number of additional sites to be delivered, given the built-up nature of the borough the plan; more likely an increase in the density on available sites will be required. This is likely to have a negligible or very minor positive effect.

10.18 Flood risk and climate change

10.18.1 There is a need to reduce and manage flood risk from all sources, including through the use of sustainable drainage measures. The main source of fluvial flood risk within the borough is the River Lee, and also from surface water and groundwater flooding. According to the SFRA surface water flooding is the source of flooding likely to have the greatest effect in Haringey. Flood risk is largely present in the east of the borough, with more than 50% of Tottenham Hale ward lying within Flood Zone 2.

10.18.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant negative effects in terms of increased resource use, waste generation and CO2 emissions (SP1 and SP2). Significant positive effects were predicted in terms of the potential to reduce energy use (SP4), deliver flood attenuation (SP5) and implement sustainable design and construction practices (SP11). It also noted that some areas of change are in or near flood risk zones (Tottenham Hale, Northumberland Park) and so the SP1 (Managing Growth) could have a significant adverse impact.

10.18.3 The proposed **Partial Review** (through SP1) seeks to distribute housing at town centres, at transport hubs and along transport corridors. This approach will deliver housing in the most accessible locations and near a large number of facilities, shops and services which should help to reduce the need to travel. It is acknowledged that increased development in the borough is likely to increase net resource use / emissions / waste generation, but the policy approach will have a positive effect in terms of reducing per capita effects.

10.18.4 Flood risk is a significant issue in Tottenham; however increased development in Tottenham will be made safe in-line with the NPPF, London Plan and emerging DM policy so no negative effects are predicted. Additionally the increase in development and application of SuDS techniques increase the number of opportunities for reducing surface water flooding.

10.18.5 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review is likely to lead to minor positive effects.

10.19 Air quality

10.19.1 There is a need to improve local air quality, including through measures to reduce car use such as encouraging businesses to produce green travel plans. The area suffers poor air quality, primarily because of traffic congestion. The whole borough is an Air Quality Management Area, with monitoring sites located at Haringey Town Hall and Priory Park.

10.19.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant negative effects in terms of reduced air quality due to increases in traffic (SP1, SP2 and SP10); however significant positive effects were predicted in terms of reducing the impact of growth by promoting sustainable transport (SP7). It also noted that SP7 (Transport) could have a positive impact on air quality in the long term by reducing car dependency. Also, SP1 (Managing Growth) and SP10 (Town Centres) direct growth to regeneration areas and town centres which should reduce travel and indirectly contribute to air quality objectives.

10.19.3 The proposed **Partial Review**, through increasing the number of residents in the borough, is likely to be increased congestion as a result of the demand for transport. It is considered that by policy focusing growth at sustainable town centre, transport hub and corridor locations and areas with high PTAL and future accessibility to Crossrail 2; the review should help to reduce the need to travel and ensure that air quality is not significantly worsened by new development,

10.19.4 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review could lead to a minor negative effect; however, it is noted that DM policy will set specific criteria for managing air quality, as well as for travel plans in order to reduce the impacts of new development that has the potential to generate significant numbers of movements.

10.20 Noise

10.20.1 There is a need to minimise the impact of the ambient noise environment on quality of life. However, there is no suitable baseline data available in relation to noise issues.

10.20.2 The **2011 Strategic Policies SA Report** did not explicitly consider the potential for the Strategic Policies to result in significant effects in terms of ‘noise’.

10.20.3 The proposed **Partial Review**, through an increase in development in the borough, is likely to increase noise through construction and operation. The majority of development is residential development, which is not considered likely to increase ambient noise levels in comparison to commercial and industrial sites. There are, however, considerations around the plan directing new housing to locations where there could be noise issues associated with nearby employment.

10.20.4 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review is not likely to lead to a significant increase in noise levels, recognising the need to plan in-line with the London Plan and emerging DM policy on noise.

10.21 Energy and carbon

10.21.1 There is a need to increase energy efficiency and support renewable energy. Haringey is planning to develop a decentralised energy network to supply energy efficiently to buildings in the Upper Lee Valley and other areas.

10.21.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant negative effects in terms of the increase in emissions due to the scale of development proposed (SP1, SP2 and SP10); however significant positive effects were predicted in terms of introducing policy to reduce energy use. It also noted that: policies likely to contribute to this SA Objective include: SP4 (Working towards a Low Carbon Haringey), which promotes energy efficiency; and SP11 (Design), which promotes sustainable construction and methods (solar design, natural ventilation and better insulation). Both these policies could help reduce emissions from heating and energy use. In addition, SP7 (Transport), which promotes public transport, walking and cycling, has the potential to reduce car use and consequently, vehicle emissions.

10.21.3 The proposed **Partial Review** (through SP1) will lead to an increase in the local population and a likely increase in movements and emissions; although as stated under the appraisal for Air Quality this is largely offset through the sustainable location of development at town centres, in areas of high PTAL and at future Crossrail 2 locations. The spatial strategy will reduce the need to travel as well as increase the potential to connect to low carbon energy infrastructure and decentralised energy networks through delivering high density development in the east of the borough in locations able to connect to infrastructure in adjacent Central Leeside (in Enfield). Additionally, through redevelopment, including estate renewal (SP2), it should be possible to increase the environmental performance of buildings.

10.21.4 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review is not likely to lead to significant effects. Existing policies SP4 and SP11 will still apply.

10.22 Waste management

10.22.1 There is a need to reduce consumption of raw materials and increase re-use and recycling rates, notwithstanding the fact that Haringey currently achieves good recycling rates.

10.22.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant negative effects in terms of increased resource use, waste generation and CO2 emissions from new development (SP1, SP2 and SP10). It also noted that SP1 (Managing Growth) and SP2 (Housing) are likely to have a cumulative adverse effect through increased demand for resources. However, the Core Strategy addresses these potential impacts through the following policies: SP11 (Design), which promotes sustainable construction; SP4 (Working towards a Low Carbon Haringey), which promotes energy efficiency; and SP5 (Water Management and Flooding), which promotes reduction in water use.

10.22.3 The proposed **Partial Review** (through SP1) will lead to an increase in development compared to the baseline; but existing policies SP6 and SP11 remain extant and should ensure that per capita resource use, waste generation and water use decline; particularly when applied to estate renewal (SP2). The proposed review also looks to confirm that there will be a reduced waste apportionment for Haringey from 237,000 to 182,000 in the North London Waste Plan (NLWP); however site allocations will be a matter for the NLWP. There are currently two reuse and recycling centres, with other waste, if suitable, sent for incineration at Edmonton Waste Incinerator (in neighbouring Enfield), which also generates electricity for the borough.

10.22.4 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review is not likely to lead to significant effects.

10.23 Sustainable transport

10.23.1 There is a need to improve walking and cycling routes, promote the use of public transport and reduce reliance on the private car. Haringey has some of north London's best public transport links; however, cycling currently only forms 2% of all journeys.

10.23.2 The **2011 Strategic Policies SA Report** identified the likelihood of the Strategic Policies leading to significant positive effects in terms of improved public transport, walking and cycling (SP7). It also noted that SP7 (Transport) promotes public transport, cycling and walking. Other policies which could potentially contribute to this Objective are: SP 1 (Managing Growth), which promotes growth in regeneration areas; and SP10 (Town Centres).

10.23.3 The proposed **Partial Review** focuses additional development in sustainable locations in town centres, in areas of high PTAL and at future Crossrail 2 stations. This is likely to reduce the need to travel and support sustainable transport, particularly at Wood Green Metropolitan Centre where the scale of development has particularly increased.

10.23.4 **In conclusion**, considering the proposed Partial Review against a baseline situation that involves implementation of the existing Strategic Policies, the review should ensure that the significant increase in population does not lead to a significant increase in congestion and motorised transport. In addition the focus on mixed-use development and increased employment in Haringey is likely to reduce out-commuting. This is likely to lead to a **significant positive effect** compared to the baseline.

10.24 Overall conclusions

10.24.1 The proposed Partial Review is likely to lead to significant positive effects on the baseline situation (i.e. a situation that assumes implementation of the existing Strategic Policies – see **Box 14.1**) in terms of a number of sustainability issues/objectives.

10.24.2 The increased residential development is focused at Growth Areas and Areas of Change outlined in the adopted Strategic Policies DPD. The scale of growth creates an opportunity for investment in infrastructure in the most deprived part of the borough, which should lead to benefits in terms of a number of sustainability objectives.

10.24.3 The spatial approach also seeks to address housing affordability; improve the condition of housing for existing residents; support economic growth ambitions; and reduce the need to travel. The review is also likely to have significant positive effects for town centres across the borough, most notably at Wood Green given the scale of development and its role at the top of Haringey's settlement hierarchy.

10.24.4 No negative effects are predicted, however some uncertainties are highlighted in terms of health, community cohesion, open space and air quality. Some uncertainties exist in relation to estate renewal (through SP2), which should have a positive effect through improving conditions, but which will need to be sensitively managed. It is noted that a number of changes have been made to the policy approach to estates renewal and improvement since February 2015, in response to **past SA recommendations** and consultation responses.

Box 10.1: Overall conclusions from the 2011 Strategic Policies SA Report

Overall, the Core Strategy is predicted to have positive effects particularly against the social and economic objectives. However, in terms of the environmental objectives, there are both positive and negative potential effects.

Overall positive social effects are predicted to be improvements relating to: provision of affordable housing, improving access to services, improving public transport infrastructure and improving and providing community, educational, leisure, cultural and health facilities.

Overall positive economic effects are expected from the protection of employment land, provision of training and skills programmes and promotion of development in town centres. Improvement in public transport infrastructure will also help support business activities through improved access.

Overall positive environmental effects are predicted to include improvements to: public realm, townscape and landscape; standards of design and construction and open spaces. Improved public transport and promotion of walking and cycling is likely to reduce car use and emissions. The Core Strategy includes policies relating to water use and flood risk and energy use,

Nevertheless, there are some negative effects predicted from the Core Strategy. The main issues relate to: resources use, increased traffic and pressure on land.

The proposed growth in Haringey will result in increased use of resources (energy, water and land) and generate waste. There will also be increased pressure on utilities and services. There are policies in the Core Strategy which seek to reduce resource use (SP4, SP5 and SP11) but there will still be net increase. Policies SP16 and SP17 address the need for facilities and infrastructure to support growth.

Developing Wood Green and other centres are likely to increase travel to these centres and increase traffic locally. However, travel to the district centres may reduce travel to centres outside Haringey. Also, improvements in public transport, cycling and walking routes may encourage more sustainable local modes of transport.

There are conflicting demands on land – employment, residential and businesses as well as open spaces. The Core Strategy proposes intensification in employment areas and town centres, which may help reduce pressure to build on open spaces.

PART 3: WHAT ARE THE NEXT STEPS (INCLUDING MONITORING)?

11 INTRODUCTION (TO PART 3)

11.1.1 This part of the report explains next steps that will be taken as part of plan-making / SA.

12 PLAN FINALISATION

12.1.1 Subsequent to publication of the Pre-submission Plan / SA Report, the main issues raised will be identified and summarised by the Council, who will then consider whether the plan can still be deemed to be 'sound'. Assuming that this is the case, the plan (and the summary of representations received) will be submitted for Examination. At Examination a Government appointed Planning Inspector will consider representations (in addition to the SA Report and other sources of evidence) before determining whether the plan is sound (or requires further modifications).

12.1.2 Once found to be 'sound' the plan will be formally adopted by the Council. At the time of Adoption an 'SA Statement' must be published that sets out (amongst other things) *'the measures decided concerning monitoring'*.

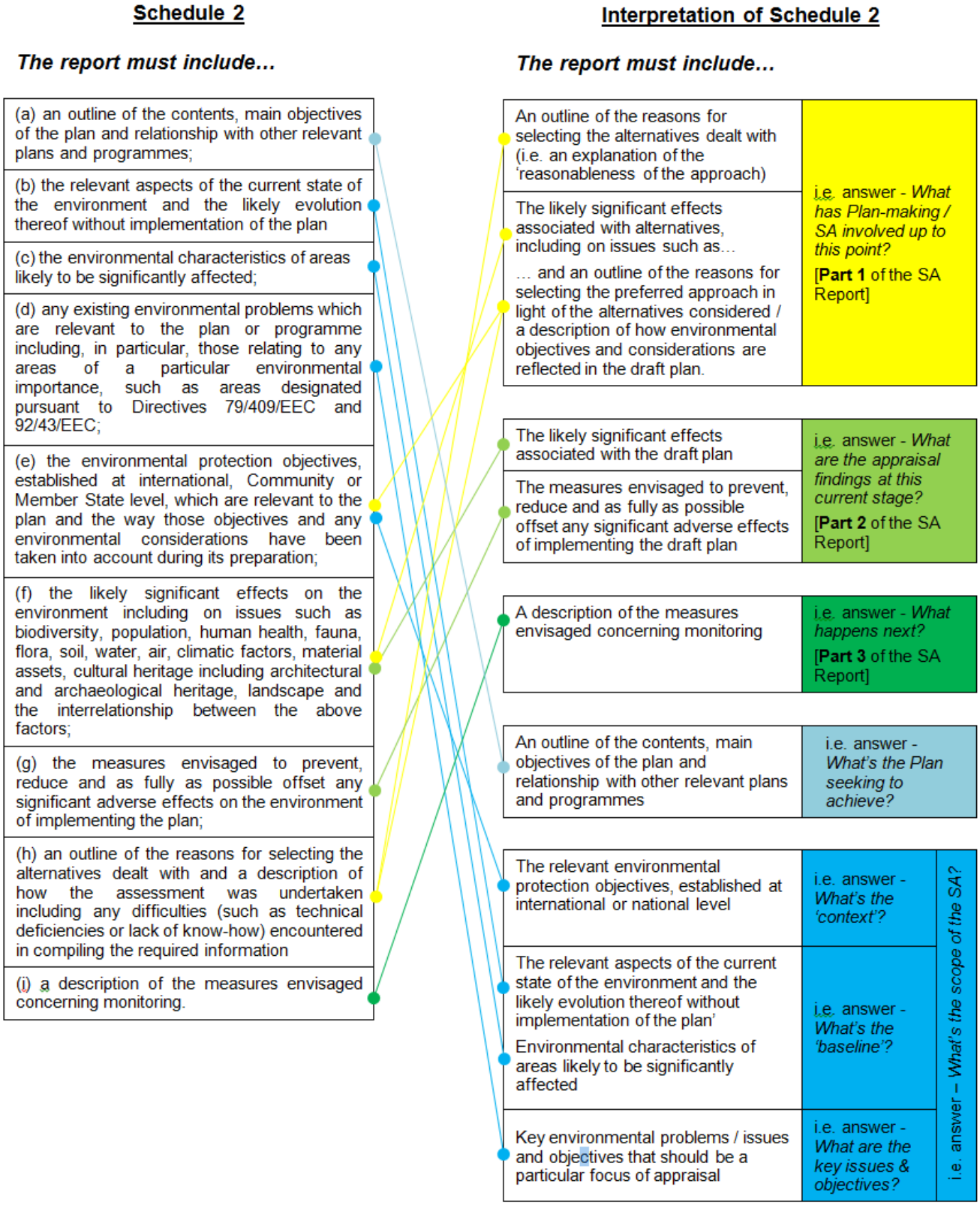
13 MONITORING

13.1.1 At the current time, there is a need only to present 'measures envisaged concerning monitoring'. In-light of appraisal findings (i.e. predicted effects and uncertainties) presented in Part 2 above, monitoring efforts might focus on:

- The effect of estate renewal on existing communities / community cohesion;
- The mix of affordable housing;
- Increase in population within areas of high/low PTAL;
- Development in areas of flood risk; and
- Use of green spaces and the Lee Valley Regional Park.

APPENDIX I - REGULATORY REQUIREMENTS (1)

Schedule 2 of the Environmental Assessment of Plans Regulations 2004 explains the information that must be contained in the SA Report; however, interpretation of Schedule 2 is not straightforward. The table below interprets Schedule 2 requirements.



APPENDIX II - REGULATORY REQUIREMENTS (2)

Appendix I signposts to broadly how/where this report meets regulatory requirements. As a supplement, it is also helpful to present a discussion of more precisely how/where regulatory requirements are met.

Regulatory requirement	Discussion of how requirement has been met
Schedule 2 of the regulations lists the information to be provided within the SA Report	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapter 4 ('What's the plan seeking to achieve') presents this information.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	These matters are considered in detail within the Scoping Report. The outcome of the scoping report was an 'SA framework', and this is presented within Chapter 5 ('What's the scope of the SA'). Also, more detailed messages from the Scoping Report - i.e. messages established through baseline review - are presented within Appendix III.
c) The environmental characteristics of areas likely to be significantly affected;	
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	The Scoping Report presents a detailed context review, and explains how key messages from the context review (and baseline review) were then refined in order to establish an 'SA framework'. The SA framework is presented within Chapter 4 ('What's the scope of the SA'). Also, messages from the context review are presented within Appendix III. With regards to explaining 'how… considerations have been taken into account' - • Chapter 6 ('Reasons for selecting the alternatives dealt with') explains how/why understanding of reasonable alternatives was refined subsequent to consultation/SA in Feb 2015 (or, indeed, was *not* refined) • Chapter 8 ('Reasons for selecting/developing the preferred approach') explains the how/why the preferred approach is justified in-light of the appraisal of reasonable alternatives. • Chapter 10 ('Appraisal of the draft plan') explains how/why the preferred approach has evolved subsequent to consultation/SA in Feb 2015.

f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	• Chapter 7 ('Alternatives appraisal findings') presents the appraisal of reasonable alternatives. • Chapter 10 ('Appraisal of the draft plan') presents the appraisal of the draft plan. As explained within the methodology sections, as part of appraisal work consideration has been given to the established SA scope, and the need to consider the potential to various effect characteristics/dimensions.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	The Feb 2015 'appraisal of the draft plan' (Chapter 14 within the Interim SA Report) made a number of recommendations, and subsequently these were taken on-board by the Council when finalising the plan for publication/submission. At the current time, Chapter 10 ('Appraisal of the draft plan') concludes by highlighting that there are uncertainties regarding the effects of the plan in some respects (with the implication being that further consideration by the Council may be warranted).
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapter 6 deals with 'Reasons for selecting the alternatives dealt with'. Also, Chapter 8 presents 'Reasons for selecting/developing the preferred approach'. Methodology/limitations are discussed ahead of presenting appraisal findings, and limitations are also discussed as part of appraisal narratives as appropriate.
i) description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 13 presents 'measures envisaged concerning' monitoring.
j) a non-technical summary of the information provided under the above headings	The NTS is a separate document.
The SA Report must be published alongside the draft plan, in-line with the following regulations	
authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)	An Interim SA Report, which essentially presented all the information required of the SA Report, was published for public consultation alongside the draft plan in February 2015, under Regulation 18 of the Local Planning Regulations. At the current time, the SA Report is published alongside the pre-submission plan, under Regulation 19, so that representations might be made ahead of submission.
The SA Report must be taken into account, alongside consultation responses, when finalising the plan.	
The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.	The Council has taken into account the Interim SA Report (Feb 2015), alongside consultation responses received, when finalising the plan for publication/submission. Appraisal findings presented within this current SA Report will inform a decision on whether or not to submit the plan, and then (on the assumption that the plan is submitted) will be taken into account when considering the plan at Examination (i.e. taken into account by the Planning Inspector, when considering the plan's soundness, and the need for any modifications).

APPENDIX III: CONTEXT AND BASELINE REVIEW

Introduction

As discussed in Chapter 4 ('What's the scope of the SA?') the SA scope is primarily reflected in a list of sustainability objectives ('the SA framework'), which was established subsequent to a review of the sustainability 'context' and 'baseline' and also subsequent to consultation. The aim of this appendix is to present summary outcomes from the context / baseline review, as the detailed issues discussed helpfully supplement the SA framework, i.e. serve to identify specific issues that should be a focus of appraisal work under the SA framework.

What's the sustainability context?

Crime

- The NPPF calls on planning authorities to ensure that developments create safe environments where crime and disorder, and the fear of crime, do not undermine quality of life. It notes that measures to design out crime should be integral.
- The 'Haringey Community Safety Strategy 2013-2017' notes that following the riots in 2011, it was recommended that the Borough strengthen efforts to seek investment in economic growth, jobs, high quality housing and improved engagement with the communities affected.

Education

- The NPPF notes that providing a 'sufficient choice of school places is of 'great importance' and there is a need on the art of planning authorities to take a 'proactive, positive and collaborative approach' towards achieving this.
- According to the London Plan, the Mayor will support the provision of education facilities in order to meet the demand generated by London's growth.

Health

- The NPPF calls for the setting strategic policies to ensure the provision of health facilities. In terms of the wider determinants of health, it notes that access to high quality open spaces and sport and recreation can make an important contribution.
- The 'Marmot Review' concluded that there is 'overwhelming evidence that health and environmental inequalities are inexorably linked'. The 'Haringey Health and Wellbeing Strategy 2012-2015' endorses the findings of the Marmot review in terms of the need to 'ensure social justice, health and sustainability are at the heart of all policies'.
- The report 'Ready for Ageing?' warns that society is underprepared for the ageing population. Meanwhile, the study 'Under the Weather' finds that heat related illness is liable to increase under climate change, but that this could be addressed through appropriate urban planning.
- At a local level, Haringey Council recently published for consultation a draft Corporate Plan, 'Building a Stronger Haringey Together'. One of the draft priorities is: "Empower all adults to live healthy, long and fulfilling lives."

Housing

- The NPPF requires that authorities meet the full, objectively assessed need for market and affordable housing wherever possible, including where housing market areas cross administrative boundaries. The NPPF also notes that:
  - Plans for housing mix should be based upon 'current and future demographic trends, market trends and the needs of different groups in the community'.
  - Good design is a key aspect in sustainable development.
  - Authorities should ensure provision of affordable housing
  - Larger developments are sometimes the best means of achieving new homes.

- Each of London's Boroughs are required to fulfil the housing targets as set out in the London Plan, and to address the suitability of housing development in terms of location, type of development, housing requirements and impact on the locality.
- 'Haringey's Housing Strategy 2009-19' sets out Haringey's approach to housing over the next ten years. It includes a vision to create 'neighbourhoods that people choose to live in with a balance of different types of homes which offer quality, affordability and sustainability for current and future generations'. In October 2014, the Council published for public consultation a new Housing Strategy 2015-2020.

Community cohesion

- The NPPF states that a planning principle is to support strategies to improve health, social and cultural wellbeing for all. There is a need to facilitate social interaction and promote the retention and development of community services and facilities.
- The report Natural Solutions notes that green spaces potentially have a role to play in increasing community cohesion by providing a neutral space for meeting and interacting.
- In the Haringey 'Sustainable Community Strategy 2007-2016' an ambition is set out to achieve an open and inclusive Borough, including through the provision of affordable housing, and the construction of mixed and sustainable communities.

Accessibility

- The NPPF notes that the planning system has a role to play in providing accessible local services that reflect community needs and support health, social and cultural well-being.
- The London Plan states that development should provide and improve access to social and community infrastructure. Inclusive design should also be adopted to take into account the needs of older and disabled people.
- The Haringey 'Sustainable Community Strategy 2007-2016' looks to ensure that the Borough's communities have easier access to open spaces, facilities and shopping areas.

Economic growth

- The European Union strategy for achieving economic growth up until 2020 focuses on smart growth, through the development of knowledge and innovation; sustainable growth, based on a greener, more resource efficient economy; and inclusive growth.
- According to the NPPF, the planning system can contribute to a responsive economy by ensuring sufficient land of the right type is available in the right places and at the right time; and by identifying and coordinating development requirements. It emphasises the need to:
  - Capitalise on 'inherent strengths', and meet the 'twin challenges of global competition and of a low carbon future'.
  - Support new and emerging business sectors, including positively planning for 'clusters or networks of knowledge driven, creative or high technology industries'.
- The Mayor's Economic Development Strategy sets an ambition for London to be the world capital of business, and to have the most competitive business environment in the world.
- The Haringey Regeneration Strategy sets out a key priority to develop a 21st century business economy that offers opportunities for sustainable employment and enterprise, to help make Haringey a place people want to work, visit and invest in.

Skills and training

- The Haringey 'Sustainable Community Strategy 2007-2016' sets an objective to extend training opportunities for people to improve their skills, especially in order to have access to jobs in key areas of commerce and growth.
- The Haringey Regeneration Strategy sets out a key priority to unlock the potential of Haringey residents through increasing skill levels and raising employment so that they can contribute to and benefit from being part of one of the most successful cities in the world.

Economic inclusion

- The London Plan notes that that there is a need to tackle persistent poverty and deprivation through a policy framework that helps tackle unemployment and worklessness. In particular, there is a need to ensure Londoners have the education and skills they need.
- The Local Growth White Paper notes that growth should be broad-based industrially and geographically, ensuring everyone has access to the opportunities that growth brings.
- The Haringey 'Sustainable Community Strategy 2007-2016' sets an ambition to target poverty through targeted social inclusion initiatives.

Town centres

- The NPPF emphasises the need to support competitive town centres, and oppose schemes that will impact town centre viability. It calls for town centres to provide a diverse retail offer and to reflect local 'individuality'.
- CLG's (2012) report 'High streets at the heart of our communities' notes that local policies should look to reinforce local distinctiveness and community value of town centres, and develop their social function with a view to underpinning ongoing commercial viability.
- The London Plan calls for the scale of new retail, commercial, culture and leisure developments within town centres to reflect the size, role and function of that centre.

Biodiversity

- The NPPF emphasises the need to protect important sites, plan for green infrastructure and plan for ecological networks whilst taking account the anticipated effects of climate change. National policy reflects the EU Biodiversity Strategy's commitment to 'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'.
- The Natural Environment White Paper sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and well-being. It signals a move towards protecting biodiversity throughout the landscape.
- The London Plan states calls for priority to be given to achieving Biodiversity Action Plans (BAP) targets and supporting sites within or near to areas deficient in accessible wildlife sites. The Haringey BAP notes that there is a need to consider biodiversity as a cross cutting agenda to be integrated into the delivery of all services.

Townscape and cultural heritage

- The NPPF calls for a 'positive strategy' towards the 'conservation and enjoyment of the historic environment', including assets most at risk. Heritage assets should be recognised as an 'irreplaceable resource' to be conserved in a 'manner appropriate to their significance'.
- The London Plan calls for Local Authorities to maintain and enhance the contribution of the cities 'built, landscaped and buried heritage' to London's environment, culture, and economy.
- English Heritage's 'Heritage at Risk National Strategy' targets the removal of a quarter of nationally designated heritage at risk assets by April 2015. Meanwhile, 'Seeing history in the view' provides a means of understanding views that are recognised as important.

Open space

- The NPPF recognises the health and wellbeing benefits of access to high quality open space and states that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The NPPF also emphasises the 'great importance' of Green Belts and encourages local authorities to plan positively to enhance beneficial use.
- The London Plan states that boroughs should plan for green infrastructure needs to realise the current and potential value of open space to communities and support the delivery of the widest range of linked environmental and social benefits.

- Haringey's 2014 Open Space and Biodiversity Study identified that Northumberland Park Ward, Tottenham Hale Ward, part of Bruce Grove Ward, Tottenham Green Ward and east of Seven Sisters Ward have the greatest deficiency in access to open and green spaces. The recommendations include improving provision of small local parks and amenity green spaces as well as access to them and securing new open space in new developments.

Water resources

- The EU Water Framework Directive drives a catchment-based approach to water management. An Environment Agency strategy implements Directive in relation to groundwater, highlighting that groundwater is at risk from point source and diffuse pollution.
- The NPPF calls for planning authorities to produce strategic policies to deliver the infrastructure necessary for water supply and wastewater and to take account of the effects of climate change in the long term, including on water supply.
- The 'Water White Paper' notes that through measures to encourage and incentivise water efficiency (and demand management measures by water companies), the Government aspires to reduce average demand to 130 litres per head, per day by 2030.
- An Environment Agency strategy for restoring rivers in North London considers how rivers play a role in urban regeneration, providing a range of social and environmental benefits.

Soil and land quality

- The NPPF recognises the need to protect and enhance soils; prevent new or existing development from contributing to or being adversely affected by the presence of unacceptable levels of soil pollution or land instability; and remediate 'despoiled, degraded, derelict, contaminated and unstable land', where appropriate.
- The NPPF also highlights the need to encourage the effective use of land through the reuse of previously developed land, provided that this is not of high environmental value.
- The 'Safeguarding our Soils' strategy highlights the vital role soils play in supporting ecosystems, facilitating drainage and providing urban green spaces for communities.

Flood risk and climate change

- The EU's 'Blueprint to Safeguard Europe's Water Resources' promotes the use of green infrastructure, such as wetlands, floodplains and buffer strips along water courses in order to reduce vulnerability to floods and droughts.
- The NPPF notes that development should be directed away from areas at highest risk from flooding. Where development is necessary, it should be made safe without increasing risk elsewhere. New developments should be planned to avoid vulnerability to climate change.
- The 'Flood and Water Management Act' calls for the incorporation of greater resilience measures into new buildings, retro-fitting at risk properties, and utilising the environment to address risk (e.g. harnessing wetlands to store water). 'Planning for SuDS' calls for greater recognition of the multiple benefits this form of water management can provide.

Air quality

- The EU Thematic Strategy on Air Pollution aims to cut the annual number of premature deaths from air pollution-related diseases by 40% by 2020 (using 2000 as the base year).
- According to the NPPF, plans should contribute towards national objectives for pollutants, taking into account the presence of Air Quality Management Areas. New and existing developments should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of air pollution.
- The Mayor's Air Quality Strategy notes that air pollution harms the environment and health, with greater impacts felt most severely by vulnerable people, such as children and the elderly. The London Plan seeks to ensure that development is at least 'air quality neutral'.

Noise

- The NPPF states that planning policies should aim to avoid noise that gives rise to significant adverse impacts on health and quality of life.
- The Mayor's Ambient Noise Strategy focuses on reducing noise through better management of transport systems, better town planning, and better design of buildings.

Energy and carbon

- On energy, the European Commission recommends that the EU's energy efficiency improves by 20% and the share of renewable energy grows to 20% by 2020.
- The NPPF emphasises the key role for planning in securing radical reductions in GHG, including in terms of meeting the targets set out in the Climate Change Act 2008[11]. Plan-making should, for example, support efforts to deliver infrastructure such as low-carbon district heating network and increase energy efficiency in the built environment
- The London Plan seeks to reduce London's carbon dioxide emissions of 60% (below 1990 levels) by 2025. Haringey Council has set an ambitious target to reduce borough-wide carbon emissions by 40% by 2020 from a 2005 baseline.

Waste management

- The Mayor's municipal waste management strategy aims provide Londoners with the knowledge, infrastructure and incentives to change the way they manage municipal waste, including minimising its impact on the environment and unlocking its economic value.
- The seven north London boroughs are preparing a joint Waste Plan. This plan will identify a range of suitable sites for waste management uses, to meet London Plan waste apportionments, and include policies and guidelines for determining planning applications.

Sustainable transport

- The NPPF states that the transport system needs to be balanced in favour of sustainable transport modes (including walking, cycling and public transport). To minimise journey lengths planning policies should aim for 'a balance of land uses', and where practical, key facilities should be located within walking distance or be well served by public transport.
- Haringey encourages 'sustainable' forms of transport through measures including the Haringey Walking Plan, Cycling Action Plan and Haringey Cycle Route Network.

What's the sustainability baseline?

Crime

- Crime has been steadily declining across Haringey, but some neighbourhoods and groups remain more likely to fall victim to crime than others.
- Crime is particularly prevalent in Northumberland Park. The challenge facing the Borough is two-fold: to tackle persistent problems including crime 'hotspots'; and to address public concerns about crime.
- Historically, property crime (includes robbery, burglary and vehicle crime) in the Borough has contributed significantly to overall crime figures, and has also been a top concern of its residents. Unemployment is strongly correlated with acquisitive crime.
- There is a spatial dimension to crime within the borough, with crime incidents, particularly incidents of violent crime, concentrated in places with high deprivation.
- Young people are more likely to be both victims and perpetrators of violent crime and those aged 13-21 are more likely to be victims of personal robbery
- There is a strong gender dimension to violent crime with 1 in 3 violent crimes an incident of domestic violence

[11] In the UK the Climate Change Act 2008 has set legally binding targets on reducing greenhouse gas emissions in the UK by at least 80% by 2050 and 34% by 2020 against the 1990 baseline.

Education

- In terms of educational attainment, data for 2013 reveals that 64.9% of the population of Haringey has an NVQ level 3 or above, with this being above regional (64%) and national levels (55.8%).
- The percentage of Haringey residents with no qualifications (8.6%) is not particularly high, but there are localised issues. In Tottenham Hale 22.45% of residents aged 16 and over have no qualifications.
- In general, children and young people who live in the more deprived areas of Haringey tend to have a lower level of achievement than those that are from more affluent backgrounds. Educational attainment is significantly lower than the London average and lowest in White Hart Lane, Northumberland Park and Seven Sisters.
- Although levels of education are improving in the borough, certain groups, including those with the protected characteristics, can face greater barriers to educational achievement than others. For example, children who have special education needs and/or disability (SEND) tend to have lower levels of attainment.
- As a general rule children and young people who live in the more deprived areas of Haringey have lower levels of attainment than their more affluent peers. This issue has a greater impact on children from Black and other ethnic minority groups and children who are eligible for free school meals. Children from Gypsy Rome and Irish Traveller backgrounds often have low levels of attainment in Haringey schools, although their numbers are quite small.
- Post-16 attainment in Haringey is improving but opportunities for high quality academic opportunities in the east of the borough and in the sub region are limited. 85% of those young people in secondary schools feel they have to leave the borough for post-16 education.

Health

- Health and well-being in Haringey is very similar to the London average. Life expectancy rates in Haringey are increasing and are expected to improve further.
- Health inequalities in Haringey are evident; the most deprived areas in the east of the Borough tend to experience the poorest health. Health inequality is most acute in Tottenham, with a nine year gap in life expectancy when compared with the rest of the Borough. The population in the west of the borough is predominantly ‘older’ than the east, which will have implications for the provision of educational, health and recreational facilities.
- Childhood obesity rates in the Borough are higher than the London and England average. One in four children aged 4-5 and one in three children aged 10-11 are overweight or obese. These children are more likely to live in the east of the Borough. About 112,865 adults in Haringey are estimated to be overweight or obese.
- Health inequalities are more likely amongst certain groups of residents, including those with the protected characteristics. For example, obesity is more prevalent amongst black and minority ethnic groups with 41.4% of BME children overweight or obese compared to 23.4% of White British children.
- Women in Haringey live longer than men but spend more years of their lives in poor health (23 years versus 20 years).
- There is a distinct spatial element to health inequalities with mental illness, levels of physical activity and obesity a greater concern in more deprived parts of the borough. Men who live in the most deprived areas in the borough die on average 7.7 years younger than those in more affluent areas.
- The needs of Haringey’s ageing population will be a major consideration in planning for the borough in the next 20 years to ensure essential services are within easy access for all. Flexible and appropriate design of housing, accessible community facilities and public realm design will be required in enabling older people to live healthier and independent lives.
- Environmental issues are more concentrated in certain parts of the borough. For example, town centres are a particular focus for highway congestion and poor air quality. Some issues also impact more heavily in more deprived parts of the borough, with higher accident casualty rates in the East of the borough.

Housing

- Affordability of housing is a significant issue in the area. The Borough has a relatively low proportion of home ownership (38.8%) compared to London (48.2%).
- The proportion of owner occupation is greater in the west, with concentrations of social rented housing in the east of the borough, reflecting a wider social and economic polarisation.
- The Council is currently preparing a local Strategic Housing Market Assessment, which will provide an understanding of the current and future housing market and how this relates to the borough's housing growth, needs and regeneration.
- The Borough has notable levels of homelessness, with 3000 people officially in temporary accommodation. Just over 30% of households live in social housing, which tends to be concentrated in the east of the Borough (which is more densely populated than the west).
- At just £25,138 per annum, average household incomes in Tottenham are around £17,000 less than in the west of the borough and around £8,000 less than the average household income for London.
- The 2011 Census shows that the Borough; population was recorded as 254,926. This presents a significant change from the 2001 Census. The Borough has population density of 86.2 persons per hectare; well above the London average (52.0). The Borough's population is set to increase by 31,234 over the period 2011-2021.
- Housing need is high amongst certain groups of residents including those with the protected characteristics. For example, levels of homelessness are high amongst female lone parents.
- Homelessness is also high in the age group 16-24 and 25-44 compared to the expected profile from census data.
- Homelessness data indicates Black households approach as homeless at a level which is more than twice their representation in Haringey's population.
- Some protected groups also have high levels of housing need due to higher levels of vulnerability. Homeless acceptance due to mental or physical disability is higher than would be expected given the profile of disability in the 2011 census, indicating that disability may be a factor in causing homelessness for these groups of households.
- The rate and pattern of housing development and population change will impact on wellbeing of new and existing residents and on the demand for services.

Community Cohesion

- The 2011 Census showed that Haringey's population increased by 38,390 from 216,510 in 2001 to 254,900 in March 2011 (an 18% increase).
- The borough has a higher proportion of younger people than London as a whole, which will increase pressure for housing and associated infrastructure. Nearly half the population comes from ethnic minority backgrounds.
- The proportion of older people is lower than the London average but is likely to place increasing pressure on health services in Haringey.
- Overall deprivation in the Borough is relatively high, with Haringey ranked as the 4th most deprived borough in London and the 13th most deprived local authority in England. There are particular pockets of deprivation such as in Tottenham Northumberland Park, Wood Green and Hornsey. The eight wards that make up Tottenham, which accommodate almost half of the people living in Haringey, are ranked among the 10 per cent most deprived in England.
- Compared to London, Haringey has a similar proportion of 0-19 year olds, a higher working age population and a lower proportion of older people. Those aged 25-29 and 30-34 form the two largest groups in the borough.
- Almost half of our population and three-quarters of our young people are from ethnic minority backgrounds, and around 200 languages are spoken. Our population is the fifth most ethnically diverse in the country.

- Historically, Haringey has experienced a high level of population turnover. Most population turnover occurs by people moving into and out of other parts of the UK.

Accessibility

- Education is highly accessible, with 100% of 5 to 10 year olds within 15 minutes of the nearest primary school; 99% of 11-15 year olds within 20 minutes of the nearest secondary school; and 100% of 16-19 year olds within 30 minutes of further education.
- Improved access to services and facilities is key to ensuring equality of opportunity. Certain groups may suffer particularly from reduced activity, for example those less able to travel due to mobility issues or low income.
- Analysis has shown that access to certain services and facilities is unevenly distributed in certain parts of the borough. For example, the NHS strategy identifies a deficiency of GPs in the south east of the borough, and a greater capacity requirement of practices in the north east Tottenham area.
- Further accessibility issues will arise with future population growth, especially around Tottenham Hale and Haringey Heartlands

Economic growth

- When compared with the rest of London, Haringey has levels of economic growth that are below the regional average, a higher rate of unemployment and lower gross weekly pay per capita. The level of employment declined by 7.1% between 2008-10, almost double the London and national averages.
- Haringey's economy is dominated by small businesses. 90% of the businesses employ 10 or less people. There has been a decline in industrial floorspace take-up since the 1990s, the manufacturing base has also been declining, and office space buildings are mainly second hand, older buildings. Business stakeholders have expressed concern about the range of business premises available in the borough.

Skills and training

- Figures for employment by occupation during 2013 reveal that those in group 1-3 roles[12] (55.4%) across Haringey were higher than the London average (54.6) and significantly above the percentage for Great Britain of 44.5%. The percentage of the Borough's population that was in group 8-9 roles from April 2013 to March 2014 was 17,100, 15.5% of the total workforce. This figure is higher than the rest of London which was measured at 12.7% of the total workforce.
- The Borough is characterised by its polarised skills base. Around 21% of the Borough's working age population has a level 1 or below qualification. Meanwhile, 40% have a level 4 or above qualification.

Economic inclusion

- The total number of economically active in 2011 was 65.5% with 6.1% unemployed. This compares reasonably favourably with London, where 66.5% were economically active in 2011, with 8.4% unemployed.
- Tottenham has some of the highest levels of unemployment in London and the UK. In 2011, 63.7% of people aged 16-64 in Tottenham were in employment, below both the London and England rates of 68.2% and 70.4% respectively.
- In March 2012, the Job Seeker Allowance (JSA) claimant count in Haringey was 10,393; or 6.5% of the total working age population (16-64). This is significantly above the England and London rates.
- Labour market disadvantage is felt particularly acutely by particular groups of residents, including those with the protected characteristics. For example, the employment rate is lower for ethnic minorities, lone parents and women and is particularly low for those with mental illness or learning disabilities.

[12] *Soc 2010 major group 1-3*: Managers, directors and senior officials; Professional occupations; Associate professional & technical. *Soc 2010 major group 4-5*: Administrative & secretarial; Skilled trades occupations. *Soc 2010 major group 6-7*: Caring, leisure and Other Service occupations; Sales and customer service occupations. *Soc 2010 major group 8-9*: Process plant & machine operatives; Elementary occupations.

- There is a clear spatial dimension to economic exclusion with the highest concentrations of households in income poverty (over 42% of households) found in parts of Northumberland Park, Tottenham Hale, Tottenham Green, West Green and Noel Park. Unemployment and the proportion of young people who are NEET (Not in education employment or training) is higher in the east of the borough.

Town centres

- Haringey has a range of town centres providing shopping and services and local employment. The Wood Green Metropolitan Town Centre is the highest ranking shopping centre in the Borough with 106,000 square metres of floorspace.
- It appears that the economic downturn is still having an impact on the retail sector, and has stunted the ability of town centres across the Borough to fulfil their role and function
- Haringey's town centre vacancy rates have increased in recent years but overall, they remain lower than national and regional averages. However, the borough's town centres are not performing equally in this respect.
- Crouch End and Green Lanes have the highest percentages of vacant town centre floor space, with 8.7% and 6.9% respectively. Wood Green (3.3%) is the best performing.

Biodiversity

- Three European Sites are within a 10 km radius of Haringey – Lee Valley Ramsar Site, Lee Valley Special Protection Area (SPA) and Epping Forest Special Area of Conservation (SAC).
- The Borough has a total of 60 areas designated as Sites of Importance for Nature Conservation Importance. Of these, five are of Metropolitan Importance, 22 of Borough Importance Grade I and Borough Grade II and 33 of Local Importance. Haringey also has five Local Nature Reserves (LNRs) - Alexandra Palace & Park, Coldfall Wood, Parkland Walk, Railway Fields and Queens Wood. The waterways also offer a valuable habitat, which it is recognised should be preserved and enhanced.
- The Lee Valley Regional Park straddles the eastern boundary of the Borough. This area is home to European designated sites and is a Site of Special Scientific Interest.
- Natural England suggests a ratio of 1 hectare of Local Nature Reserve for every 1000 of population. Haringey currently has 0.6 hectares per 1000 residents.

Townscape and cultural heritage

- The Boroughs historic assets include 467 listed buildings of Special Architectural or Historic Interest, six Grade I buildings and 434 Grade II buildings, 1150 locally listed Buildings of Merit, 29 Conservation Areas (some of which have had Character Appraisals[13] completed), two Registered Parks and Gardens (Finsbury Park and Alexandra Park), 34 Local Historic Green Spaces, three Sites of Industrial Heritage Interest, and 22 Archaeological Priority Areas. Also, the view of St Paul's Cathedral and the City from Alexandra Palace is identified in the London Plan as a strategically important Viewing Corridor.
- Haringey has 16 Listed Buildings and 5 Conservation Areas on English Heritage's Heritage at Risk Register including the Grade II Listed Alexandra Palace.

Open space

- The Lee Valley presents a significant recreational waterway, which could serve to link Haringey with developments in East London, most notably the Olympic Park. The Lee Valley Regional Park is Haringey's single area of designated Green Belt and should continue to be protected. Haringey also has a network of Metropolitan Open Land and Significant Local Open Land, and the All London Green Grid Framework presents an opportunity for Haringey to enhance inter-borough green corridors.
- There is a need to improve accessibility to and quality of open spaces; explore opportunities for accessible open spaces within new development and the opportunities to link open spaces; and improve smaller open spaces and green areas.

[13] LB Haringey (2014) Conservation Area Character Appraisals [online] available at: http://www.haringey.gov.uk/conservationareacharacterappraisals (accessed 13/10/14)

- The Borough has an overall provision of 1.7 ha of open space per 1,000 of population. Areas deficient in public open space include Northumberland Park, parts of White Hart Lane and parts of Bounds Green ward.
- Open space is fairly evenly distributed across the borough but there is a lack of allotment space in the East of the borough.

Water resources

- Haringey is located within the London catchment of the River Thames River Basin District which includes the River Lee and its main tributaries. The catchment is highly urbanised and the majority of rivers are designated heavily modified and there is a distinct lack of natural river processes throughout the catchment.
- The Moselle Brook and Stonebridge Brook is heavily modified. These Brooks are both tributaries of the Lower Lee River, classified as having 'poor' ecological status and failing to meet 'good ecological potential' under the Water Framework Directive.
- The River Lee (including the Lee Navigation) on the borough's eastern boundary is the principal watercourse in the area. Upstream of its upper confluence with Pymmes Brook the Lee has been assigned River Quality Objective (RQO) class 2 (good quality) whilst downstream of the lower confluence water quality is RQO 5 (poor quality).
- The Borough is home to the North London Artificial Recharge wells in Wood Green, Tottenham and Hornsey, where surface water is periodically pumped into the chalk aquifer to balance deep ground water abstraction. Land use activities within the source protection zones are closely monitored by the Environment Agency.
- The GLA[14] estimate that buildings cover 24,000 hectares or 16% of Greater London. Crude calculations of the potential for green roofs in four areas of central London suggest that out of a surface area of 10 million m^2, 3.2 million m^2 had the potential to be greened. This would have a capacity to store in the region of 80,000m^3 of rainwater at roof level, the equivalent to, approximately, the volume of water needed for 35 Olympic swimming pools.
- Haringey-specific data is not available for water consumption however at the London level[15] the consumption for household water use is around 164 litres per head per day; around 20 litres per head per day higher than England and Wales. 74% of total water use is household use and 26% is non-household use.

Soil and land quality

- A variety of industrial land uses have left behind substantial contamination in the borough, which may need to be remediated before development. The Borough's Contaminated Land Strategy identified potentially contaminated sites in the borough.
- Brownfield sites should be prioritised and sites which offer the greatest capacity for development. Previously developed land (PDL) within Haringey accounts for approximately for 3% of London's total PDL area.
- The Greater London Authority had identified 29 PDL sites in Haringey, which cover 84.9ha of land. Sites with vacant or derelict buildings account for the remaining 12% of Haringey's PDL. In 2011/12, 100% of housing was built on PDL.

Flood risk and climate change

- According to the Haringey Strategic Flood Risk Assessment (SFRA), surface water runoff is the source of flood risk that potentially has the greatest effect in Haringey and is the flooding most likely to be experienced. There is also significant residual risk as a result of reservoir breach effecting large areas of the borough which is much less likely to be experienced, but the consequences would be significant.

[14] GLA (2008) Living Roofs and Walls Technical Report: Supporting London Plan Policy [online] available at: http://www.london.gov.uk/sites/default/files/living-roofs.pdf (accessed 10/14)
[15] Environment Agency (2013) State of the Environment Report for London [online] available at: http://data.london.gov.uk/documents/SOE-2011-report.pdf (accessed 10/14)

- Climate change effects increase the severity and frequency of the flood risk. The extent and frequency of surface water flooding would be increased across the borough. The standard of protection from river flooding is also reduced by climate change effects in some parts of the borough adjacent to the River Lea.
- The flood risk area (Zones 2 and 3) could potentially affect 5,000 properties. Flood risk is largely present in the east of the Borough. Tottenham Hale is the most vulnerable ward, with more than 50% lying within Flood Zone 2.

Air quality

- The Borough suffers poor air quality primarily because of traffic congestion. The whole borough is an Air Quality Management Area, with monitoring sites located at Haringey Town Hall and Priory Park.
- There are no sites listed as producing emissions to air, although the Edmonton Solid Waste Incinerator is located just beyond the Borough's northeast boundary.

Noise

- There is no suitable baseline data available for this SA topic, however anecdotally concentrations of noise exist along transport corridors in the Borough.

Energy and carbon

- The Borough has adopted a target of reducing its CO2 emissions by 40% In line with the London Plan energy hierarchy. The population of Haringey is expected to increase during the plan period to 2050. If this growth occurs emissions are expected to increase.
- Haringey Annual Carbon Report explains the current situation in relation to a range of energy/carbon issues. A headline message is that: Between 2011 and 2012 Haringey's total carbon emissions increased by 6.9%. This is consistent with London wide and national trends; London wide emissions have increased by 8% and UK emissions by 5.3%.
- It is also noted that in 2013 Haringey Council led a successful application to the Department of Energy and Climate Change for 'Green Deal Communities' funding, to deliver a programme that will reduce energy costs for households and businesses in Haringey, encourage eco-retrofit and drive sustainable economic growth.

Waste management

- The total amount of Municipal Solid Waste collected by Haringey in 2011 was 115,793 tonnes. 29% of the total was sent to landfill or 33,578 tonnes. Haringey has an overall capacity for waste management of approximately 104,800 tonnes per annum.
- The Borough achieves good recycling rates. There are two Reuse & Recycling Centres and these accept an increasing range of materials and items for reuse or recycling. Other waste, if suitable, is sent for incineration at Edmonton Waste Incinerator, which also generates electricity for the Borough. The overall recycling and composting rate for the North London Waste Authority, including Haringey is 24%.

Sustainable transport

- Haringey's transport links are fairly strong, with many transport connections linking to the centre of London in minutes. Further investment in transport connectivity through Crossrail 2 will benefit Tottenham and the wider Borough, delivering a major shift in north Tottenham with high frequency services connecting Northumberland Park (as well as Tottenham Hale and Seven Sisters) with central London and other growing parts of the capital. Stronger orbital public transport capacity is required to serve key development areas and town centres. There is also a need for improved connectivity to key employment areas outside of the borough including Stratford, Brent Cross and Stansted Airport.
- Over half of Haringey households do not own a car or van (51.8%) an increase from 46.5% in 2001. This compares to 41.6% of households in London which do not have access to a car.

APPENDIX IV - EQUALITIES AND HEALTH IMPACTS

As explained within Chapter 4 (What's the scope of the SA?), the SA process undertaken for the Haringey Local Plan has sought to integrate EqIA and HIA. Relevant issues have been considered through scoping work (i.e. through context and baseline review - see Appendix III; and establishment of the SA framework - see Chapter 4) and have fed into the appraisal of alternatives (see 'Part 1') and the appraisal of the draft plan (see 'Part 2'). The aim of this appendix is to summarise and 'signpost'.

- Community cohesion is an important broad issue, recognising that: almost half of the population and three-quarters of our young people are from ethnic minority backgrounds, with around 200 languages are spoken; and historically, Haringey has experienced a high level of population turnover. Estate renewal is an important consideration, and there are some inherent uncertainties; however, the appraisal of the draft plan ('Part 2' above) is able to conclude that: *"…with regards to estate renewal it is clear that the Council has responded to consultation responses and past appraisal findings, and amended the preferred approach accordingly in order to achieve the best outcomes."*

- Health is an important broad issue, recognising that: health inequalities are more likely amongst certain groups of residents, including those with the protected characteristics, e.g. obesity is more prevalent amongst black and minority ethnic groups with 41.4% of BME children overweight or obese compared to 23.4% of White British children; women in Haringey live longer than men but spend more years of their lives in poor health (23 years versus 20 years); there is a distinct spatial element to health inequalities with mental illness, levels of physical activity and obesity a greater concern in more deprived parts of the borough. The needs of Haringey's ageing population will be a major consideration in planning for the borough in the next 20 years, with a view to ensuring essential services are within easy access for all. Flexible and appropriate design of housing, accessible community facilities and public realm design will be required in enabling older people to live healthier and independent lives. Perhaps the most notable effects of the Strategic Policies Partial Review relate to the increased growth quantum, and the spatial distribution that is supported. The result should be targeted regeneration, with a focus on town/district centres, which should help to increase uptake in active travel (walking and cycling) and enable investment in leisure and community facilities. Also, a new commitment to estate renewal and improvement has the potential to improve the quality of the dwelling stock.

- Education is an important broad issue, recognising that: although levels of education are improving in the borough, certain groups, including those with the protected characteristics, can face greater barriers to educational achievement than others, e.g. children who have special education needs and/or disability tend to have lower levels of attainment; as a general rule children and young people who live in the more deprived areas of Haringey have lower levels of attainment than their more affluent peers (particularly the case for children from Black and other ethnic minority groups and children who are eligible for free school meals); Children from Gypsy Rome and Irish Traveller backgrounds often have low levels of attainment in Haringey schools, although their numbers are quite small; and whilst post-16 attainment in Haringey is improving. Opportunities for high quality academic opportunities in the east of the borough and in the sub region are limited. However, the Strategic Policies Partial Review is set to have relatively little effect in this regard, as discussed under the 'education' heading within the appraisal of the draft plan ('Part 2' above).

- Crime is an important broad issue, recognising that: there is a spatial dimension to crime within the borough, with crime incidents, particularly incidents of violent crime, concentrated in places with high deprivation; young people are more likely to be both victims and perpetrators of violent crime and those aged 13-21 are more likely to be victims of personal robbery; and there is a strong gender dimension to violent crime with 1 in 3 violent crimes an incident of domestic violence. As discussed under the 'crime' heading, as part of the appraisal of the draft plan ('Part 2' above), the Strategy Policies Partial Review is set to have limited effects, with more notable effects likely to result from the other emerging plans.

- Housing is an important broad issue, recognising that: housing need is high amongst certain groups of residents including those with the protected characteristics, e.g. levels of homelessness are high amongst female lone parents; black households approach as homeless at a level which is more than twice their representation in Haringey's population; some protected groups also have high levels of housing need due to higher levels of vulnerability, with homeless acceptance due to mental or physical disability higher than would be expected given the profile of disability in the 2011 census. The rate and pattern of housing development and population change will impact on wellbeing of new and existing residents and on the demand for services; and through the Strategic Policies Partial Review new housing is set to be focused on the east and centre of the borough where housing affordability and the quality of the existing dwelling stock is at its lowest. Importantly, there is a commitment to ensuring no loss of social housing floorspace through the estate renewal programme, and a commitment to rebalancing the supply of social housing, ensuring that the acute need for family housing is better addressed. Also, it is noted that supporting text commits to appointing an independent advisor who can advise residents on rights and options at all stages of the renewal process.

- Economic inclusion is an important broad issue, recognising that: labour market disadvantage is felt particularly acutely by particular groups of residents, including those with the protected characteristics, e.g. the employment rate is lower for ethnic minorities, lone parents and women and is particularly low for those with mental illness or learning disabilities; and there is a clear spatial dimension to economic exclusion with the highest concentrations of households in income poverty (over 42% of households) found in parts of Northumberland Park, Tottenham Hale, Tottenham Green, West Green and Noel Park, and unemployment and the proportion of young people who are NEET (Not in education employment or training) higher in the east of the borough. This is an important issue set to be addressed through all four plans, including the Strategic Policies DPD, recognising the support for redevelopment of some existing employment areas. Employment density will be increased in the vast majority of cases, and will be significantly increased overall (i.e. across the borough); however, the nature of jobs available within the borough is set to shift, and there is a risk of disproportionate effects.
- Environmental quality is an important broad issue, recognising that: the environmental quality of neighbourhoods makes a major contribution to people's quality of life, and a poor quality environment can impact more severely on those with the protected characteristics (e.g. vulnerable people, including children, older people and those with existing health conditions, may be restricted in their activities due to poor air quality); environmental issues are more concentrated in certain parts of the borough, e.g. town centres are a particular focus for highway congestion and poor air quality, and there being higher accident casualty rates in the relatively deprived east of the borough; and open space is fairly evenly distributed across the borough but there is a lack of allotment space in the East of the borough. The Strategic Policies Partial Review supports an increased population density in Haringey, which could have negative implications for environmental quality; however, a carefully targeted approach is set to be put in place, with much emphasis on directing growth to areas of high PTAL and also to areas in need of regeneration (i.e. areas where there will be opportunities to increase urban realm quality).
- Accessibility is an important broad issue, recognising that: improved access to services and facilities is key to ensuring equality of opportunity, and certain groups may suffer particularly from reduced accessibility / activity (e.g. those less able to travel due to mobility issues or low income); analysis has shown that access to certain services and facilities is unevenly distributed in certain parts of the borough, e.g. the NHS strategy identifies a deficiency of GPs in the south east of the borough, and a greater capacity requirement of practices in the north east Tottenham area. Further accessibility issues will arise with future population growth, especially around Tottenham Hale and Haringey Heartlands, however, this is only set to be addressed through the plans at the current time to a limited extent, as work on the Infrastructure Delivery Plan (IDP) is still on-going, and it is through this plan that provision will primarily be made. Having said this, it is suggested that the Strategic Policies Partial Review performs relatively well as focusing growth/change on Wood Green, the Seven Sisters Corridor, Tottenham and town centres is likely to lead to benefits. This strategy should help to improve access to town centre facilities and community infrastructure for existing and future residents.

Sustainability Appraisal (SA) of the DM Policies DPD

SA Report

Published alongside the pre-submission version of the plan

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INTRODUCTION

1 BACKGROUND

1.1.1 AECOM (formally URS) is commissioned by London Borough of Haringey to undertake Sustainability Appraisal (SA) in support of the emerging Development Management (DM) Policies Development Plan Document (DPD). Once adopted, the DPD will set out the detailed DM policies for the Borough; building on the adopted Strategic Policies DPD.

1.1.2 SA is a mechanism for considering and communicating the likely effects of a draft plan, and alternatives, in terms of sustainability issues (including 'equalities' and 'health' issues[1]), with a view to avoiding and mitigating adverse effects and maximising the positives. SA of DPDs is a legal requirement.[2]

2 SA EXPLAINED

2.1.1 It is a requirement that SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive.[3]

2.1.2 In-line with the Regulations, a report (known as **the SA Report**) must be published for consultation alongside the draft plan that essentially 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'.[4] The report must then be taken into account, alongside consultation responses, when finalising the plan.

2.1.3 More specifically, the SA Report must answer the following **three questions**:

1. What has Plan-making / SA involved **up to this point?**
   - Including with regards to consideration of 'reasonable alternatives'.
2. What are the SA findings **at this stage?**
   - i.e. in relation to the draft plan.
3. What happens **next?**
   - What steps will be taken to finalise the plan?
   - What measures are proposed to monitor plan implementation?

2.1.4 **Table 2.1** explains more about the regulatory basis for answering these questions.

2.2 This SA Report

2.2.1 This document is the SA Report for the DM Policies DPD, and as such each of the three SA questions is answered in turn below, with a 'part' of the report dedicated to each.

2.2.2 Before answering Question 1, however, there is a need to set the scene further within this 'Introduction' by answering two other questions.

[1] As part of this SA process, explicit consideration is being given to 'equalities' and 'health' issues, and as such this SA process can be said to be integrating Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA). More on the SA scope – i.e. the scope of issues that are a focus of SA – is explained in Chapter 4.

[2] Since provision was made through the Planning and Compulsory Purchase Act 2004 it has been understood that Local Planning authorities must carry out a process of Sustainability Appraisal alongside plan-making. The centrality of SA to Local Plan-making is emphasised in the National Planning Policy Framework (2012).

[3] Directive 2001/42/EC

[4] Regulation 12(2)

Table 2.1: Questions answered by this SA Report, in-line with Regulatory[5] requirements

PRIMARY QUESTIONS ANSWERED		IN LINE WITH REGULATIONS… THE SA REPORT MUST INCLUDE…
What has plan-making / SEA involved up to this point? [See **Part 1**, below]		• Outline reasons for selecting the **alternatives** dealt with (and thus an explanation of the 'reasonableness' of the approach) • The likely significant effects associated with **alternatives** • Outline reasons for selecting the preferred approach in-light of **alternatives** assessment / a description of how environmental objectives and considerations are reflected in the draft plan
What are the SEA findings at this current stage? [See **Part 2**, below]		• The likely significant effects associated with **the draft plan** • The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing **the draft plan**
What happens next? [See **Part 3**, below]		• A description of the **monitoring** measures envisaged
OTHER QUESTIONS ANSWERED		IN LINE WITH REGULATIONS… THE SA REPORT MUST INCLUDE…
What's the plan seeking to achieve?		• An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
What's the scope of the SEA?	What's the sustainability 'context'?	• Relevant environmental protection objectives, established at international or national level • Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	What's the sustainability 'baseline'?	• Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan • The environmental characteristics of areas likely to be significantly affected • Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	What are the key issues and objectives that should be a focus?	• Key environmental problems / issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment

N.B. The right-hand column of Table 2.1 does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation. This interpretation is explained in **Appendix I** of this report.

Also, **Appendix II** presents supplementary information (in the form of a checklist) to further explain how/where regulatory requirements are met within this report.

[5] Environmental Assessment of Plans and Programmes Regulations 2004

3 WHAT IS THE PLAN SEEKING TO ACHIEVE?

3.1 Overview

3.1.1 The DM Policies DPD, once adopted will set out the detailed development management policies for the Borough; building on the adopted Strategic Policies DPD. The DM Policies DPD will be used to guide and shape the development that comes forward in the Borough and will provide the decision-making framework that planning applications will be assessed against.

3.1.2 The objectives of the DM Policies DPD are to:

- Direct development to appropriate locations and ensure a balance between land uses and in the case of housing, the types of accommodation that should be provided.
- Set out design requirements and environmental sustainability standards.
- Address the need to mitigate any impacts of development on valuable infrastructure and identify the circumstances in which applicants will be required to provide additional infrastructure. This includes social community facilities such as schools; public realm improvements; energy and utilities infrastructure; open space and a range of other types of infrastructure.

3.1.3 The main influences on plan preparation are the National Planning Policy Framework (NPPF), which sets out a suite of national policies that Local Plans must adhere to; the London Plan (2015), which establishes housing and employment targets for Haringey; and the adopted Strategic Policies DPD (2013). The plan is also being developed in-light of the plans of neighbouring authorities (adopted and emerging). This is important given the 'Duty to Cooperate' established by the Localism Act 2011.

3.2 What's the plan not seeking to achieve?

3.2.1 The plan is not seeking to set an overarching spatial strategy for the Borough as this is set out in the Strategic Policies DPD (2013) and London Plan. The plan instead seeks to build on the strategic policies and add greater detail to guide, shape and inform decision-making for development proposals that will come forward during the plan period.

3.2.2 At the same time, the plan will be somewhat strategic in nature, omitting consideration of some detailed issues in the knowledge that these can be addressed further down the line, i.e. at the planning application stage.

4 WHAT'S THE SCOPE OF THE SA?

4.1 Introduction

4.1.1 The aim here is to introduce the reader to the scope of the SA, i.e. the sustainability issues / objectives that should be a focus of (and provide a broad methodological framework for) SA. Further information on the scope of the SA – i.e. a more detailed review of sustainability issues/objectives as highlighted through a review of the sustainability 'context' and 'baseline' - is presented in within **Appendix III**.

Consultation on the scope

4.1.2 The Regulations require that: *"When deciding on the scope and level of detail of the information that must be included in the [SA] Report, the responsible authority shall consult the consultation bodies [who] by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans"*. In England, the consultation bodies are Natural England, the Environment Agency and English Heritage.[6]

4.1.3 As such, an SA Scoping Report was published for consultation in 2012.[7] In addition to consulting the statutory consultees, the consultation was widened to include all those organisations and individuals on the Council's consultation database. Subsequent to consultation the SA scope was updated.

4.2 Key issues / objectives

4.2.1 The following table presents the sustainability objectives established through SA scoping, i.e. in-light of context/baseline review and consultation. Taken together, these objectives provide a methodological 'framework' for appraisal.

[6] In-line with Article 6(3).of the SEA Directive, these consultation bodies were selected because *'by reason of their specific environmental responsibilities,[they] are likely to be concerned by the environmental effects of implementing plans and programmes.'*
[7] The SA Scoping Report can be viewed online: http://www.haringey.gov.uk/housing-and-planning/planning/planning-policy/local-development-framework-ldf/development-management-development-plan-document

Table 4.1: The SA Framework

Topic	SA Objective	Appraisal criteria ***Will the policy approach under consideration help to…***
Social		
Crime	Reduce crime, disorder and the fear of crime	• Encourage safety by design? • Reduce levels of crime? • Reduce the fear of crime? • Reduce levels of antisocial behaviour?
Education	Improve levels of educational attainment for all age groups and all sectors of society	• Increase levels of participation and attainment in education for all members of society? • Improve the provision of and access to education and training facilities? • Ensure educational facilities are accessible to residential areas? • Enhance education provision in-step with new housing?
Health	Improve physical and mental health for all and reduce health inequalities	• Improve access to health and social care services? • Prolong life expectancy and improve well-being? • Promote a network of quality, accessible open spaces? • Promote healthy lifestyles? • Provide good quality outdoor sports facilities and sites?
Housing	Provide greater choice, quality and diversity of housing across all tenures to meet the needs of residents	• Reduce homelessness? • Increase the availability of affordable housing? • Improve the condition of Local Authority housing stock? • Improve the diversity of the housing stock? • Promote the efficient reuse of existing housing stock whilst minimising the impact on residential amenity and character? • Create balanced communities of different affordable housing types, densities and tenures? • Create integrated, mixed-use tenure developments?
Community Cohesion	Protect and enhance community spirit and cohesion	• Promote a sense of cultural identity, belonging and well-being? • Develop opportunities for community involvement? • Support strong relationships between people from different backgrounds and communities?
Accessibility	Improve access to services and amenities for all groups	• Improve access to cultural and leisure facilities? • Maintain and improve access to essential services (banking, health, education) facilities?
Economic		
Economic Growth	Encourage sustainable economic growth and business development across the borough	• Retain existing local employment and create local employment opportunities? • Diversify employment opportunities? • Meet the needs of different sectors of the economy? • To facilitate new land and business development?

Topic	SA Objective	Appraisal criteria *Will the policy approach under consideration help to…*
Skills and Training	Develop the skills and training needed to establish and maintain a healthy labour pool	• Improve lifelong learning opportunities and work related training? • Reduce high levels of unemployment and worklessness? • Facilitate development of new and improved training facilities in high unemployment areas?
Economic Inclusion	Encourage economic inclusion	• Improve physical accessibility to local and London-wide jobs? • Support flexible working patterns? • Encourage new businesses?
Town Centres	Improve the vitality and vibrancy of town centres	• Enhance the environmental quality of the borough's town centres? • Promote the borough's town centres as a place to live, work and visit? • Ensure that the borough's town centres are easily accessible and meet local needs and requirements? • Promote high quality buildings and public realm?
Environmental		
Biodiversity	Protect and enhance biodiversity	• Protect and enhance biodiversity at designated and non-designated sites? • Link and enhance habitats and wildlife corridors? • Provide opportunities for people to access wildlife and diverse open green spaces?
Townscape and Cultural Heritage	Protect and enhance the borough's townscape and cultural heritage resources and the wider London townscape	• Promote townscape character and quality? • Preserve or enhance buildings and areas of architectural and historic interest?
Open Space	Protect and enhance the borough's landscape resources	• Promote a network of quality, accessible open spaces? • Address deficiencies in open space provision?
Water Resources	Protect and enhance the quality of water features and resources	• Preserve ground and surface water quality? • Conserve water resources? • Incorporate measures to reduce water consumption?
Soil and Land Quality	Encourage the use of previously developed land	• Encourage the development and remediation of brownfield land? • Promote the efficient and effective use of land whilst minimising environmental impacts?
Flood Risk and Climate Change	Mitigate and adapt to climate change	• Reduce and manage flood risk from all sources? • Encourage the inclusion of SUDS in new development?
Air Quality	Protect and improve air quality	• Manage air quality within the borough? • Encourage businesses to produce travel plans?
Noise	Minimise the impact of the ambient noise environment	• Minimise the impact of the ambient noise environment?

Topic	SA Objective	Appraisal criteria *Will the policy approach under consideration help to…*
Energy and Carbon	Limit climate change by minimising energy use reducing CO2 emissions	• Minimise the use of energy? • Increase energy efficiency and support affordable warmth initiatives? • Increase the use of renewable energy? • Mitigate against the urban heat island effect? • Ensure type and capacity of infrastructure is known for future development?
Waste Management	Ensure the sustainable use of natural resources	• Reduce the consumption of raw materials (particularly those from finite or unsustainable sources)? • Encourage the re-use of goods? • Reduce the production of waste? • Support the use of sustainable materials and construction methods? • Increase the proportion of waste recycling and composting across all sectors?
Sustainable Transport	Promote the use of sustainable modes of transport	• Improve the amenity and connectivity of walking and cycling routes? • Promote the use of public transport? • Reduce the use of the private car? • Encourage development in growth areas and town centres and reduce commuting?

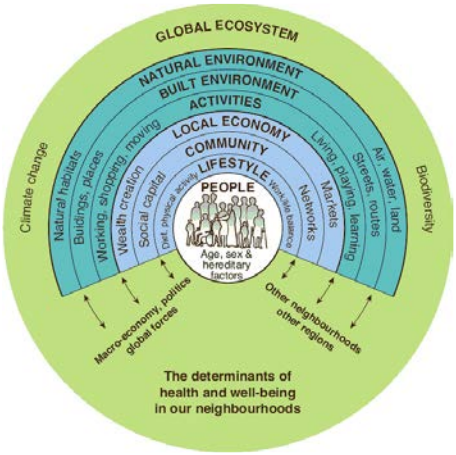
4.3 A note on 'equalities' and 'health' considerations

4.3.1 Equality and health considerations were a focus of SA scoping work. As such, it is the case that equalities and health issues are fully reflected in the SA scope, and hence the SA process 'integrates' Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA). **Appendix IV** signposts to areas within this report where EqIA and HIA has 'fed-in'.

Box 4.1: EqIA and HIA

The Council is not required to undertake **EqIA**, but does have a duty to give "due regard" to promoting equality of opportunity for all protected groups when making policy decisions; and publish information showing how they are complying with this duty. 'Protected groups' are those with the following characteristics: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

With regards to **HIA**, this are no requirements on the Council, although the NPPF requires planners to promote healthy communities and use evidence to assess health and wellbeing needs; and additionally, the GLA and the Mayor are required to 'have regard to health' in preparing strategies at the London-scale. It is important to understand that HIA is to a large extent about giving consideration to the wider *determinants of health*, including those related to the quality of the natural and built environment, people's daily activities and lifestyles, and local communities and the economy.



Determinants of health and wellbeing in our neighbourhoods, from Barton & Grant (2006)

PART 1: WHAT HAS PLAN-MAKING / SA INVOLVED UP TO THIS POINT?

5 INTRODUCTION (TO PART 1)

5.1.1 The 'story' of plan-making / SA up to this point is told within this part of the SA Report. Specifically, this part of the report explains how preparation of the current version of the DM Policies DPD has been informed by appraisal of **alternatives** for the following policy areas / topics:

- Managing housing conversions
- Housing density and design
- Employment sites (1)
- Employment sites (2)
- Town centre uses
- Negative clusters: hot food takeaways and betting shops
- Siting and design of tall buildings
- Views and vistas
- Heritage and conservation
- Car-free or car-capped developments
- Carbon offsetting
- Community infrastructure
- Open space provision

5.1.2 Systematic appraisal of (and consultation on) reasonable alternatives, in relation to these topics, is helpful as it equates to proactive plan-making, and is a means of ensuring that the final policy approach is sufficiently justified.

Reasons for focusing on these policy areas

5.1.3 These are the same key strategic issues that were the focus of alternatives appraisal within the Interim SA Report of February 2015, with the exception that 'Open space provision' has been added to the list.

5.1.4 All of these topics offer an opportunity to explore policy alternatives, with a view to best addressing locally specific issues and contributing to delivery of Haringey's spatial strategy. It is not the case that the preferred policy approach in relation to any of the topics previously examined in February 2015 is now 'set in stone' to such an extent that it is no longer helpful to dwell on alternatives, nor is it the case that any further topics - other than open space provision - have emerged since February 2015 as necessitating alternatives appraisal.[8] Other policy topics besides those listed above could *potentially* have been the focus of alternatives appraisal, but were not on the basis that it was unclear what value would be added. For many topics it is proportionate to develop a preferred policy approach on the basis of the direction set by higher level policy, technical work and consultation, without formal alternatives appraisal.

[8] There are several new policy areas that have emerged since February 2015, but it is not thought that any necessitate formal alternatives appraisal. Three of the new policy areas relate to implementation and delivery, specifically: 1) Use of Planning Obligations; 2) Regeneration and Masterplanning; and 3) Supporting Site Assembly. The matter of regeneration and masterplanning / site assembly has been a focus of consultation responses to some extent, in particular responses received by those who would wish to see less of a strategic approach (i.e. more of a piecemeal approach) in some areas of the Borough (in order to maintain existing character); however, given the plan objectives, and need to ensure and demonstrate that the plan is deliverable, it is not clear that there are reasonable alternatives. Two other new policy areas are: 4) Maximising the use of town centre floorspace; and 5) Backland, garden land and infill development; however, these need not be the focus of alternatives appraisal (for the reasons set out in paragraph 5.1.4).

Structure of this part of the SA Report

5.1.5 Each of the 13 policy areas listed above is assigned a chapter, below. Within each chapter, the following questions are answered:

- What are the reasons for selecting the alternatives dealt with?
- What are the appraisal findings (in relation to the set of alternatives in question)?
- What are the Council's reasons for selecting the preferred approach in-light of alternatives appraisal findings?

5.1.6 These questions reflect the regulatory requirement for the SA Report to present 1) appraisal findings for reasonable alternatives and 2) 'an outline of the reasons for selecting the alternatives dealt with'.

Aside from alternatives appraisal, how else has SA influenced plan-making?

5.1.7 In addition to alternatives appraisal, development of the draft (pre-submission) plan has also been influenced by appraisal of a working draft version of the plan (specifically, appraisal of the preferred approach as presented within the draft plan consultation document of February 2015). The influence of SA work from that stage is not explained here (in 'Part 1'), but rather is explained in 'Part 2' below, which deals with the appraisal of the current draft plan.

6 HOUSING CONVERSIONS

6.1 Introduction

6.1.1 There is a demand for housing within the borough, including family housing. Conversions have historically made a relatively small but consistent contribution to housing supply however the incremental and cumulative impact of conversions over the years has reduced the availability of family housing, and negatively impacted local amenity in some circumstances.

6.2 Reasons for selecting the alternatives dealt with

6.2.1 The Local Plan is not reliant on housing conversions to meet strategic housing targets and the Council therefore has the flexibility to consider policy options for maintaining access to and availability of family housing. An approach to restrict conversions in certain areas to preserve larger and family homes is therefore proposed. This should be considered against an option of not introducing this restriction.

6.2.2 The following alternatives have been appraised:

Option 1 - Establish a restricted conversion area to preserve larger and family homes

Option 2 - Do not establish a restricted conversion area.

6.2.3 These alternatives were previously a focus of appraisal and consultation in February 2015.

6.3 Summary appraisal findings

6.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix V**. The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

N.B. Appraisal findings are largely unchanged from the February 2015 Interim SA Report.

Table 6.1: Summary appraisal findings: Housing conversions

Relevant sustainability topics	Option 1	Option 2
Health	=	
Housing	1	*2*
Community Cohesion	1	2
Economic Growth	=	
Soil and Land Quality	2	1
Flood Risk and Climate Change	=	
Energy and Carbon	2	1

Summary

A key issue is the need to deliver housing that is designed to meet the requirements of the wider population and provides flexibility and choice. On average, the number of households is expected to increase but reduce in size. There is also expected to be an increase in demand for larger homes for families with two or more children. The conversion of larger homes into smaller flats can contribute to the provision of additional housing and the mix of housing (in areas where there is a monoculture of large houses); however, it can lead to a loss of housing mix in areas where there is a mix of housing types and where there is strong pressure for such conversions and family homes are not protected. The cumulative effect of conversions can also have an adverse impact on the character of existing residential areas in terms of the intensification of use and associated issues. The policy approach under Option 1 would restrict this conversion in particular areas (presumably areas where there is most pressure on the conversion/loss of family homes). This would help retain houses for larger families while still allowing conversions in other areas, helping to sustain and create a mix of housing across the borough and support mixed communities. However it would also restrict smaller dwelling sizes being created. Not setting a conversion restriction (Option 2) may have benefits for efficient use of land and climate change (reduced carbon emissions due to more efficient use of space and improved energy efficiency), but it is unlikely that these effects would be significant.

N.B. Neither option is predicted to lead to a significant effect, hence there is no **green** or **red** shading within this appraisal table.

Reasons for selecting the preferred approach in-light of alternatives appraisal

6.3.2 In order to help support and deliver mixed and balanced communities, including a range of housing options across the borough, an approach to restrict the conversion of family homes is preferred (Option 1). The preferred option will help to address local housing need whilst maintaining and improving local character and amenity. In addition, the preferred option will not inhibit the Council's ability to meet its strategic housing target. The SA reflects the likely positive effects of this option, particularly on the objective of housing.

7 HOUSING DENSITY AND DESIGN

7.1 Introduction

7.1.1 Haringey's annual strategic housing delivery target is expected to increase from 820 to 1,502 in the London Plan. There is therefore an imperative to maximise the delivery of housing on development sites. However, this delivery needs to be balanced against wider considerations around maintaining and improving local character, amenity and access. There is a need to appropriately situate new housing in the local context.

7.2 Reasons for selecting the alternatives dealt with

7.2.1 The Strategic Policies DPD sets out that new development should comply with the density standards set out in the London Plan. This is a baseline position which should be considered. However, the DM Policies document offers an opportunity to provide more detailed policy and guidance on the application of the London Plan policy, taking account of local technical evidence and individual site circumstances.

7.2.2 The following alternatives have been appraised:

Option 1- Apply London Plan density standards, but allow flexibility in applying these standards, based on local circumstances, to optimise housing delivery

Option 2 - London Plan standards applied with no flexibility for consideration of local or site circumstances.

7.2.3 These alternatives were previously a focus of appraisal and consultation in February 2015.

7.3 Summary appraisal findings

7.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix VI**. The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

N.B. Appraisal findings are largely unchanged from the February 2015 Interim SA Report.

Table 7.1: Summary appraisal findings: Housing density and design

Relevant sustainability topics	Option 1	Option 2
Crime	=	
Education	=	
Health	=	
Housing	1	2
Community Cohesion	1	2
Economic Growth	1	2
Economic Inclusion	1	2
Soil and Land Quality	1	2
Flood Risk and Climate Change	=	
Energy and Carbon	1	2
Sustainable Transport	1	2

Summary

Haringey is a densely populated borough (86.2 persons per hectare; well above the London average of 52) and the population is set to increase by 31,234 over the period of 2011 to 2021. This indicates that some high density housing schemes are needed, perhaps going beyond what is recommended in the London Plan. Against this background, Option 1 is seen to perform well in terms of sustainability objectives. As well as benefits in terms housing objectives, targeted high density development in Haringey is supported in terms of 'sustainable transport', 'reducing per capita carbon emissions' and 'increasing accessibility to local jobs'. However, there are risks around access to health care and community infrastructure more generally.

N.B. Neither option is predicted to lead to a significant effect, hence there is no **green** or **red** shading within this appraisal table.

7.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

7.4.1 A flexible policy approach to housing density (Option 1), based on the London Plan density matrix, is considered an appropriate means to ensure that development is guided by local and site specific circumstances. Some locations in Haringey may be better suited to higher or lower density development than others. As such, it is not considered that a strict interpretation of the density matrix would be the best option, particularly in the wider view of maximising housing delivery and responding to local character. The SA confirms that a flexible policy approach would likely result in positive effects across a number of sustainability objectives.

8 EMPLOYMENT SITES (1)

8.1 Introduction

8.1.1 The Strategic Policies DPD aims to facilitate a gradual restructuring of the borough's employment land portfolio in order to attract a wider range of businesses, as well as to facilitate inward investment and regeneration. There is also a need to provide more and improved local job opportunities, particularly to meet the borough's employment growth targets, which have risen significantly since the adoption of the Further Alterations to the London Plan. The DM Policies DPD provides an opportunity to set more detailed policy requirements to help meet these objectives.

8.2 Reasons for selecting the alternatives dealt with

8.2.1 B Class employment uses are broadly acceptable in Haringey's employment sites and areas. However, the nature of employment activity is generally dependent on the nature of use within the B Class. Some B Class uses (such as B1 and B2) offer the potential for higher density employment development than others (B8). Given the strategic employment objectives set out above, it is appropriate to consider options which differentiate between the range of acceptable uses within the B Class.

8.2.2 The following alternatives have been appraised:

Option 1 - Requirement to maximise employment densities on sites

Option 2 - Less restrictive approach, with no specific steer for higher employment densities.

8.2.3 These alternatives were previously a focus of appraisal and consultation in February 2015.

8.3 Summary appraisal findings

8.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix VII**. The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

N.B. Appraisal findings are largely unchanged from the February 2015 Interim SA Report.

Table 8.1: Summary appraisal findings: Employment sites (1)

Relevant sustainability topics	Option 1	Option 2
Crime	=	
Community Cohesion	=	
Economic Growth	1	2
Economic Inclusion	1	2
Soil and Land Quality	1	2
Noise	1	2
Summary In an area that is constrained in terms of the availability of land for employment development and has high unemployment levels, intensifying the existing offer is an important priority to create more jobs for the growing population and to address historic local unemployment. Against this background, Option 1 is seen to perform well in terms of sustainability objectives, with significant positive effects predicted in terms of economic growth and economic inclusion. A risk is that if/when space for large floorspace uses is needed, there will not be the land available to accommodate these uses, but this is a more minor consideration given the evidence suggesting economic growth locally is considered most likely to come from B1 development.		

8.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

8.4.1 The Strategic Policies DPD sets out acceptable uses in identified Strategic Industrial Locations. However there is scope to consider more locally specific approaches to development in employment areas. There is a limited supply of employment land in Haringey and a targeted response is needed to ensure the use of this land is fully maximised, particularly to raise the level of business and employment in the borough. An approach which is more prescriptive about land uses, facilitating site intensification and higher density employment development is therefore preferred. The SA broadly supports this option with positive effects identified across a range of sustainability objectives.

9 EMPLOYMENT SITES (2)

9.1 Introduction

9.1.1 Whilst safeguarding land for employment is important to support and promote economic development, there is significant pressure to accommodate other land uses in the borough, including for housing, and it is also the case that there are viability challenges associated with employment led redevelopment schemes. The Strategic Policies DPD therefore provides some flexibility for land uses in certain employment locations, particularly where there is a need to facilitate site renewal and regeneration.

9.2 Reasons for selecting the alternatives dealt with

9.2.1 It is vital that the borough has a sufficient supply of employment land, and so given the context provided by the Strategic Policies DPD (which provides some flexibility for land uses in certain employment locations) there is a need to consider how best to maximise employment uses on existing employment sites that will be the focus of mixed use redevelopment.

9.2.2 The following alternatives have been appraised:

Option 1 - Allow introduction of non-employment uses (as part of mixed use schemes) in certain designated employment locations, to cross-subsidise and enable new employment development to come forward

Option 2 - Introduction of non-employment uses within designated employment sites, with no further requirement to cross- subsidise new employment development.

9.2.3 These alternatives were previously a focus of appraisal and consultation in February 2015.

9.3 Summary appraisal findings

9.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix VIII**. The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

N.B. Appraisal findings are largely unchanged from the February 2015 Interim SA Report.

Table 9.1: Summary appraisal findings: Employment sites (2)

Relevant sustainability topics	Option 1	Option 2
Crime	1	2
Housing	=	
Community Cohesion	=	
Economic Growth	1	2
Economic Inclusion	1	2
Noise	=	
Summary Requiring mixed use redevelopment of existing employment sites to cross-subsidise an enhancement of the employment offer on the site (Option 1) will be necessary if both housing and employment growth targets are to be achieved. Office development will often come forward alongside residential development, and it should be the case that the two uses can coincide on a site without any problems, and indeed there can be benefits for local residents.		

9.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

9.4.1 There is a need to ensure that the borough's employment land is maximised. Fully employment led schemes may be difficult in certain circumstances, given viability considerations. Therefore, an approach which enables the introduction of more viable mixed uses to cross subsidise employment development is preferred. Whilst the SA scores the preferred option positively, it raises concerns over the issues of access to key services and to sustainable transport, as well as amenity. The policy requirements have been nuanced to ensure the approach is limited to specified locations, where a more flexible approach to development is accepted and with high public transport accessibility levels. The policy will also work in conjunction with other DM policies which seek to protect and enhance amenity.

10 TOWN CENTRE USES

10.1 Introduction

10.1.1 The Strategic Policies DPD recognises the important role town centres have in the borough. Beyond being a place where people shop, they are the heart of the communities they serve, providing a location for jobs, services and community facilities. The importance of healthy and vibrant town centres has been highlighted, in particular due to the detrimental effects of vacant shops, changing shopping patterns and increasing need for centres to accommodate a wider range of uses. The DM Policies provide an opportunity to set more detailed policy requirements for the uses within town centres.

10.2 Reasons for selecting the alternatives dealt with

10.2.1 In order to address the issue of town centre vitality and viability, the reasonable alternatives are set to consider a range of thresholds for A1 uses. This includes an option of setting no thresholds for A1, which is a less restrictive approach, as well as setting specific thresholds to ensure a minimum of A1 uses. The policy options consider the extent to which interventions should be made to ensure the health of town centres.

10.2.2 The following alternatives have been appraised:

Option 1 - Set thresholds for percentage of A1 uses in primary and secondary frontages

Option 2 - No thresholds or different (higher/lower) thresholds for A1 uses.

10.2.3 These alternatives were previously a focus of appraisal and consultation in February 2015.

10.3 Summary appraisal findings

10.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix IX**. The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

N.B. Appraisal findings are largely unchanged from the February 2015 Interim SA Report.

Table 10.1: Summary appraisal findings: Town centre uses

Relevant sustainability topics	Option 1	Option 2
Crime	=	
Community Cohesion	=	
Economic Growth	=	
Economic Inclusion	=	
Town Centres	=	

Summary

The town centres in Haringey act as the focus for local convenience shopping and community facilities. Given this role, they will contribute to the vitality local communities, and also help to reduce car dependency. Protecting retail in town centres (Option 1) could help to sustain strong and vital centres in the long term; but on the other hand there are arguments to suggest that setting thresholds for A1 could constrain the success/vitality of town centres (relative to a more permissive approach, Option 2). If there is greater demand for non-A1 uses than some existing A-class uses, then a restrictive policy would act to constrain the vitality of town centres, with knock-on effects. It is difficult to distinguish between the alternatives, given the changing role of town centres in society. However, it is noted that Haringey has commissioned an evidence base study which in essence says that, given the increasing population in Haringey and the likely increase in disposable income, it is likely that more retailing will be needed in the borough.

N.B. Neither option is predicted to lead to a significant effect, hence there is no **green** or **red** shading within this appraisal table.

10.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

10.4.1 The preferred approach is to introduce a threshold requirement for A1 uses (Option 1). This has been selected in order to ensure that centres retain an element of retail uses, to help ensure their vitality and vibrancy, recognising the need to expand town functions with complementary uses, i.e. recognising current economic realities and changing role of centres. The preferred policy approach has been nuanced in light of the SA in order to permit other uses, and introduce a type of sequential test which identifies a hierarchy of appropriate uses for town centres.

11 NEGATIVE CLUSTERS: HOT FOOD TAKEAWAYS / BETTING SHOPS

11.1 Introduction

11.1.1 Both the London Plan and Strategic Policies DPD set out objectives to address human health and social deprivation. In Haringey, evidence has suggested a correlation between obesity and deprivation, as well as the location of betting shops and deprivation. Nationally there is also evidence suggesting a link between fast food and obesity. The concentration of any service, where not serving a wider specialist niche market, can have a detrimental effect on the town centres and communities, constraining the land and space available for other services. The role of town centres is critical to the borough, in providing a location for jobs, services and community activities. There is therefore the opportunity to set more detailed planning policies to deliver these objectives.

11.2 Reasons for selecting the alternatives dealt with

11.2.1 The location of betting shops and fast food outlets is, to a degree, already controlled by planning policy. There is an opportunity to explore the impacts of refining the baseline policy position by testing an alternative option, which considers more proactive and stringent controls on the management of the placement of fast food and betting shops.

11.2.2 The following alternatives have been appraised:

Option 1 - Proactively restrict negative clusters (e.g. hot food takeaways and betting shops)

Option 2 - No policy - applications assessed against other town centre use policies.

11.2.3 These alternatives were previously a focus of appraisal and consultation in February 2015.

11.3 Summary appraisal findings

11.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix X**. The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

N.B. Appraisal findings are largely unchanged from the February 2015 Interim SA Report.

Table 11.1: Summary appraisal findings: Hot food takeaways / betting shops

Relevant sustainability topics	Option 1	Option 2
Crime	1	2
Health	1	2
Community Cohesion	1	2
Accessibility	=	
Economic Growth	=	
Economic Inclusion	1	2
Town Centres	1	2
Townscape and Cultural Heritage	1	2
Summary Overall, in terms of sustainability objectives, Option 1 is clearly best performing. No draw-backs are highlighted by the appraisal. Restricting negative clusters of hot food takeaways and betting shops would likely lead to significant positive benefits in terms of 'health', given the assumption that there would be reduced consumption of fatty foods. There would also be benefits in terms of reduced crime and antisocial behaviour, improved townscape and improved vitality in town centres.		

11.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

11.4.1 The preferred option is a policy which seeks to proactively manage negative clusters of betting shops and hot food takeaways. This approach will help to deliver the objectives of the Strategic Policies, particularly around improving the health of local residents and addressing deprivation. The preferred option is supported by the SA, which reflects the positive effects across a range of sustainability objectives.

12 TALL BUILDINGS

12.1 Introduction

12.1.1 Tall buildings can contribute to wider strategic objectives for regeneration and economic development, for example, by helping to maximise the use of land, including for new housing. However, tall buildings can have a significant impact on the character and function of local areas and are therefore not appropriate in all locations. The London Plan requires boroughs to identify suitable locations for tall buildings, and to identify these in Development Plan Documents. Haringey's Strategic Policies DPD includes relevant design criteria for tall buildings, however there is an opportunity to set more detailed policies in this regard.

12.2 Reasons for selecting the alternatives dealt with

12.2.1 One approach is to develop a detailed policy for the siting and design of tall buildings, taking account of site specific circumstances and local evidence, such as characterisation studies. This option should be considered against a baseline approach, applying the London Plan and Strategic Policies but without further detailed guidance.

12.2.2 The following alternatives have been appraised:

Option 1 - Detailed policy for the siting and design of tall buildings, within identified locations, taking account of site specific circumstances and supported by Haringey's Urban Characterisation study

Option 2 - Less prescriptive constraints on tall buildings; relying on London Plan and Strategic Policies DPD.

12.2.3 These alternatives were previously a focus of appraisal and consultation in February 2015.

12.3 Summary appraisal findings

12.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix XI**. The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

N.B. Appraisal findings are largely unchanged from the February 2015 Interim SA Report.

Table 12.1: Summary appraisal findings: Tall buildings

Relevant sustainability topics	Option 1	Option 2
Housing	**2**	**1**
Accessibility	=	
Economic Growth	=	
Town Centres	**1**	**2**
Townscape and Cultural Heritage	**1**	**2**
Soil and Land Quality	=	
Energy and Carbon	=	
Summary Option 1 is best performing in terms of all objectives, other than those relating to 'housing'. Option 1 would restrict tall buildings to particular areas, protecting the borough's townscape and cultural heritage, while still allowing tall buildings in some areas. **N.B.** Neither option is predicted to lead to a significant effect, hence there is no **green** or **red** shading within this appraisal table.		

12.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

12.4.1 The preferred option is to develop a more detailed DM policy covering the siting and design of tall buildings, which draws on current tall building guidance. This policy will provide that proposals for tall buildings take better account of local and site specific circumstances, and ensure that such development is appropriately located within the borough, having regard to local character and transport accessibility, along with other considerations.

12.4.2 One matter raised in the SA is that the approach may restrict the future supply of housing. The DM Policies DPD has been prepared in view of the relevant emerging site allocations focused DPDs, and these have considered and demonstrated the borough's ability to deliver its strategic housing targets.

13 VIEWS AND VISTAS

13.1 Introduction

13.1.1 The Strategic Policies DPD seeks to protect and manage identified regionally strategic views. There are, however, other specific keys views and vistas within the borough that allow a glimpse of important buildings and other features of the urban landscapes. These contribute to local sense of place as well as providing landmarks and a means of wayfinding. Local views and vistas could benefit from additional policy protection, however a balance must be struck to ensure that opportunities for future development are not constrained.

13.2 Reasons for selecting the alternatives dealt with

13.2.1 One option is a policy to minimise disturbance to identified local views and vistas, recognising the role that these can play in contributing to local character. This option is set against a baseline option of protecting only London Plan strategic views, which is a less restrictive policy position by comparison.

13.2.2 The following alternatives have been appraised:

Option 1 - Policy to minimise disturbance of identified local views and vistas

Option 2 - Only protect London Plan strategic views.

13.2.3 These alternatives were previously a focus of appraisal and consultation in February 2015.

13.3 Summary appraisal findings

13.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix XII**. The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

N.B. Appraisal findings are largely unchanged from the February 2015 Interim SA Report.

Table 13.1: Summary appraisal findings: Views and vistas

Relevant sustainability topics	Option 1	Option 2
Housing	**2**	**1**
Town Centres	**1**	**2**
Townscape and Cultural Heritage	**1**	**2**
Summary A policy to minimise disturbance to identified local views and vistas in addition to London Plan strategic views (Option 1) will better protect the borough's townscape and cultural heritage resources, as compared to only protecting London Plan strategic views (Option 2). Significant positive effects are predicted in terms of townscape/heritage objectives. However, greater protection of identified local views in addition to Local Plan strategic views could place constraints on housing delivery in some areas.		

13.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

13.4.1 The preferred option is for a DM policy which provides stronger protection for identified local views and vistas. The option has particular benefits for sustainability objectives on townscape and cultural heritage.

13.4.2 The SA has identified that this option might have the effect of constraining opportunities for the delivery of housing, for example, with taller buildings. The DM Policies DPD has been prepared in view of the relevant Site Allocations DPD, and these have considered and demonstrated the borough's ability to deliver its strategic housing targets.

14 HERITAGE AND CONSERVATION

14.1 Introduction

14.1.1 The historic environment makes an important contribution to local character and residents' sense of place. The Strategic Policies DPD therefore broadly aims to maintain and enhance Haringey's historic environment. National planning policy provides that the Council should protect heritage assets in relation to their significance. Therefore, there is scope for the DM Policies DPD to consider the level of policy weight given to particular heritage assets, and how protection of the historic environment should be positively promoted.

14.2 Reasons for selecting the alternatives dealt with

14.2.1 Haringey has a wide range of heritage assets including designated, statutory listed assets and other non-designated assets. As the Council has a duty to protect statutory listed assets, this baseline option needs to be taken forward. However, an option promoting stronger protection for non-designated assets is also considered, recognising the value these have to local character. Further, for positively promoting the historic environment, an approach favouring adaptive re-use of all heritage assets is set against the baseline policy position.

14.2.2 The following alternatives have been appraised:

Option 1 - Proactive approach to designated and non-designated assets, with applicants required to demonstrate options for adaptive re-use

Option 2 - Do not apply policy to non-designated heritage assets.

14.2.3 These alternatives were previously a focus of appraisal and consultation in February 2015.

14.3 Summary appraisal findings

14.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix XIII**. The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

N.B. Appraisal findings are largely unchanged from the February 2015 Interim SA Report.

Table 14.1: Summary appraisal findings: Heritage and conservation

Relevant sustainability topics	Option 1	Option 2
Health	=	
Housing	2	1
Economic Growth	2	1
Townscape and Cultural Heritage	1	2
Summary A policy focus on non-designated assets in addition to designated assets (Option 1) is likely to result in significant positive effects in terms townscape and cultural heritage objectives, and it is not clear that there are any major draw-backs to this approach. There might be some negative implications for housing and economic growth, but (thinking long-term) heritage assets can help enable regeneration and create a sense of place (with positive implications for economy and community objectives).		

14.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

14.4.1 The approach to provide protection for both designated and non-designated assets (Option 1) is preferred, given the Strategic Policies overarching position to maintain and enhance Haringey's historic environment. The Local Plan needs to help facilitate new development. It is recognised that an overly restrictive policy approach on the historic environment, including non-designated heritage assets, might prohibit new development from coming forward. However the SA has indicated the effect is likely to be limited if the preferred option is implemented, and when considered against the significant effects on objectives for townscape and cultural heritage, the approach is sufficiently justified from a sustainability perspective.

15 CAR FREE OR CAR CAPPED DEVELOPMENTS

15.1 Introduction

15.1.1 The Strategic Policies DPD aims to promote sustainable transport options across the borough, recognising in particular the social and environmental benefits involved. The DM Policies DPD will set detailed policy requirements for new development and provides an opportunity to consider how local parking standards may contribute to delivering on the strategic transport objectives.

15.2 Reasons for selecting the alternatives dealt with

15.2.1 The Council aims to maximise the use of sustainable transport options and to reduce car dependency. The London Plan sets out car parking standards which seek to restrain car use and reduce congestion, particularly to improve local accessibility. The London Plan standards provide a baseline position that should be appraised. However, recognising that some areas of the borough are well connected to public transport with high levels of accessibility, along with controlled parking measures, it is reasonable to consider a locally specific approach which allows for car free or car capped development in these locations.

15.2.2 The following alternatives have been appraised:

Option 1 - Limited or no on-site parking where there is good public transport accessibility and a Controlled Parking Zone is in place or planned

Option 2 - Parking required, in accordance with the London Plan parking standards.

15.2.3 These alternatives were previously a focus of appraisal and consultation in February 2015.

15.3 Summary appraisal findings

15.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix XIV**. The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

N.B. Appraisal findings are largely unchanged from the February 2015 Interim SA Report.

Table 15.1: Summary appraisal findings: Car free or car capped developments

Relevant sustainability topics	Option 1	Option 2
Health	1	2
Accessibility	=	
Air Quality	1	2
Energy and Carbon	1	2
Sustainable Transport	1	2
Summary Option 1 (limited or no on-site parking where there is good public transport accessibility and a Controlled Parking Zone in place or planned) is likely to have greater positive effects in terms of encouraging sustainable transport (significant positive effect), health, air quality and climate change mitigation objectives. With large scale development planned within Haringey, an integrated approach to land use and transport planning that minimises the need to travel and encourages the most sustainable travel choices could have a notable positive effect on reducing transport-related greenhouse gas emissions per capita.		

15.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

15.4.1 The preferred option is one which provides the flexibility for car free or car capped parking (Option 1). The SA reflects that both policy options score positively on sustainability objectives, however there are notable significant positive effects with the preferred option, Further, the preferred option will support delivery of the Strategic Policies, enabling a more flexible approach to promoting sustainable transport options, where local and site specific circumstances allow, reducing car dependency whilst positively impacting on the environment.

16 CARBON OFFSETTING

16.1 Introduction

16.1.1 The Strategic Policies DPD sets out a range of policies on climate change adaptation and mitigation, including requirements to reduce energy use and facilitate low and zero carbon development. The DM Policies DPD provides an opportunity to set further detailed policies and guidance which can help to ensure that new development is designed and constructed in a sustainable way.

16.2 Reasons for selecting the alternatives dealt with

16.2.1 The Strategic Policies require that carbon reduction targets on new development must be achieved on-site. The London Plan currently provides that London Boroughs can introduce carbon offsetting arrangements in order to achieve carbon reduction targets. An alternative option is therefore to introduce a more flexible local policy requirement to facilitate carbon offsetting, subject to national planning policy and legislation.

16.2.2 In light of this discussion, the following alternatives have been appraised:

Option 1 - Carbon offsetting fund to better enable developers to meet carbon targets

Option 2 - No carbon offsetting (CO_2 reductions must be met on site)

16.2.3 The reasonable alternatives are slightly modified since February 2015. Specifically, reference to 'allowable solutions' has been removed from Option 1.[9]

16.3 Summary appraisal findings

16.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix XV**. The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

N.B. Appraisal findings are largely unchanged from the February 2015 Interim SA Report.

[9] The Council had previously proposed an 'Allowable Solutions' DM policy (which included carbon offsetting as one of several potential options for developers to deliver carbon reductions requirements); however since the publication of the Council's Regulation 18 stage consultation document, the Government has indicated it does not intend to progress with the national Allowable Solutions framework. The draft approach has therefore been amended to focus only on carbon offsetting, in line with regional policy.

Table 16.1: Summary appraisal findings: Carbon offsetting

Relevant sustainability topics	Option 1	Option 2
Health	1	2
Housing	1	2
Air Quality	1	2
Energy and Carbon	1	2
Summary A local carbon offsetting fund (Option 1) could be used to fund local energy solutions such as energy efficient retrofit of local authority housing and decentralised energy development, improving the condition and quality of local authority housing. The impact on housing could be significant if sufficient funds were captured through this mechanism, however national government may rule out such an approach in favour of a national offsetting scheme. Given that housing quality/condition and issues around fuel poverty are important determinants of health, Option 1 could also improve health outcomes and reduce health inequalities. **N.B.** Neither option is predicted to lead to a significant effect, hence there is no **green** or **red** shading within this appraisal table.		

16.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

16.4.1 The preferred option is to set a local requirement to enable carbon offsetting (Option 1), as this will provide a more flexible approach for developers to meet the policy requirements, taking account of local and site specific circumstances, and viability considerations. The SA highlights the positive effects resulting from carbon offsetting, including financial contributions ringfenced into a local fund to support local projects, where the impacts of new development will be experienced. The preferred approach will need to be reviewed and considered subject to any relevant Government policy or regulations coming into force.

17 COMMUNITY INFRASTRUCTURE

17.1 Introduction

17.1.1 Community infrastructure is integral to the creation of balanced and sustainable communities, promoting social interaction and enhancing the quality of life within local neighbourhoods. Planning for community infrastructure is a key challenge and the Local Plan seeks to ensure the needs of Haringey's existing and future population are met.

17.2 Reasons for selecting the alternatives dealt with

17.2.1 Given the likely sustained demand for community infrastructure in the borough, it is reasonable to consider a policy option which broadly supports proposals for new or extended facilities, irrespective of their location. This should be considered against an option which is more prescriptive, setting location specific requirements for development, particularly in view of the spatial strategy growth areas and identified areas of infrastructure need.

17.2.2 The following alternatives have been appraised:

Option 1 - Policy to set location requirements for new / extended community facilities

Option 2 - No specific location requirements - accept facilities wherever proposed.

17.2.3 These alternatives were previously a focus of appraisal and consultation in February 2015.

17.3 Summary appraisal findings

17.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix XVI**. The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

N.B. Appraisal findings are largely unchanged from the February 2015 Interim SA Report.

Table 17.1: Summary appraisal findings: Community infrastructure

Relevant sustainability topics	Option 1	Option 2
Crime	1	2
Education	1	2
Health	1	2
Community Cohesion	1	2
Accessibility	1	2
Skills and Training	1	2
Economic Inclusion	1	2
Open Space	=	
Sustainable Transport	1	2

Summary

Community Infrastructure assets can help to enable regeneration and create a sense of place and improve people's quality of life. Haringey has existing pockets of deprivation and also areas of deficiency for different types of community infrastructure, as well as new growth in the pipeline that will need supporting infrastructure. Therefore, by locating new and enhanced infrastructure in specific locations, Option 1 is more likely to benefit existing and future residents than Option 2 which could take place anywhere in the borough. No draw-backs to Option 1 have been identified.

N.B. Neither option is predicted to lead to a significant effect, hence there is no **green** or **red** shading within this appraisal table.

17.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

17.4.1 The SA has highlighted the significant positive effects of a policy that sets location requirements for community infrastructure (Option 1). The option is preferred as it is more likely to support the creation of sustainable communities through an integrated and plan-led process, rather than an ad-hoc basis. This will help to ensure that infrastructure is situated in areas of growth, where need is identified and in highly accessible locations. Further considerations for infrastructure may be covered by the Site Allocations DPD, however the DM DPD will complement any such policies.

18 OPEN SPACE PROVISION

18.1 Introduction

18.1.1 Haringey's Strategic Policies Local Plan seeks to protect and enhance the borough's designated open spaces, as well as improve the quality of and access to this provision. Recognising the limited opportunities for new open space provision within the Borough, it is vital that existing open spaces are protected and enhanced, particularly in areas of identified deficiency.

18.2 Reasons for selecting the alternatives dealt with

18.2.1 It is imperative that new developments both maximise the contribution sites make to meeting growth targets and, wherever possible, improve the overall provision of open space. Regulation 18 consultation responses suggested that the Council should apply a more flexible policy approach which allows for the reconfiguration of open space, as this may help developments address site specific constraints in meeting the above noted objectives. The Council considers there is merit in considering this approach against the baseline position of protecting open spaces in their current configuration. Both options are premised on a policy for no net loss of open space.

18.2.2 The following alternatives have been appraised:

Option 1 - Policy to allow for the reconfiguration of open space on site development proposals, where there would be no net loss of open space provision

Option 2 - Do not allow for reconfiguration of open space (maintain existing configuration).

18.3 Summary appraisal findings

18.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix XVII**. The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

Table 18.1: Summary appraisal findings: Open space provision

Relevant sustainability topics	Option 1	Option 2
Crime	1	2
Health	1	2
Housing	1	2
Community Cohesion	1	2
Biodiversity	1	2
Townscape and Cultural Heritage	2	1
Open Space	1	2
Sustainable Transport	1	2
Summary Allowing the reconfiguration of open space should enable targeted improvements to be made to the open space resource in those parts of the borough where there are currently deficiencies. It is likely that the quality of open space, in terms of its potential to support recreational activity and other typical open space uses, will improve. This has positive implications in terms of a range of objectives, with significant positive effects predicted in terms of 'health'. It is also the case that targeted enhancements should enable biodiversity (Green Grid) opportunities to be realised, to a significant extent. A policy of enabling reconfiguration does, however, lead to some risks in terms of 'Townscape and Cultural Heritage' given that reconfiguration might well involve a change to the existing character of the open space. More generally, there is the possibility that reconfiguration of numerous open spaces could have unforeseen effects in the long term, and so monitoring will be important.		

18.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

18.4.1 The preferred approach supports the spatial strategy in seeking to deliver sustainable development through the provision of high quality, well designed and accessible open spaces. Given the limited opportunities for significant increases in the quantum of open space across the Borough, there is a need to maximise the value of existing open space. Reconfiguration can be an effective approach to addressing identified deficiencies, overcoming functional issues as part of re-provision and may provide windfall opportunities as part of the Borough's Green Grid. It also provides sufficient flexibility for proposals to overcome site specific constraints to deliver not only improved open space provision, but also other requirements needed to support the spatial strategy.

PART 2: WHAT ARE THE SA FINDINGS AT THIS STAGE?

19 INTRODUCTION (TO PART 2)

19.1.1 This part of the report presents an appraisal of the DM Policies DPD as it currently stands, i.e. as presented within the current 'pre-submission' document.

20 APPRAISAL OF THE DRAFT PLAN

20.1.1 This section first presents the appraisal methodology, before going on to present the appraisal of the draft plan under 21 'SA framework' headings. Finally, this section presents appraisal conclusions at the current stage.

20.2 Methodology

20.2.1 The appraisal identifies and evaluates 'likely significant effects' of the preferred approach – i.e. the proposed Partial Review - on the baseline, drawing on the sustainability topics and objectives identified through scoping as a methodological framework. To reiterate, the sustainability topics considered in turn below are as follows:

- Crime
- Education
- Health
- Housing
- Community cohesion
- Accessibility
- Economic growth
- Skills and training
- Economic inclusion
- Town centres
- Biodiversity
- Townscape and cultural heritage
- Open space
- Water resources
- Soil and land quality
- Flood risk and climate change
- Air quality
- Noise
- Energy and carbon
- Waste management
- Sustainable transport

20.2.2 Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the policy approaches under consideration, and limited understanding of the baseline. Given uncertainties there is inevitably a need to make assumptions, e.g. in relation to plan implementation and aspects of the baseline that might be impacted.

20.2.3 Assumptions are made cautiously, and explained within the text. The aim is to strike a balance between comprehensiveness and conciseness/accessibility to the non-specialist. In many instances, given reasonable assumptions, it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) of the draft plan in more general terms.

20.2.4 It is important to note that effects are predicted taking into account the criteria presented within Schedule 1 of the SEA Regulations.[10] So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. Cumulative effects are also considered, i.e. the potential for the draft plan to impact an aspect of the baseline when implemented alongside other plans, programmes and projects. These effect 'characteristics' are described within the appraisal as appropriate.

20.3 Crime

20.3.1 **DM 01** (Delivering High Quality Design) establishes that any new development proposal should be designed to make a positive contribution to a place. High quality design can help contribute to the reduction in crime levels as well as the fear of crime. Further benefits will result from **DM 02** (Accessible and Safe Environments), which requires development proposals to secure inclusive environments that can be used safely.

[10] Environmental Assessment of Plans and Programmes Regulations 2004

20.3.2 **DM 09** (Management of the Historic Environment) promotes the adaptive reuse and enabling development of heritage assets, encouraging redevelopment of buildings that may not otherwise be developed due to their sensitivity. This positive policy approach should reduce the number of vacant, derelict or dilapidated buildings in the borough and therefore reduce the potential for crime and anti-social behaviour. Furthermore **DM 42** (Primary and Secondary Frontages) respond to the issue of vacant units in making provision for meanwhile uses.

20.3.3 Other policies that could have implications for crime include:

- DM 08 (Shopfronts, Signs and On Street Dining) requires shopfronts to contribute to a safe and attractive environment
- DM 03 (Public Realm) requires advertisements to contribute to a safe and attractive environment.

20.3.4 In **conclusion**, the proposed approach to DM policy should have the effect of reducing levels of crime in Haringey. It has a focus on adaptive re-use and developing vacant and derelict buildings (including historic buildings), and policies also seek to use positive design in order to 'design-out' crime and reduce the fear of crime. However, it is not clear that significant effects will result, given the wider determinants of crime.

20.4 Education

20.4.1 The approach set out in **DM 48** (Use of Planning Obligations) and **DM 40** (Loss of Employment Land and Floorspace) establishes that planning contributions will be sought to facilitate opportunities for local employment training, including apprenticeships and work experience placements, in line with Policy SP9. This helps ensures that education after school age is still available for the local population.

20.4.2 **DM 49** (Managing the Provision and Quality of Community Infrastructure) seeks to protect existing community infrastructure and ensure that new development delivers the required supporting infrastructure and also additional infrastructure in suitable locations, delivering identified infrastructure listed in the Infrastructure Delivery Plan (IDP). These two policies seek to protect existing infrastructure (including education facilities) and, where necessary, extend or enhance existing infrastructure or provide new facilities.

20.4.3 In **conclusion**, the proposed policies around education infrastructure seek to increase the quantity, quality and accessibility of provision in the borough, enhancing existing infrastructure and delivering new infrastructure where necessary in order to support growth. It is, however, not possible to conclude significant positive effects given the role played by the IDP.

20.5 Health

20.5.1 **DM 02** (Accessible and Safe Environments) and **DM 03** (Public Realm) require all developments to secure healthy environments to help promote healthy lifestyles and in the long term prolong life expectancy and improve well-being. A means of achieving this is through the creation of good quality accessible open space that also provides outdoor sports facilities.

20.5.2 **DM 20** (Open Space and Green Grid) seeks to ensure that open space is protected from inappropriate development and positively responds to the need to increase the quality of, and accessibility to, the Borough's network of green and open spaces. It also sets requirements for larger sites in Areas of Open Space Deficiency, setting out how they should provide new open space or improve existing open space. This should encourage exercise and recreation for existing and future residents. The Council also promotes the provision of leisure facilities on these open space areas so to promote healthy lifestyles while using these areas.

20.5.3 **DM 23** (Environmental Protection) focuses on protecting the environment from the adverse effects of human activities, as well as seeking to ensure that building occupants and other people in the Borough are not adversely impacted by new development. Through the mitigation of negative effects on air quality during construction and the lifetime of developments, the health of nearby residents should be protected. Furthermore this policy recommends that new development will only be permitted where it is demonstrated that any risks associated with land contamination, including to human health, is addressed beforehand.

20.5.4 **DM 47** (Hot Food Takeaways) strongly supports the restriction of hot food takeaway shops 400m from primary and secondary schools and the granting of planning permission for hot food take-away shops outside this exclusion zone has strong requirements that it must meet. This should help to address obesity for residents in Haringey, particularly for children attending secondary school.

20.5.5 **DM 31** (Sustainable Transport) promotes active travel (cycling and walking) which should help encourage healthy lifestyles; and also promotes improved public transport which is likely to lead to minor improvements in air quality through displacing car users, reducing emissions and pollution from road transport.

20.5.6 Other policies that could have implications for health include:

- DM 19 (Nature Conservation) seeks to protect and enhance the nature conservation value of designated sites, including those which are publicly accessible
- DM 20 (Open Space and Green Grid) promotes a network of open spaces through the London Green Grid
- DM 47 (Betting shops) seeks to address the health impacts of negative clustering of uses
- DM 58 (Managing the Provision and Quality of Community Infrastructure) states the Council will resist the loss of existing social and community facilities.

20.5.7 In **conclusion**, the proposed policy approach focuses on improving the health and wellbeing of the local residents through increasing access to and quality of open space; restricting the locations in which hot food takeaways and betting shops can operate; and encouraging active travel and sustainable transport. The DM Policies DPD should result in **significant positive effects** on the health of local residents.

20.6 Housing

20.6.1 **DM 01** (Delivering High Quality Design) and **DM 12** (Housing Design and Quality) underline how all new development needs to be built to a high quality using sustainable design and construction techniques. The creation of balanced communities is supported in **DM 11** (Housing Mix) through the provision of housing developments providing a mix of tenure type for housing across the Borough, particularly to address areas that have imbalances in provision, such as affordable rented housing dominating or where affordable rented housing is under represented.

20.6.2 **DM 10** (Housing Supply) sets out the housing delivery aims for the London Borough of Haringey, which expects the maximum appropriate contribution of housing on all sites across all tenures and loss of existing housing only when the housing is replaced with at least equivalent floorspace. **DM 11** (Housing Mix) provides flexibility in the application of the London Plan density matrix, and should help meet a good portion of the markets needs while still being of high quality.

20.6.3 Affordable housing levels will be increased through **DM 13** (Affordable Housing), which in line with SP2 of the Strategic Policies, sets the target tenure mix for affordable housing on new development sites, having regard to from viability assessments for each proposal. Furthermore with the 'tenure blind' approach set out in DM 12 (Housing Design and Quality) houses will be better integrated with each other. The current Local Authority housing stock is encouraged to be improved upon through **DM 21** (Sustainable Design, Layout and Construction) with the promotion of sustainable retrofitting. Such improvements can make a vast difference in providing better quality housing for the residents.

20.6.4 **DM 15** (Specialist Housing) focuses on the provision of specialist housing, which includes sheltered housing and care homes, housing for older people, student accommodation and hostel accommodation. There is a growing demand for older people's housing as people are living for longer and remaining economically active for longer, and older people's housing can help older people to retain independence and to ensure that older people are not isolated or detached from their communities. Bespoke specialist housing has the potential to deliver more appropriate housing for those that need it, whilst freeing up/preventing the loss of housing stock for families.

20.6.5 Loss of larger and family housing to Houses in Multiple Occupation (HMOs) or smaller self-contained homes is a key issue in Haringey. **DM 17** (Houses in Multiple Occupation) seeks to restrict the conversion of housing into HMOs so that Haringey can maintain a stock of larger homes in the priority areas for families, and to reduce the risk of the larger housing stock from being completely converted. **DM 16** (Residential Conversions) seeks to restrict conversions in specified areas of the Borough. The policies do not completely restrict HMOs and housing conversions altogether but do strengthen the requirements so that HMOs and conversions that do come forward are higher quality and in more accessible locations. Maintaining diversity in the housing stock will lead to secondary benefits in terms of diversity in the community.

20.6.6 Other policies that could have implications for housing include:

- DM 01 (Delivering High Quality Design) through promoting environments that are well designed and sensitive to the local context
- DM 06 (Building Heights)
- DM 11 (Housing Mix) through promoting a mix of housing types, density and tenure
- DM 14 (Self-build and Custom Build Housing) seeks to support this type of housing
- DM 18 (Basement development and lightwells)
- DM 51 (Warehouse living) will only be allowed in locations where they are supported by site-specific allocations.

20.6.7 In **conclusion**, the proposed policies focus on ensuring that Haringey maintains a mix of housing in order to meet housing needs, that new development is mixed in tenure, allowing for regeneration, renewal and refurbishment of the existing dwelling stock where necessary. As such, the DM Policies DPD should lead to **significant positive effects**. Furthermore, flexibility over higher housing densities will be permitted (subject to criteria) which will assist Haringey in meeting its housing targets in a highly built-up borough.

20.7 Community cohesion

20.7.1 The policies with perhaps the greatest bearing on community cohesion are those that deal with community infrastructure. **DM 49** (Managing the Provision and Quality of Community Infrastructure) seeks to protect existing community infrastructure and to ensure that new development delivers the required supporting infrastructure and also additional infrastructure in suitable locations, delivering identified infrastructure listed in the Infrastructure Delivery Plan. The policy seeks to protect existing infrastructure and, where necessary, extend or enhance existing infrastructure or provide new facilities. This should lead to benefits in terms of increasing accessibility to community infrastructure and encouraging social cohesion and fostering social capital.

20.7.2 The way buildings are placed and how they interact with each other can play a major role in the community cohesion of an area. High quality design can create environments that promote a sense of cultural identity and bring people together. **DM 01** (Delivering High Quality Design) encourages this through requiring new development to demonstrate how they relate positively to neighbouring structures to create a harmonious whole and how they will make a positive contribution to a place. Furthermore, **DM 02** (Accessible and Safe Environments) seeks to create inclusive environments that do not discriminate against people regardless of their ethnicity, gender, age, disability, childcare responsibilities or economic circumstances. The inclusive design requirements should lead to benefits in terms of supporting strong relationships between people from different backgrounds and communities.

20.7.3 Local distinctiveness can be enhanced in new developments through high quality public realm, including public art, as set out in **DM 03** (Public Realm). This has the potential to create a sense of cultural identity and brings more uniqueness to the area of Haringey.

20.7.4 **DM 11** (Housing Mix) seeks to create a more balanced mix of tenure in housing areas, which will result in strong relationships between people from different backgrounds and communities. This will create more community cohesion that is greatly beneficial for the area especially with the Tottenham riots that highlight a need for this.

20.7.5 Other policies that could have implications for community cohesion include: DM 12 (Housing Design and Quality), which calls for a 'tenure blind' approach to mixed tenure residential development proposals to ensure homes across tenures are indistinguishable.

20.7.6 In **conclusion**, the proposed approach to addressing community infrastructure through the DM Policies DPD seeks to increase quantity, quality and accessibility in relation to community infrastructure, enhancing existing infrastructure and delivering new infrastructure where necessary. The policies should therefore lead to **significant positive effects** in terms of access to community infrastructure and other community related objectives. Furthermore, cultural identity, belonging and well-being will be promoted through public art schemes, and higher quality in design supporting a more harmonious public realm. More generally, strong relationships between people from different backgrounds and communities are encouraged through efforts to ensure inclusive environments that do not discriminate against anyone and through the promotion of a mix of tenure housing. The Tottenham riots of 2011 highlight the need of greater community cohesion in the borough.

20.8 Accessibility

20.8.1 The improvement of accessibility to facilities is promoted through **DM 02** (Accessible and Safe Environments) through requiring development to be used safely with easy accessibility for all members of the community. This will assist in reducing inequalities in accessibility for disabled people, parents with small children and those with limited mobility. The improvement of access to open space and other leisure facilities is sought for in **DM 20** (Open Space and Green Grid) through the requirement of new developments to improve upon or create new open space and to contribute to enhancing the network of green and open spaces.

20.8.2 **DM 31** (Sustainable Transport) focuses on the promotion of sustainable transport, especially where development will lead to high trip generation rates. This focuses on the protection, improvement and creation of pedestrian and cycle routes. This would not only improve transport links for the borough, it would also likely decrease CO_2 emissions and pollution emitted and lead to positive health effects.

20.8.3 Proposals for new and extended social and community facilities are required to be located where they are accessible by public transport, walking and cycling, according to **DM 49** (Managing the Provision and Quality of Community Infrastructure). This should ensure good access to essential services and facilities, and help provide access for all people across a number of transport modes. The policy also seeks to protect against the loss of social and community infrastructure.

20.8.4 Other policies that could have implications for accessibility include:

- DM 01 (Delivering High Quality Design)
- DM 03 (Public Realm)
- DM 41 (New Town Centre Development) seeks to sustain and enhance Haringey's established town centre hierarchy in order to ensure services and facilities are focussed around highly accessible locations
- DM 54 (Facilitating Telecommunications Development) seeks to enable residents and businesses to fully benefit from modern telecommunications, including online access to services.

20.8.5 In **conclusion**, steps are set to be taken to improve the accessibility of the key services and facilities in Haringey; and there is support for sustainable transport, especially for developments that have high trip generation rates. Notably, key services will be required to locate in areas easily accessible by public transport, and new leisure facilities are required to be easily accessible by all members of the community. It is understood that additional work around delivery of community infrastructure will be progressed in line with the updated Infrastructure Delivery Plan (IDP); and on that basis significant positive effects are not predicted.

20.9 Economic growth

20.9.1 **DM 40** (Loss of Employment Land and Floorspace) seeks to maintain existing employment land provision, including non-allocated employment land. This should help facilitate economic growth by safeguarding sites for economic and employment purposes.

20.9.2 **DM 37** (Maximising the Use of Employment Land and Floorspace) seeks to maximise the use of employment land within the borough through a gradual restructuring of the borough's employment land portfolio. This is to enable the modernisation of old stock where this is no longer suited to current needs, to attract a wider range of businesses to the borough, and to regenerate employment land in highly accessible areas. Improving employment sites and increasing job densities should assist in delivering further opportunities in terms of local jobs as well as a possibility of a shift towards higher paid sectors.

20.9.3 The Council recognises, however, that there remains a demand for sites which are more suited to traditional industrial activities and the Local Plan seeks to ensure sufficient provision to meet local need in this regard. Additionally **DM 38** (Employment Led Regeneration) and **DM 51** (Warehouse living) support the regeneration of designated sites to provide mixed-use developments "where this is necessary to facilitate renewal and regeneration", taking account of viability considerations.

20.9.4 **DM 41** (New Town Centre Development) supports Haringey's town centre hierarchy and sets criteria for new developments outside recognised town centres to ensure that they satisfy the sequential test in the National Planning Policy Framework.

20.9.5 It is also worth noting that a number of other policies could have implications for economic growth, albeit to a lesser extent. These policies include:

- DM 10 (Housing Supply) and DM 11 (Housing Mix) seek to meet housing need sustainably in the borough. New housing in sustainable locations could benefit economic growth by increasing the size of the workforce in the borough and the quality and affordability of housing; potentially attracting businesses to the area.
- DM 31 (Sustainable Transport) seeks to improve public transport, walking and cycling provision which could improve accessibility to work for employees as well as encourage people to travel and spend money within the local economy.
- DM 20 (Open Space and Green Grid) would improve the quality of the natural and built environment. This could help draw businesses to the borough through providing a high quality environment which is attractive to business.
- DM 54 (Facilitating Telecommunications Development) seeks to maximise the sustainable economic benefits of modern telecommunications infrastructure.

20.9.6 **In conclusion**, policies should lead to widely enhanced local employment opportunities and facilitate redevelopment of under-used employment sites. The net effect should be to grow and diversify the local economy, and hence **significant positive effects** are predicted; however, there may be some instances where particular sectors find it more difficult to operate in Haringey.

20.10 Skills and training

20.10.1 **DM 48** (Use of Planning Obligations) seeks to create local opportunities for employment and training including both apprenticeships and work experience in line with Policy SP9. This would aid in the up skilling of the local labour force and would provide opportunities for the unemployed.

20.10.2 As per the **recommendation** made within the Interim SA report (February 2015), the Council will seek opportunities for locally sourced labour in the construction phase of development, as set out in **DM 21** (Sustainable Design, Layout and Construction).

20.10.3 **In conclusion**, policies are unlikely to lead to significant effects however there are likely to be some minor positive effects where opportunities for skills are provided through planning obligations.

20.11 Economic inclusion

20.11.1 **DM 13** (Affordable Housing) seeks to ensure that the maximum reasonable amount of affordable housing provision is secured, in line with Strategic Policy SP2. This would likely allow more financially constrained residents have a better physical accessibility to local and London-wide jobs and opportunities; and allow those on low incomes to access employment opportunities that they would not otherwise be able to access if required to pay full market rates.

20.11.2 **DM 37** (Maximising the Use of Employment Land and Floorspace) seeks to maximise employment densities on sites and deliver a higher number of jobs through modernising stock and intensifying the land use. This may lead to positive effects in terms of attracting prospective employers to Haringey as well as delivering new jobs that can potentially be taken up by local residents.

20.11.3 **DM 38** (Employment Led Regeneration) seeks to facilitate employment development on selected sites where viability issues would otherwise limit potential for employment generating uses. This will have positive effects in terms of ensuring sites fully contribute to making provision for local jobs; however, it is recognised that a shift in the employment land portfolio cold have some negative implications for those that rely on more traditional industry.

20.11.4 **DM 39** (Warehouse Living) allows a bespoke housing product within designated areas. Warehouse living units can help facilitate flexible working patterns through encouraging new housing in sustainable locations that enable the user to work within the unit.

20.11.5 **DM 48** (Use of Planning Obligations) seeks to create local opportunities for employment and training through apprenticeships and work experience in line with Policy SP9. This would aid in the up skilling of the local labour force and would improve accessibility to local employment opportunities delivered through the plan, and also London-wide jobs planned elsewhere.

20.11.6 In **conclusion**, the preferred approach is likely to lead to positive effects in terms of economic inclusion through delivering additional jobs, affordable housing and supporting employment led regeneration and warehouse living units where suitable. However, it is not clear that significant positive effects will result, given some uncertainties around the link between the nature of jobs available (now and in the future) and the characteristics of the local workforce.

20.12 Town centres

20.12.1 **DM 01** (Delivering High Quality Design) and **DM02** (Accessible and Safe Environments) should ensure that development proposals accord with the design principles for the locality as well as national and regional policy. The policies expect proposals to apply and incorporate development design in accordance with the particular area's characteristics while conserving or enhancing local biodiversity interest. In doing so it should lead to significant positive impacts in supporting local distinctiveness and build quality while minimising impact on the local environment. Similarly, **DM 05** (Locally Significant Views and Vistas) should also help to conserve the borough's local character through the need for proposals to demonstrate that they would minimise disturbance to any Locally Significant Views.

20.12.2 **DM 08** (Shopfronts, Signs and On Street Dining) and **DM 03** (Public Realm) both seek to ensure that development is appropriate in design and appearance, compatible with its surroundings and that it retains important landscape features. In particular DM **08** seeks to protect the identity and quality of the town centre; and seeks to ensure that replacement buildings will actually bring about improvements and conversions which positively contribute to the established local character and sense of place.

20.12.3 With regard to town centre development, **DM 42** (Primary and Secondary Frontages)**, DM 43** (Local Shopping Centres) **and DM 44** (Neighbourhood Parades and Other Non-Designated Frontages) seek to maintain and enhance existing provision and provide an appropriate range of facilities and services; provide opportunities for commercial development including retail and leisure; improve and enhance vitality and viability and improve the links between employment, shopping and services. This approach should help improve the attractiveness and vitality of town centres, in particular at Wood Green as the borough's principal centre and a Metropolitan Centre in the London Plan.

20.12.4 **DM45** (Maximising the Use of Town Centre Land and Floorspace) supports the diversification of town centres to help support their vitality and viability. The policy seeks the beneficial use of underused or vacant upper storeys or town centres and other town centre sites, including through appropriate mixed use development.

20.12.5 **DM 41** (New Town Centre Development) seeks to protect the borough's established town centre hierarchy and sets a criteria for new developments outside recognised town centres to ensure that they satisfy the sequential test in the National Planning Policy Framework. This policy should preserve the role and function of settlements in the borough and ensure that 'out of town' retail complements town centre uses.

20.12.6 **DM 46** (Betting Shops) and **DM 47** (Hot Food Takeaways) seek to ensure that and hot food takeaway and betting shops do not cluster and significantly affect the quality of the environment in centres. The policies seek to protect the identity and quality of the town centre, recognising that cluster of these uses can affect the character of a centre, and that there needs to be a variety of shops and services on the high street.

20.12.7 In **conclusion**, the proposed approach is likely to help to ensure that vitality and vibrancy of town centres can be enhanced, whilst ensuring that the borough's town centres are easily accessible and meet local needs and requirements. Policies seek to promote high quality design and public realm and address potential clusters of hot food takeaways and betting shops that can be detrimental to centres. **Significant positive effects** are likely.

20.13 Biodiversity

20.13.1 The borough contains a range of wildlife sites, in addition to non-protected areas of importance to biodiversity in the wider landscape, such as wildlife corridors. **DM 19** (Nature Conservation) seeks to protect and enhance the diversity and richness of the borough's flora and fauna to provide a rich and varied landscape and ecological foundation to Haringey. The policy also aims to provide protection to existing ecological assets and enhance the contribution these make to the local landscape character. In line with this, **DM 20** (Open Space and Green Grid) seeks to protect and enhance the ecological benefits of open space and outlines that proposals for any local open space improvements must not have a detrimental impact on nature conservation and biodiversity. Additionally **DM 20** seeks to ensure that all new development providing new or replacement open space connects that provision to the All London Green Grid.

20.13.2 The approach outlined in **DM 21** (Sustainable Design, Layout and Construction) addresses the important contribution vacant roof space and vertical surfaces can have to climate change adaptation when being used for urban greening, albeit acknowledging that in some cases such approaches will be impractical.

20.13.3 Policy **DM 25** (Sustainable Drainage Systems) seeks to maximise the biodiversity benefits of this water management infrastructure, however the full extent of benefits are uncertain as these will vary on a case by case basis and depending on the drainage techniques used.

20.13.4 In **conclusion**, the proposed policies would likely result in **significant positive effects** in terms of biodiversity, through protecting and enhancing designated and non-designated sites, providing greater connectivity between sites and delivering enhanced open and green space provision.

20.14 Townscape and cultural heritage

20.14.1 Townscape character and cultural heritage are given due consideration through **DM 01** (Delivering High Quality Design), **DM 02** (Accessible and Safe Environments) and **DM 03** (Public Realm) as development proposals are required to deliver high quality design and demonstrate how they respond to the character of the development site and the surrounding area/street scene. This should ensure that new development complements surrounding buildings and enhances the character of Haringey.

20.14.2 Locally Significant Views are important visual corridors in Haringey. **DM 05** (Locally Significant Views and Vistas) aims to manage these views by requiring development proposals to demonstrate how they will harness the opportunities these views present and minimise disturbance on these views. This will assist in protecting the visual amenity of Haringey from insensitive or out of character development.

20.14.3 **DM 06** (Building Heights) helps to protect the local and historic environment by ensuring that tall and large buildings are situated in appropriate locations and do not result in unacceptable impacts on townscape character, cultural heritage and its setting. Furthermore the Council is seeking the retention of traditional shopfronts of distinctive character that contribute to the visual, architectural or historic quality of the local townscape via **DM 08** (Shopfronts, Signs and On Street Dining)**.** Also, advertisements are to be more tightly controlled through **DM 03** (Public Realm). There is a requirement for adverts to be of a high standard and sensitive to their visual appearance on buildings; especially in the case of listed buildings and conservation areas.

20.14.4 **DM 09** (Management of the Historic Environment) requires development proposals in designated Archaeological Priority Areas to be assessed and evaluated prior to development; and may require significant finds to be excavated or preserved in situ. This would ensure that potential archaeological heritage is protected and not sterilised by development.

20.14.5 **DM 09** (Management of the Historic Environment) will ensure that heritage assets and their setting are preserved and enhanced in a manner which is consistent with their significance. DM 12 supports proposals that secure the preservation, conservation or enhancement of heritage assets and their settings, outlines when loss of a heritage asset, would be acceptable, sets out the support for adaptive reuse of buildings and criteria in respect of enabling development. The policy supports the sensitive refurbishment and redevelopment of heritage assets, subject to criteria, provided the development retains and enhances the significance of the asset. The policy recognises that heritage assets can as a foundation for regeneration of the wider area. These policies contribute to the positive use of historic assets in Haringey and the sustainable and sensitive redevelopment of them to help meet identified needs but also retain cultural heritage assets.

20.14.6 Other policies that could have implications for townscape and cultural heritage include DM 50 (Public Houses), which specifies that any change of use should not affect significant features of historic or character value.

20.14.7 In **conclusion**, the proposed approach would lead to **significant positive effects** on development in terms of the townscape and cultural heritage. Policy will be in place to protect and enhance existing assets, including heritage assets, but also allow them to be modified where appropriate. Locally Significant Views will be protected and policy seeks to site tall and taller buildings in the most appropriate locations.

20.15 Open space

20.15.1 The approach set out in **DM 19** (Nature Conservation) set out that development should not to lead to adverse effects on designated and other non-designated nature conservation sites and that the value of these sites will be protected. Where proposals cannot reasonably avoid harm to nature conservation sites, it requires appropriate mitigation measures to be implemented.

20.15.2 **DM 26** (Open Space and Green Grid) seeks to ensure that the boroughs open space and similarly designated land are enhanced and protected from inappropriate development. This should also result in positive effects as it will ensure that development proposals do not lead to the whole or partial loss of open spaces without an assessment of the current level of provision, and the creation of a suitable replacement where necessary or financial contributions to enable the provision of new open spaces. The policy also provides for the reconfiguration of open space where this would have demonstrable improvements in the quality of and access to open space.

20.15.3 **DM 26** (Open Space and Green Grid) also outlines the requirements to where possible, to connect all new or replacement open space, to the All London Green Grid. This policy will contribute a positive effect to the boroughs open space by promoting access to open space through the use of pedestrian and cycle linkages within and between the Green Grid.

20.15.4 Other policies that could have implications for open space include: DM 34 (Environmental Protection); DM 01 (Delivering High Quality Design); DM 03 (Public Realm); and DM 48 (Use of Planning Obligations).

20.15.5 In **conclusion**, policy measures should help to ensure that **significant positive effects** are achieved against the baseline, particularly through improving the quality of existing open spaces. As per the **recommendation** from the Interim SA Report (February 2015), the DM Policies have been revised to emphasise the role which enhancements to open space can make in terms of green infrastructure and the Green Grid.

20.16 Water resources

20.16.1 **DM 18** (Residential Basement Development and Lightwells) provides criteria for planning applications for basement development and lightwells. The policy has a general reference to development not causing harm to the natural environment. It also contains specific reference to not causing harm to the local water environment, ground conditions and biodiversity. This would provide protection to both surface water and groundwater resources.

20.16.2 **DM 21** (Sustainable Design, Layout and Construction) requires new development to fully consider incorporating living roofs and green walls into their design as far as it is practicable to do so. While living roofs and green walls are primarily promoted in order to manage water run-off rates, they can also have benefits in terms of improving the quality of run-off water.

20.16.3 **DM 24** (Managing and Reducing Flood Risk) focuses on managing flood risk and contained overall key principles when designing schemes in flood prone areas. These principles include contributing to the naturalisation of watercourses and managing water and waste water discharges (in line with **DM 29,** On-site Management of Waste Water and Water Supply), both of which would be expected to contribute positively to enhancing to quality of the borough's water resources.

20.16.4 **DM 25** (Sustainable Drainage Systems) promotes the use of Sustainable Drainage Systems (SuDS) for developments. While the focus of SuDS tends to be primarily on managing water run-off and infiltration rates, the policy states that systems should also be designed to result in a net improvement in water quality and provide for clean and safe water at the surface.

20.16.5 **DM 27** (Protecting and Improving Groundwater Quality and Quantity) focuses on protecting groundwater and requires, amongst other things, that development does not adversely affect groundwater quality during design, construction or operation. The policy gives further direction specifically on limiting disturbance to natural groundwater flows and emphasises that planning permission will be refused where development presents unacceptable risks to groundwater in source protection zones (SPZs).

20.16.6 **DM 28** (Watercourses and Flood Defences) promotes the naturalisation of watercourses, in accordance with the Thames River Basin Management Plan and the London River Restoration Action Plan. The policy also provides direction on culverts, stating that there is general presumption against development where culverting would adversely affect the functioning of main rivers and ordinary watercourses. Furthermore, development on sites already containing culverted watercourses, are expected to investigate measures to restore sections of the watercourse.

20.16.7 **DM 29** (On-site Management of Waste Water and Water Supply) covers surface water and waste water drainage with the onus on the Council (working with Thames Water) to ensure that there is adequate capacity in the local public sewer network to meet existing and future foreseeable demand. Where connection to the local public sewer is not available for a proposed development, alternative (non-mains) drainage options would be considered but would be subject to control by the Council. The policy also provides the Council with the ability to restrict non-mains drainage in SPZs.

20.16.8 In **conclusion**, the proposed policies related to water resources are expected to have a positive effect in terms of ensuring the protection of water resources at the planning applications stage. Policy will also encourage naturalisation / restoration of watercourses in some cases. As per the **recommendation** made in the Interim SA Report (February 2015), the supporting text to policy DM28 has been amended slightly to set out further detail about where opportunities for site deculverting should be investigated.

20.17 Soil and land quality

20.17.1 The Greater London Authority has identified 29 Previously Developed Land (PDL) sites in Haringey, which cover 84.9ha of land. The vast majority (86%) of PDL is already allocated within the Unitary Development Plan or already have planning permission and only 2% of sites are without planning permission. Sites with vacant or derelict buildings account for the remaining 12% of Haringey's PDL.

20.17.2 The growth aspirations for the borough mean that redevelopment of PDL is likely. The DM Policies DPD as currently drafted does not provide any policy direction promoting the development of PDL; however this is not considered necessary given that 86% of PDL in the Borough has either already been allocated or has planning permission for redevelopment.

20.17.3 PDL can often be contaminated and the borough does contain a number of contaminated sites due to historical industrial uses. Where redevelopment of PDL is proposed, **DM 23** (Environmental Protection) contains protections to manage risks to human and environmental health from potentially contaminated land. The redevelopment of contaminated land (including land containing derelict buildings) could help the remediation of brownfield land.

20.17.4 Other policies that could have implications for soil and land quality include DM 25 (Sustainable Drainage Systems), which promotes the use of SuDS for new development but recognises that on some sites, land contamination issue may make the use of SuDS impractical. In these instances, an alternative approach is advocated.

20.17.5 In **conclusion**, it is considered that DM 23 would ensure that the potential environmental and human health risks of development on contaminated land would be adequately considered and managed through the planning process. Significant effects are, however, unlikely.

20.18 Flood risk and climate change

20.18.1 Flood risk is greatest in the east of the borough with Tottenham Hale being the worst affected ward in the borough with more than 50% lying within Flood Zone 2 (low to medium risk of flooding). Northumberland Park to the north of Tottenham Hale is also largely within Flood Zone 2. The wards of Tottenham Green, Seven Sisters and West Green contain smaller areas lying in Flood Zone 2 and Alexandra and White Hart Lane have very small areas at risk from flooding. It should also be noted that small areas within Northumberland Park, Tottenham Hale and Seven Sisters lie within Flood Zone 3, which is land with a high risk of flooding.

20.18.2 Amongst other things, climate change is predicted to increase the intensity of rainfall which has the potential to increase flood risk in the borough. This is particularly an issue given the growth aspirations in the Local Plan. Traditionally, urban development has led to an increase in impervious hard surfaces (e.g. roads, car parks, roofs etc.) which typically increases run-off rates from what they would be naturally.

20.18.3 **DM 18** (Residential Basement Development and Lightwells) sets out the principles for basement development and lightwells. A major focus of this policy is on ensuring that development, whether underground or above ground, will not cause adverse flooding effects. For proposed underground works a particular additional consideration of the policy is ensuring that development does not increase the risks posed to people and property by flooding. This is a particular consideration for basement extensions to provide habitable rooms.

20.18.4 **DM 21** (Sustainable Design, Layout and Construction) promotes the use of living roofs and green walls for development, where it is practicable to do so. Living roofs and green walls can act to absorb rainfall while ultimately reduces runoff and helps to reduce flood risk.

20.18.5 **DM 24** (Managing and Reducing Flood Risk: Key principles), **DM 25** (Sustainable Drainage Systems) and **DM 26** (Critical Drainage Areas) will work together to ensure that new development gives due regard to assessing and mitigating flood risk. This means ensuring that the development itself is not subject to an unacceptably high level of risk as well as ensuring that the development does not increase flood risk elsewhere. DM 24 requires a flood risk assessment (FRA) to be undertaken to inform development in flood risk areas. This is likely to be required for flood risk areas in the east of the borough. It is noted also that in developing the Haringey Local Plan, a Strategic FRA was used to inform (amongst other things) the siting of proposed development (referred to as the 'sequential test'). DM 25 requires the use of sustainable drainage system (SuDS) for new development with the primary aim of reducing surface water run-off, which has been identified as the main cause of flooding in the borough. DM 26 contains particular requirements for nine areas in the borough which have been identified as critical drainage areas (CDAs). For development in these areas, additional assessment requirements will apply, recognising that there is higher risk.

20.18.6 **DM 28** (Watercourses and Flood Defences) applies to sites containing flood defences or in close proximity to flood defences. The policy stipulates minimum separation distances between development and investigating opportunities to remove hard flood defences. It also promotes the investigation of naturalising existing modified watercourse (e.g. through the removal of culverts and hard landscaped channels etc.). Naturalised watercourses can help to reduce the speed of water run-off and offer greater capacity for flood storage.

20.18.7 Other policies that could have implications for flood risk and climate change include:

- DM 29 (On-site Management of Waste Water and Water Supply)
- DM 34 (Driveways and front gardens)
- DM 21 (Sustainable Design, Layout and Construction).

20.18.8 In **conclusion**, the proposed DM policies provide for an adequate site specific assessment, proportionate to the risk (e.g. Flood Zone 2, Flood Zone 3 or CRA). Policies will also require the use of SuDS for all new development, which is considered highly beneficial. Overall, it is considered that the Plan contains adequate policies to manage flood risk and that there will be a minor positive effect.

20.19 Air quality

20.19.1 The whole borough is designated as an Air Quality Management Area (AQMA) for PM10 and NO_2. Major roads provide a significant proportion of PM10 and NO_2 emissions in Haringey. There are no sites within the borough, which are listed as producing emissions to air under the Environment Agency's Pollution Inventory although the Edmonton Solid Waste Incinerator is located just beyond the north-east boundary of the borough.

20.19.2 **DM 23** (Environmental Protection) ensures that the effects on air quality of new development are assessed and adequately mitigated. Furthermore, the policy would also mean where air quality assessment are required, they assess the potential effect of air quality on proposed development. This is intended to address air quality having an adverse effect on newly introduced receptors (e.g. if a new residential development was proposed in close proximity to a busy road).

20.19.3 With most of the emissions in the borough arising from road traffic emissions, reductions in emissions will be achieved by promoting modal shift to sustainable (and low emissions) forms of transport. One of the main methods of achieving modal shift is to promote development (including higher density development in some areas) in areas which are currently well served by public transport or will be well served in the future. **DM 06** (Building Heights) specifically addresses the clustering of tall buildings and notes that the only areas in the borough where this is likely to be appropriate.

20.19.4 **DM 15** (Specialist Housing), **DM 16** (Residential Conversions), **DM17** (Houses in Multiple Occupation), **DM 38** (Employment Led Regeneration) also promote development in locations served by public transport and walking and cycling and in doing so seek to reduce the need for travel by private motor vehicle. Collectively, this group of policies would be expected to have a positive effect in terms of reducing emissions to air from road traffic.

20.19.5 **DM 31** (Sustainable Transport) requires that developments with high trip generating characteristics be located in areas of high public transport accessibility and also that travel plans are produced in accordance with Transport for London thresholds. This policy also seeks that car parking is managed, and in some cases not provided at all, to reduce generated vehicular-based travel. DM 32 also makes allowance for car capped or car free development.

20.19.6 In **conclusion**, the proposed policies reflect a considerable focus on promoting sustainable transport, and hence would be expected to have a positive effect in terms of improving air quality. At this stage it is not possible to provide a further comment on the magnitude of this positive effect.

20.20 Noise

20.20.1 The Council supports the Mayor of London's noise strategy 'Sounder City – The Mayor's Ambient Noise Strategy' (March 2004) which focuses on reducing noise through better management of transport systems, town planning and the design of buildings. This also includes minimising the noise on roads and railways and the careful siting of noisy activities.

20.20.2 Currently there is no evidence to indicate that exposure to high levels of noise is a widespread issue for the borough (notwithstanding that some receptors may currently experience high levels of noise). With the general intent of the DM Policies DPD being towards facilitating growth in the borough (particularly to meet the London Plan's housing targets), land use intensification as well as mixed use development is likely to occur in a number of selected areas throughout the borough. If not managed properly, there is the potential that development could give rise to adverse noise effects.

20.20.3 **DM 23** (Environmental Protection) seeks to ensure that the noise effects of new development are assessed and adequately mitigated. Furthermore, the policy would also mean that, where a noise assessment is required, it would assess the potential effect of existing noise on proposed development. This is intended to address noise having an adverse effect on newly introduced receptors (for instance, if a new residential development was proposed close to an industrial park or a busy road).

20.20.4 It is also notable that the DM Policies DPD encourages the use of sustainable forms of transport, such as walking and cycling and public transport (particularly through **DM 02, DM 20,** and **DM 31**). In general terms it would be expected that these measures would contribute to a reduction in the number of journeys made by private car; and, given that road traffic is a major contributing factor to ambient noise levels, any measure to reduce the number of car trips would be expected to have a positive effect on reducing ambient noise levels. Benefits will be relatively minor, however.

20.20.5 In **conclusion**, a focus of the proposed policies is on promoting the use of sustainable forms of transport, which could lead to benefits in terms of noise. With regards to DM 23, although the policy is concise it is considered that it provides sufficient policy direction and regulatory control to ensure that potential noise effects are adequately considered and mitigated as part of the development control planning process. Given the growth aspirations in the borough, noise is likely to be a key issue (even where it is not particularly an issue at present).

20.21 Energy and carbon

20.21.1 A major challenge for the borough is to accommodate the proposed level of growth within the borough while at the same time reducing carbon emissions. These two objectives potential appear incompatible. However, between 2005 and 2011 the population of Haringey is estimated to have increased by 11% while the total annual CO_2 emissions reduced from 1,037kT to 870kT. This increase is due partly to local carbon reduction initiatives but does also reflect national trends, including year variations in average temperature, the economic down-turn, falling real incomes and changes to the power generation fuel mix as we move from coal to gas and more renewable energy.[11] While the reasons for a reduction in the borough's CO_2 emissions between 2005 and 2011 may not be solely due to local initiatives, this does show that it is possible to effectively decouple development and carbon emissions.

20.21.2 **DM 01** (Delivering High Quality Design), **DM 02** (Accessible and Safe Environments), **DM 12** (Housing Design and Quality) and **DM 21** (Sustainable Design, Layout and Construction) set out design standards for development. The policies cover a wide range of design considerations, with DM 21 in particular having energy implications. This policy advocates design having regard to climate change adaptation and mitigation. It encourages retrofitting, natural ventilation, living roofs and green walls. As well as having drainage benefits, green walls and living roofs also improve the thermal performance of buildings reducing the need for mechanical heating and cooling.

20.21.3 Strategic Policy SP4 requires new developments to reduce energy use and carbon emissions during the design, construction and occupation phases. The policy seeks a step change in carbon emissions reduction in the borough so that all new residential development is zero carbon from 2016 onwards, and all new non-residential development from 2019 onwards. While Local Plan Strategic Policy SP4 should be followed, the DM Policies DPD does recognise that there may be specific circumstances where it is not possible for a proposed development to meet the required $C0_2$ reduction levels through on-site measures. **DM 21** (Sustainable Design, Layout and Construction) provides for carbon offsetting where on-site solutions are not practicable or viable, subject to national and regional policy. This includes off-site measures or financial contributions (via a section 106 agreement). It is considered that this policy would provide adequate flexibility for development proponents while not undermining the intent of Strategic Policy SP4.

20.21.4 **DM 22** (Decentralised Energy) promotes connections to decentralised energy (DE) networks for new development in line with the London Plan target for 25% of heat and power used in London to be generated through the use of localised DE systems by 2025. DE energy systems generate electricity locally which reduces transmission losses and lowers carbon emissions.

20.21.5 It is also notable that the DM Policies DPD encourages the use of sustainable forms of transport, such as walking and cycling and public transport (particularly through **DM 02, DM 20** and **DM 31**. In general terms it would be expected that these measures would contribute to a reduction in the number of journeys made by private car compared to how many trips would occur if high quality and convenient alternative transport options were not available. This would reduce CO_2 emissions from transport in the borough.

20.21.6 In **conclusion**, the DM Policies DPD will have a positive effect in terms of reducing per capita carbon emissions in the borough; however, it is not possible to determine whether this will result in continuing reductions in total CO_2 emissions from the borough to allow the borough to reach its target of a 40% carbon reduction in Haringey by 2020. While the DM Policies DPD will assist in meeting the overall emissions reductions targets for the borough, other measures will also be required, such as those set out in the Council's 'Third Annual Carbon Report 2013'.

[11] Haringey Council (2013) Third Annual Carbon Report 2013.

20.22 Waste management

20.22.1 Every year Haringey residents generate approximately 366kg of waste per person. Overall, residents produced 85,000 tonnes of waste each year. In 2006-2007, 22% of waste was recycled. The remaining residential and commercial waste, if suitable, is sent for incineration at Edmonton Waste Incinerator, which generates electricity. Around 75,000 homes currently receive a green box recycling service, enabling them to recycle a wide range of goods. In 2007-2008, Haringey exceeded their recycling and composting target with 25.68% of all waste sent to recycling and composting.

20.22.2 **DM 04** (Provision and Design of Waste Management Facilities) requires that new development makes provision for adequate waste storage and recycling facilities. It also requires the preparation of a waste management plan and encourages on-site composting for development with gardens. The policy has been updated since Regulation 18 stage to provide additional requirements for flatted development.

20.22.3 Other policies that could have implications for waste management include:

- DM 22 (Residential Conversions)
- DM 23 (Houses in Multiple Occupation) in relation to providing adequate refuse storage facilities
- DM 30 (New Waste Facilities) also seeks to ensure that new waste facilities support the principles of sustainable development and sets out that additional requirements will be set out in the North London Waste Plan.

20.22.4 In **conclusion**, the approach of the DM Policies DPD in terms of waste should have the effect of encouraging waste management and recycling for new development. Given the growth aspirations for the borough, this would be expected to contribute to a reduction in per capita terms of waste. The proposed DM policies on their own would not be expected to lead to significant reductions in waste volumes in the borough, either in per capita or net terms. Achieving more significant reductions is likely to require measures outside the scope of the DM Policies DPD. No effects are predicted in terms of delivery of waste facilities. This reflects the fact that Haringey Council is one of the seven north London councils developing the North London Waste Plan Development Plan Document.

20.23 Sustainable transport

20.23.1 Many parts of the borough already have relatively good levels of public transport accessibility and walking levels are slightly higher than the London average. The growth aspirations for the borough mean that demand for travel will inevitably increase. Planned integration of development with transport will be essential to ensuring that the increased demand for travel is met primarily using sustainable forms of transport. This will be achieved by giving travellers convenient access to sustainable transport options.

20.23.2 With large scale development planned within Haringey, the overall policy direction of the DM Policies DPD is to promote an integrated approach to land use and transport planning that minimises the need to travel and encourages sustainable travel choices. This can mean focusing land use intensification around transport interchanges (e.g. the siting of tall buildings as set out in **DM 06)**. Policies are included that promote the consideration of accessibly by public transport, cycling and walking when considering the location of proposed development such as for specialist housing (**DM 15**) and community facilities (**DM 49**).

20.23.3 **DM 31** (Sustainable Transport) requires that developments with high trip generating characteristics be located in areas of high public transport accessibility and also that travel plans are produced in accordance with Transport for London thresholds. This policy (along with **DM 32**) also seeks that car parking is managed, and in some cases not provided at all, to reduce the demand for travel by private cars. **DM 32** (Parking) also promotes the use of car club schemes as a means of reducing car use, as well as making allowance for car capped or car free development.

20.23.4 **DM 38** (Employment Led Regeneration) promotes proposals for mixed-use redevelopment on sites within designated Local Employment Area: Regeneration Areas where this is necessary to facilitate employment led renewal and regeneration. This policy also requires that potential regeneration sites have high levels of public transport accessibility. This policy does also allow for some non-employment uses provided it would not result in an overall net loss of employment floorspace. The enabling of mixed-use development in certain circumstance would have a positive effect in terms of sustainable transport by reducing the need to travel by having a range of land uses in proximity to each other. There is a risk that housing built as part of such mixed-use redevelopment could have poor access to key services such as health care and education and to sustainable transport.

20.23.5 Other policies that could have implications for sustainable transport include:

- DM 02 (Accessible and Safe Environments)
- DM 20 (Open Space and Green Grid) provides for improvement of pedestrian and cycle linkages within and between sites within the Green Grid which would be expected to have sustainable transport benefits
- DM 433 (Crossovers and Vehicular Accesses)
- DM 35 (Cycle storage in front gardens)
- DM 49 (Managing the Provision and Quality of Community Infrastructure) in terms of managing potential effects on road safety or traffic generation.

20.23.6 **In conclusion**, the proposed policies will have a **significant positive effect** on encouraging the use of sustainable forms of transport. Ensuring that walking and cycling are actively encouraged as part of new development will be a matter for site specific policy and detailed planning applications, but the borough-wide DM Policies DPD policies will focus growth towards areas with existing or future high levels of public transport accessibility.

20.24 Overall conclusions

20.24.1 The appraisal presented above highlights that the draft plan performs well in terms of many sustainability issues/objectives, with significant positive effects identified as likely in terms of: education, health, housing, community cohesion, economic growth, town centres, biodiversity, townscape and cultural heritage, open space and sustainable transport. There is, however, often a degree of uncertainty around predicted positive effects given the important role that will be played by site allocation policy (which in turn will be influenced by the emerging update to the Infrastructure Delivery Plan, IDP).

20.24.2 No significant negative effects are predicted, although risks associated with some policy approaches. In particular, policy approaches that will drive a considerable shift in the nature of employment land in Haringey potentially have implications for economic inclusion, although it is recognised that the Plan is set in the context of delivering the Borough's strategic employment target. Objectives around 'energy and carbon' and 'open space' are notable in that there is the theoretical potential to do more (in order to meet carbon reduction standards; and reduce open space deficiencies), but it is recognised that in practice there is no potential to set more stringent policy without compromising other objectives, which are a priority locally (i.e. objectives around housing, regeneration and employment growth), and ensuring consistency with national and regional policy.

20.24.3 There were a limited number of recommendations made in the Interim SA Report (2015), where the appraisal highlighted a small number of instances where the plan might potentially reword or elaborate on policy wording for particular sustainability issues, and this report has noted where amendments to the Plan were subsequently made. No specific recommendations remain outstanding.

PART 3: WHAT ARE THE NEXT STEPS (INCLUDING MONITORING)?

21 INTRODUCTION (TO PART 3)

21.1.1 This part of the report explains next steps that will be taken as part of plan-making / SA.

22 PLAN FINALISATION

22.1.1 Subsequent to publication of the Pre-submission Plan / SA Report, the main issues raised will be identified and summarised by the Council, who will then consider whether the plan can still be deemed to be 'sound'. Assuming that this is the case, the plan (and the summary of representations received) will be submitted for Examination. At Examination a Government appointed Planning Inspector will consider representations (in addition to the SA Report and other sources of evidence) before determining whether the plan is sound (or requires further modifications).

22.1.2 Once found to be 'sound' the plan will be formally adopted by the Council. At the time of Adoption an 'SA Statement' must be published that sets out (amongst other things) *'the measures decided concerning monitoring'*.

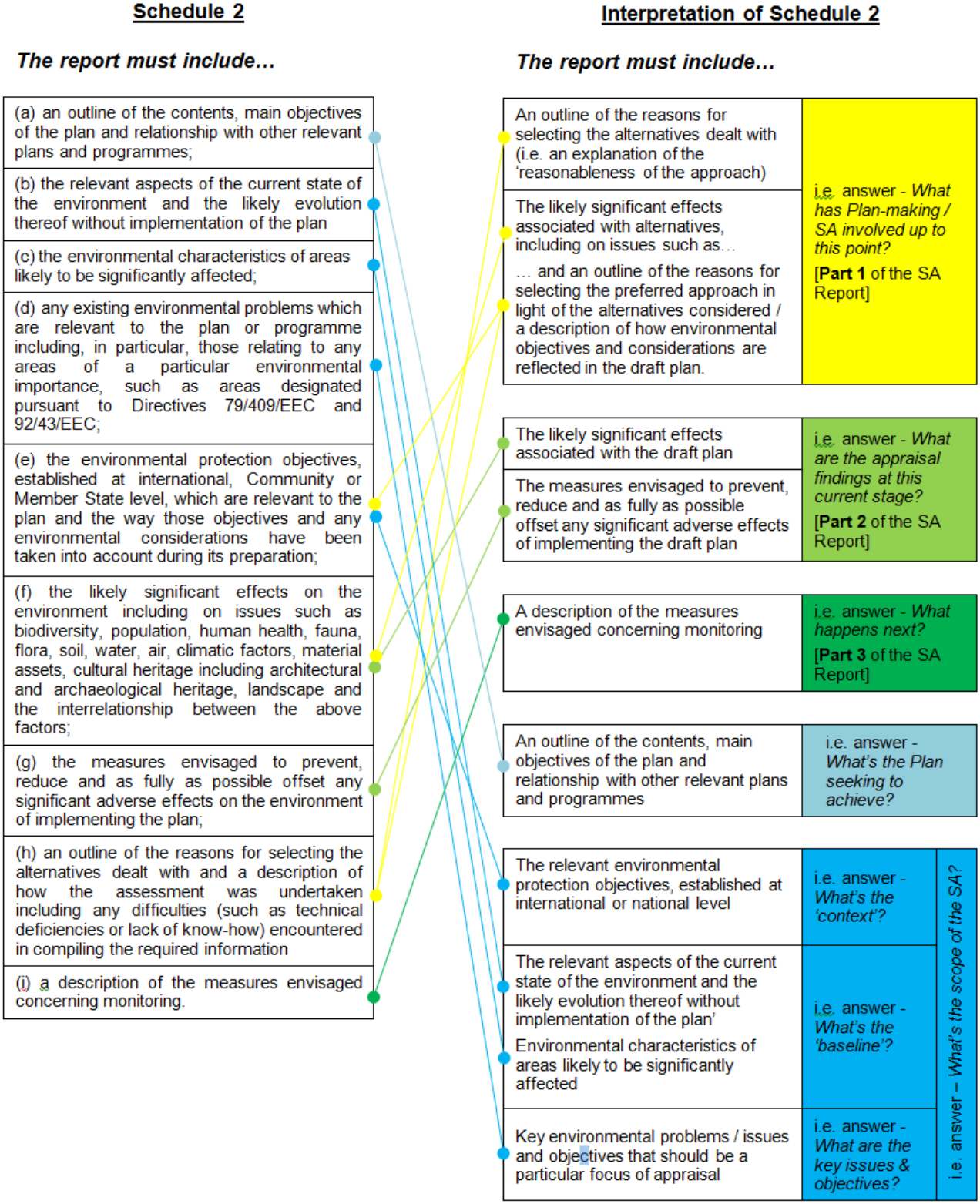
23 MONITORING

23.1.1 At the current time, there is a need only to present 'measures envisaged concerning monitoring'. In-light of appraisal findings (i.e. predicted effects and uncertainties) presented in Part 2 above, monitoring efforts might focus on:

- Building heights in the vicinity of heritage assets;
- The way in which schemes seek to contribute to / make use of decentralised energy
- Green roofs / living walls and other sustainable design measures implemented;
- The mix of affordable housing;
- Use of green spaces and the Lee Valley Regional Park.

APPENDIX I – REGULATORY REQUIREMENTS (1)

Schedule 2 of the Environmental Assessment of Plans Regulations 2004 explains the information that must be contained in the SA Report; however, interpretation of Schedule 2 is not straightforward. The table below interprets Schedule 2 requirements.



APPENDIX II – REGULATORY REQUIREMENTS (2)

Appendix I signposts to broadly how/where this report meets regulatory requirements. As a supplement, it is also helpful to present a discussion of more precisely how/where regulatory requirements are met.

Regulatory requirement	Discussion of how requirement has been met
Schedule 2 of the regulations lists the information to be provided within the SA Report	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapter 4 ('What's the plan seeking to achieve') presents this information.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	These matters are considered in detail within the Scoping Report. The outcome of the scoping report was an 'SA framework', and this is presented within Chapter 5 ('What's the scope of the SA'). Also, more detailed messages from the Scoping Report - i.e. messages established through baseline review - are presented within Appendix III.
c) The environmental characteristics of areas likely to be significantly affected;	
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	The Scoping Report presents a detailed context review, and explains how key messages from the context review (and baseline review) were then refined in order to establish an 'SA framework'. The SA framework is presented within Chapter 4 ('What's the scope of the SA'). Also, messages from the context review are presented within Appendix III. With regards to explaining 'how… considerations have been taken into account' - • Chapters 5 explains how/why understanding of the issues that should be a focus of alternatives appraisal was refined subsequent to consultation/SA in Feb 2015. • Chapters 6-18 explain, for each of the issues that is a focus of alternatives appraisal at the current time, how/why understanding of reasonable alternatives was refined subsequent to consultation/SA in Feb 2015. • Chapters 6-18 also explain the Council's 'reasons for selecting/developing the preferred approach', i.e. explain how/why the preferred approach is justified in-light of the appraisal of reasonable alternatives. • Chapter 20 ('Appraisal of the draft plan') explains how/why the preferred approach has evolved subsequent to consultation/SA in Feb 2015.

f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	• Chapter 6-18 present alternatives appraisal findings (in relation to each of the plan issues that reasonable need to be a focus of alternatives appraisal at the current time). • Chapter 20 ('Appraisal of the draft plan') presents the appraisal of the draft plan. As explained within the various methodology sections, as part of appraisal work consideration has been given to the established SA scope, and the need to consider the potential to various effect characteristics/dimensions.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	The Feb 2015 'appraisal of the draft plan' (Chapter 23 within the Interim SA Report) made a number of recommendations, and subsequently these were taken on-board by the Council when finalising the plan for publication/submission. At the current time, Chapter 20 ('Appraisal of the draft plan') concludes by highlighting a number of ways in which the plan might 'go further' in order to more fully address specific sustainability considerations; however, no explicit recommendations are outstanding.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	As discussed, Chapters 5-18 deal with 'Reasons for selecting the alternatives dealt with', in that there is an explanation of the reasons for focusing on particular issues and options. Also, Chapters 6-8 explain the Council's 'reasons for selecting/developing the preferred approach' in-light of alternatives appraisal. Methodology/limitations are discussed at various places, ahead of presenting appraisal findings, and limitations are also discussed as part of appraisal narratives.
i) description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 23 presents 'measures envisaged concerning' monitoring.
j) a non-technical summary of the information provided under the above headings	The NTS is a separate document.
The SA Report must be published alongside the draft plan, in-line with the following regulations	
authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)	An Interim SA Report, which essentially presented all the information required of the SA Report, was published alongside the draft plan in February 2015, under Regulation 18 of the Local Planning Regulations. At the current time, the SA Report is published alongside the pre-submission plan, under Regulation 19, so that representations might be made ahead of submission.
The SA Report must be taken into account, alongside consultation responses, when finalising the plan.	
The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.	The Council has taken into account the Interim SA Report (Feb 2015), alongside consultation responses received, when finalising the plan for publication/submission. Appraisal findings presented within this current SA Report will inform a decision on whether or not to submit the plan, and then (on the assumption that the plan is submitted) will be taken into account when considering the plan at Examination (i.e. taken into account by the Inspector).

APPENDIX III – CONTEXT AND BASELINE REVIEW

Introduction

As discussed in Chapter 4 ('What's the scope of the SA?') the SA scope is primarily reflected in a list of sustainability objectives ('the SA framework'), which was established subsequent to a review of the sustainability 'context' and 'baseline' and also subsequent to consultation. The aim of this appendix is to present summary outcomes from the context / baseline review, as the detailed issues discussed helpfully supplement the SA framework, i.e. serve to identify specific issues that should be a focus of appraisal work under the SA framework.

What's the sustainability context?

Crime

- The NPPF calls on planning authorities to ensure that developments create safe environments where crime and disorder, and the fear of crime, do not undermine quality of life. It notes that measures to design out crime should be integral.
- The 'Haringey Community Safety Strategy 2013-2017' notes that following the riots in 2011, it was recommended that the Borough strengthen efforts to seek investment in economic growth, jobs, high quality housing and improved engagement with the communities affected.

Education

- The NPPF notes that providing a 'sufficient choice of school places is of 'great importance' and there is a need on the art of planning authorities to take a 'proactive, positive and collaborative approach' towards achieving this.
- According to the London Plan, the Mayor will support the provision of education facilities in order to meet the demand generated by London's growth.

Health

- The NPPF calls for the setting strategic policies to ensure the provision of health facilities. In terms of the wider determinants of health, it notes that access to high quality open spaces and sport and recreation can make an important contribution.
- The 'Marmot Review' concluded that there is 'overwhelming evidence that health and environmental inequalities are inexorably linked'. The 'Haringey Health and Wellbeing Strategy 2012-2015' endorses the findings of the Marmot review in terms of the need to 'ensure social justice, health and sustainability are at the heart of all policies'.
- The report 'Ready for Ageing?' warns that society is underprepared for the ageing population. Meanwhile, the study 'Under the Weather' finds that heat related illness is liable to increase under climate change, but that this could be addressed through appropriate urban planning.
- At a local level, Haringey Council recently published for consultation a draft Corporate Plan, 'Building a Stronger Haringey Together'. One of the draft priorities is: "Empower all adults to live healthy, long and fulfilling lives."

Housing

- The NPPF requires that authorities meet the full, objectively assessed need for market and affordable housing wherever possible, including where housing market areas cross administrative boundaries. The NPPF also notes that:
  - Plans for housing mix should be based upon 'current and future demographic trends, market trends and the needs of different groups in the community'.
  - Good design is a key aspect in sustainable development.
  - Authorities should ensure provision of affordable housing
  - Larger developments are sometimes the best means of achieving new homes.

- Each of London's Boroughs are required to fulfil the housing targets as set out in the London Plan, and to address the suitability of housing development in terms of location, type of development, housing requirements and impact on the locality.
- 'Haringey's Housing Strategy 2009-19' sets out Haringey's approach to housing over the next ten years. It includes a vision to create 'neighbourhoods that people choose to live in with a balance of different types of homes which offer quality, affordability and sustainability for current and future generations'. In October 2014, the Council published for public consultation a new Housing Strategy 2015-2020.

Community cohesion

- The NPPF states that a planning principle is to support strategies to improve health, social and cultural wellbeing for all. There is a need to facilitate social interaction and promote the retention and development of community services and facilities.
- The report Natural Solutions notes that green spaces potentially have a role to play in increasing community cohesion by providing a neutral space for meeting and interacting.
- In the Haringey 'Sustainable Community Strategy 2007-2016' an ambition is set out to achieve an open and inclusive Borough, including through the provision of affordable housing, and the construction of mixed and sustainable communities.

Accessibility

- The NPPF notes that the planning system has a role to play in providing accessible local services that reflect community needs and support health, social and cultural well-being.
- The London Plan states that development should provide and improve access to social and community infrastructure. Inclusive design should also be adopted to take into account the needs of older and disabled people.
- The Haringey 'Sustainable Community Strategy 2007-2016' looks to ensure that the Borough's communities have easier access to open spaces, facilities and shopping areas.

Economic growth

- The European Union strategy for achieving economic growth up until 2020 focuses on smart growth, through the development of knowledge and innovation; sustainable growth, based on a greener, more resource efficient economy; and inclusive growth.
- According to the NPPF, the planning system can contribute to a responsive economy by ensuring sufficient land of the right type is available in the right places and at the right time; and by identifying and coordinating development requirements. It emphasises the need to:
  - Capitalise on 'inherent strengths', and meet the 'twin challenges of global competition and of a low carbon future'.
  - Support new and emerging business sectors, including positively planning for 'clusters or networks of knowledge driven, creative or high technology industries'.
- The Mayor's Economic Development Strategy sets an ambition for London to be the world capital of business, and to have the most competitive business environment in the world.
- The Haringey Regeneration Strategy sets out a key priority to develop a 21st century business economy that offers opportunities for sustainable employment and enterprise, to help make Haringey a place people want to work, visit and invest in.

Skills and training

- The Haringey 'Sustainable Community Strategy 2007-2016' sets an objective to extend training opportunities for people to improve their skills, especially in order to have access to jobs in key areas of commerce and growth.
- The Haringey Regeneration Strategy sets out a key priority to unlock the potential of Haringey residents through increasing skill levels and raising employment so that they can contribute to and benefit from being part of one of the most successful cities in the world.

Economic inclusion

- The London Plan notes that that there is a need to tackle persistent poverty and deprivation through a policy framework that helps tackle unemployment and worklessness. In particular, there is a need to ensure Londoners have the education and skills they need.
- The Local Growth White Paper notes that growth should be broad-based industrially and geographically, ensuring everyone has access to the opportunities that growth brings.
- The Haringey 'Sustainable Community Strategy 2007-2016' sets an ambition to target poverty through targeted social inclusion initiatives.

Town centres

- The NPPF emphasises the need to support competitive town centres, and oppose schemes that will impact town centre viability. It calls for town centres to provide a diverse retail offer and to reflect local 'individuality'.
- CLG's (2012) report 'High streets at the heart of our communities' notes that local policies should look to reinforce local distinctiveness and community value of town centres, and develop their social function with a view to underpinning ongoing commercial viability.
- The London Plan calls for the scale of new retail, commercial, culture and leisure developments within town centres to reflect the size, role and function of that centre.

Biodiversity

- The NPPF emphasises the need to protect important sites, plan for green infrastructure and plan for ecological networks whilst taking account the anticipated effects of climate change. National policy reflects the EU Biodiversity Strategy's commitment to 'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'.
- The Natural Environment White Paper sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and well-being. It signals a move towards protecting biodiversity throughout the landscape.
- The London Plan states calls for priority to be given to achieving Biodiversity Action Plans (BAP) targets and supporting sites within or near to areas deficient in accessible wildlife sites. The Haringey BAP notes that there is a need to consider biodiversity as a cross cutting agenda to be integrated into the delivery of all services.

Townscape and cultural heritage

- The NPPF calls for a 'positive strategy' towards the 'conservation and enjoyment of the historic environment', including assets most at risk. Heritage assets should be recognised as an 'irreplaceable resource' to be conserved in a 'manner appropriate to their significance'.
- The London Plan calls for Local Authorities to maintain and enhance the contribution of the cities 'built, landscaped and buried heritage' to London's environment, culture, and economy.
- English Heritage's 'Heritage at Risk National Strategy' targets the removal of a quarter of nationally designated heritage at risk assets by April 2015. Meanwhile, 'Seeing history in the view' provides a means of understanding views that are recognised as important.

Open space

- The NPPF recognises the health and wellbeing benefits of access to high quality open space and states that planning policies should be based on robust and up−to−date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The NPPF also emphasises the 'great importance' of Green Belts and encourages local authorities to plan positively to enhance beneficial use.
- The London Plan states that boroughs should plan for green infrastructure needs to realise the current and potential value of open space to communities and support the delivery of the widest range of linked environmental and social benefits.

- Haringey's 2014 Open Space and Biodiversity Study identified that Northumberland Park Ward, Tottenham Hale Ward, part of Bruce Grove Ward, Tottenham Green Ward and east of Seven Sisters Ward have the greatest deficiency in access to open and green spaces. The recommendations include improving provision of small local parks and amenity green spaces as well as access to them and securing new open space in new developments.

Water resources

- The EU Water Framework Directive drives a catchment-based approach to water management. An Environment Agency strategy implements Directive in relation to groundwater, highlighting that groundwater is at risk from point source and diffuse pollution.
- The NPPF calls for planning authorities to produce strategic policies to deliver the infrastructure necessary for water supply and wastewater and to take account of the effects of climate change in the long term, including on water supply.
- The 'Water White Paper' notes that through measures to encourage and incentivise water efficiency (and demand management measures by water companies), the Government aspires to reduce average demand to 130 litres per head, per day by 2030.
- An Environment Agency strategy for restoring rivers in North London considers how rivers play a role in urban regeneration, providing a range of social and environmental benefits.

Soil and land quality

- The NPPF recognises the need to protect and enhance soils; prevent new or existing development from contributing to or being adversely affected by the presence of unacceptable levels of soil pollution or land instability; and remediate 'despoiled, degraded, derelict, contaminated and unstable land', where appropriate.
- The NPPF also highlights the need to encourage the effective use of land through the reuse of previously developed land, provided that this is not of high environmental value.
- The 'Safeguarding our Soils' strategy highlights the vital role soils play in supporting ecosystems, facilitating drainage and providing urban green spaces for communities.

Flood risk and climate change

- The EU's 'Blueprint to Safeguard Europe's Water Resources' promotes the use of green infrastructure, such as wetlands, floodplains and buffer strips along water courses in order to reduce vulnerability to floods and droughts.
- The NPPF notes that development should be directed away from areas at highest risk from flooding. Where development is necessary, it should be made safe without increasing risk elsewhere. New developments should be planned to avoid vulnerability to climate change.
- The 'Flood and Water Management Act' calls for the incorporation of greater resilience measures into new buildings, retro-fitting at risk properties, and utilising the environment to address risk (e.g. harnessing wetlands to store water). 'Planning for SuDS' calls for greater recognition of the multiple benefits this form of water management can provide.

Air quality

- The EU Thematic Strategy on Air Pollution aims to cut the annual number of premature deaths from air pollution-related diseases by 40% by 2020 (using 2000 as the base year).
- According to the NPPF, plans should contribute towards national objectives for pollutants, taking into account the presence of Air Quality Management Areas. New and existing developments should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of air pollution.
- The Mayor's Air Quality Strategy notes that air pollution harms the environment and health, with greater impacts felt most severely by vulnerable people, such as children and the elderly. The London Plan seeks to ensure that development is at least 'air quality neutral'.

Noise

- The NPPF states that planning policies should aim to avoid noise that gives rise to significant adverse impacts on health and quality of life.
- The Mayor's Ambient Noise Strategy focuses on reducing noise through better management of transport systems, better town planning, and better design of buildings.

Energy and carbon

- On energy, the European Commission recommends that the EU's energy efficiency improves by 20% and the share of renewable energy grows to 20% by 2020.
- The NPPF emphasises the key role for planning in securing radical reductions in GHG, including in terms of meeting the targets set out in the Climate Change Act 2008[12]. Plan-making should, for example, support efforts to deliver infrastructure such as low-carbon district heating network and increase energy efficiency in the built environment
- The London Plan seeks to reduce London's carbon dioxide emissions of 60% (below 1990 levels) by 2025. Haringey Council has set an ambitious target to reduce borough-wide carbon emissions by 40% by 2020 from a 2005 baseline.

Waste management

- The Mayor's municipal waste management strategy aims provide Londoners with the knowledge, infrastructure and incentives to change the way they manage municipal waste, including minimising its impact on the environment and unlocking its economic value.
- The seven north London boroughs are preparing a joint Waste Plan. This plan will identify a range of suitable sites for waste management uses, to meet London Plan waste apportionments, and include policies and guidelines for determining planning applications.

Sustainable transport

- The NPPF states that the transport system needs to be balanced in favour of sustainable transport modes (including walking, cycling and public transport). To minimise journey lengths planning policies should aim for 'a balance of land uses', and where practical, key facilities should be located within walking distance or be well served by public transport.
- Haringey encourages 'sustainable' forms of transport through measures including the Haringey Walking Plan, Cycling Action Plan and Haringey Cycle Route Network.

What's the sustainability baseline?

Crime

- Crime has been steadily declining across Haringey, but some neighbourhoods and groups remain more likely to fall victim to crime than others.
- Crime is particularly prevalent in Northumberland Park. The challenge facing the Borough is two-fold: to tackle persistent problems including crime 'hotspots'; and to address public concerns about crime.
- Historically, property crime (includes robbery, burglary and vehicle crime) in the Borough has contributed significantly to overall crime figures, and has also been a top concern of its residents. Unemployment is strongly correlated with acquisitive crime.
- There is a spatial dimension to crime within the borough, with crime incidents, particularly incidents of violent crime, concentrated in places with high deprivation.
- Young people are more likely to be both victims and perpetrators of violent crime and those aged 13-21 are more likely to be victims of personal robbery
- There is a strong gender dimension to violent crime with 1 in 3 violent crimes an incident of domestic violence

[12] In the UK the Climate Change Act 2008 has set legally binding targets on reducing greenhouse gas emissions in the UK by at least 80% by 2050 and 34% by 2020 against the 1990 baseline.

Education

- In terms of educational attainment, data for 2013 reveals that 64.9% of the population of Haringey has an NVQ level 3 or above, with this being above regional (64%) and national levels (55.8%).
- The percentage of Haringey residents with no qualifications (8.6%) is not particularly high, but there are localised issues. In Tottenham Hale 22.45% of residents aged 16 and over have no qualifications.
- In general, children and young people who live in the more deprived areas of Haringey tend to have a lower level of achievement than those that are from more affluent backgrounds. Educational attainment is significantly lower than the London average and lowest in White Hart Lane, Northumberland Park and Seven Sisters.
- Although levels of education are improving in the borough, certain groups, including those with the protected characteristics, can face greater barriers to educational achievement than others. For example, children who have special education needs and/or disability (SEND) tend to have lower levels of attainment.
- As a general rule children and young people who live in the more deprived areas of Haringey have lower levels of attainment than their more affluent peers. This issue has a greater impact on children from Black and other ethnic minority groups and children who are eligible for free school meals. Children from Gypsy Rome and Irish Traveller backgrounds often have low levels of attainment in Haringey schools, although their numbers are quite small.
- Post-16 attainment in Haringey is improving but opportunities for high quality academic opportunities in the east of the borough and in the sub region are limited. 85% of those young people in secondary schools feel they have to leave the borough for post-16 education.

Health

- Health and well-being in Haringey is very similar to the London average. Life expectancy rates in Haringey are increasing and are expected to improve further.
- Health inequalities in Haringey are evident; the most deprived areas in the east of the Borough tend to experience the poorest health. Health inequality is most acute in Tottenham, with a nine year gap in life expectancy when compared with the rest of the Borough. The population in the west of the borough is predominantly ‘older’ than the east, which will have implications for the provision of educational, health and recreational facilities.
- Childhood obesity rates in the Borough are higher than the London and England average. One in four children aged 4-5 and one in three children aged 10-11 are overweight or obese. These children are more likely to live in the east of the Borough. About 112,865 adults in Haringey are estimated to be overweight or obese.
- Health inequalities are more likely amongst certain groups of residents, including those with the protected characteristics. For example, obesity is more prevalent amongst black and minority ethnic groups with 41.4% of BME children overweight or obese compared to 23.4% of White British children.
- Women in Haringey live longer than men but spend more years of their lives in poor health (23 years versus 20 years).
- There is a distinct spatial element to health inequalities with mental illness, levels of physical activity and obesity a greater concern in more deprived parts of the borough. Men who live in the most deprived areas in the borough die on average 7.7 years younger than those in more affluent areas.
- The needs of Haringey’s ageing population will be a major consideration in planning for the borough in the next 20 years to ensure essential services are within easy access for all. Flexible and appropriate design of housing, accessible community facilities and public realm design will be required in enabling older people to live healthier and independent lives.
- Environmental issues are more concentrated in certain parts of the borough. For example, town centres are a particular focus for highway congestion and poor air quality. Some issues also impact more heavily in more deprived parts of the borough, with higher accident casualty rates in the East of the borough.

Housing

- Affordability of housing is a significant issue in the area. The Borough has a relatively low proportion of home ownership (38.8%) compared to London (48.2%).
- The proportion of owner occupation is greater in the west, with concentrations of social rented housing in the east of the borough, reflecting a wider social and economic polarisation.
- The Council is currently preparing a local Strategic Housing Market Assessment, which will provide an understanding of the current and future housing market and how this relates to the borough's housing growth, needs and regeneration.
- The Borough has notable levels of homelessness, with 3000 people officially in temporary accommodation. Just over 30% of households live in social housing, which tends to be concentrated in the east of the Borough (which is more densely populated than the west).
- At just £25,138 per annum, average household incomes in Tottenham are around £17,000 less than in the west of the borough and around £8,000 less than the average household income for London.
- The 2011 Census shows that the Borough; population was recorded as 254,926. This presents a significant change from the 2001 Census. The Borough has population density of 86.2 persons per hectare; well above the London average (52.0). The Borough's population is set to increase by 31,234 over the period 2011-2021.
- Housing need is high amongst certain groups of residents including those with the protected characteristics. For example, levels of homelessness are high amongst female lone parents.
- Homelessness is also high in the age group 16-24 and 25-44 compared to the expected profile from census data.
- Homelessness data indicates Black households approach as homeless at a level which is more than twice their representation in Haringey's population.
- Some protected groups also have high levels of housing need due to higher levels of vulnerability. Homeless acceptance due to mental or physical disability is higher than would be expected given the profile of disability in the 2011 census, indicating that disability may be a factor in causing homelessness for these groups of households.
- The rate and pattern of housing development and population change will impact on wellbeing of new and existing residents and on the demand for services.

Community Cohesion

- The 2011 Census showed that Haringey's population increased by 38,390 from 216,510 in 2001 to 254,900 in March 2011 (an 18% increase).
- The borough has a higher proportion of younger people than London as a whole, which will increase pressure for housing and associated infrastructure. Nearly half the population comes from ethnic minority backgrounds.
- The proportion of older people is lower than the London average but is likely to place increasing pressure on health services in Haringey.
- Overall deprivation in the Borough is relatively high, with Haringey ranked as the 4th most deprived borough in London and the 13th most deprived local authority in England. There are particular pockets of deprivation such as in Tottenham Northumberland Park, Wood Green and Hornsey. The eight wards that make up Tottenham, which accommodate almost half of the people living in Haringey, are ranked among the 10 per cent most deprived in England.
- Compared to London, Haringey has a similar proportion of 0-19 year olds, a higher working age population and a lower proportion of older people. Those aged 25-29 and 30-34 form the two largest groups in the borough.
- Almost half of our population and three-quarters of our young people are from ethnic minority backgrounds, and around 200 languages are spoken. Our population is the fifth most ethnically diverse in the country.

- Historically, Haringey has experienced a high level of population turnover. Most population turnover occurs by people moving into and out of other parts of the UK.

Accessibility

- Education is highly accessible, with 100% of 5 to 10 year olds within 15 minutes of the nearest primary school; 99% of 11-15 year olds within 20 minutes of the nearest secondary school; and 100% of 16-19 year olds within 30 minutes of further education.
- Improved access to services and facilities is key to ensuring equality of opportunity. Certain groups may suffer particularly from reduced activity, for example those less able to travel due to mobility issues or low income.
- Analysis has shown that access to certain services and facilities is unevenly distributed in certain parts of the borough. For example, the NHS strategy identifies a deficiency of GPs in the south east of the borough, and a greater capacity requirement of practices in the north east Tottenham area.
- Further accessibility issues will arise with future population growth, especially around Tottenham Hale and Haringey Heartlands

Economic growth

- When compared with the rest of London, Haringey has levels of economic growth that are below the regional average, a higher rate of unemployment and lower gross weekly pay per capita. The level of employment declined by 7.1% between 2008-10, almost double the London and national averages.
- Haringey's economy is dominated by small businesses. 90% of the businesses employ 10 or less people. There has been a decline in industrial floorspace take-up since the 1990s, the manufacturing base has also been declining, and office space buildings are mainly second hand, older buildings. Business stakeholders have expressed concern about the range of business premises available in the borough.

Skills and training

- Figures for employment by occupation during 2013 reveal that those in group 1-3 roles[13] (55.4%) across Haringey were higher than the London average (54.6) and significantly above the percentage for Great Britain of 44.5%. The percentage of the Borough's population that was in group 8-9 roles from April 2013 to March 2014 was 17,100, 15.5% of the total workforce. This figure is higher than the rest of London which was measured at 12.7% of the total workforce.
- The Borough is characterised by its polarised skills base. Around 21% of the Borough's working age population has a level 1 or below qualification. Meanwhile, 40% have a level 4 or above qualification.

Economic inclusion

- The total number of economically active in 2011 was 65.5% with 6.1% unemployed. This compares reasonably favourably with London, where 66.5% were economically active in 2011, with 8.4% unemployed.
- Tottenham has some of the highest levels of unemployment in London and the UK. In 2011, 63.7% of people aged 16-64 in Tottenham were in employment, below both the London and England rates of 68.2% and 70.4% respectively.
- In March 2012, the Job Seeker Allowance (JSA) claimant count in Haringey was 10,393; or 6.5% of the total working age population (16-64). This is significantly above the England and London rates.
- Labour market disadvantage is felt particularly acutely by particular groups of residents, including those with the protected characteristics. For example, the employment rate is lower for ethnic minorities, lone parents and women and is particularly low for those with mental illness or learning disabilities.

[13] *Soc 2010 major group 1-3*: Managers, directors and senior officials; Professional occupations; Associate professional & technical. *Soc 2010 major group 4-5*: Administrative & secretarial; Skilled trades occupations. *Soc 2010 major group 6-7*: Caring, leisure and Other Service occupations; Sales and customer service occupations. *Soc 2010 major group 8-9*: Process plant & machine operatives; Elementary occupations.

- There is a clear spatial dimension to economic exclusion with the highest concentrations of households in income poverty (over 42% of households) found in parts of Northumberland Park, Tottenham Hale, Tottenham Green, West Green and Noel Park. Unemployment and the proportion of young people who are NEET (Not in education employment or training) is higher in the east of the borough.

Town centres

- Haringey has a range of town centres providing shopping and services and local employment. The Wood Green Metropolitan Town Centre is the highest ranking shopping centre in the Borough with 106,000 square metres of floorspace.
- It appears that the economic downturn is still having an impact on the retail sector, and has stunted the ability of town centres across the Borough to fulfil their role and function
- Haringey's town centre vacancy rates have increased in recent years but overall, they remain lower than national and regional averages. However, the borough's town centres are not performing equally in this respect.
- Crouch End and Green Lanes have the highest percentages of vacant town centre floor space, with 8.7% and 6.9% respectively. Wood Green (3.3%) is the best performing.

Biodiversity

- Three European Sites are within a 10 km radius of Haringey – Lee Valley Ramsar Site, Lee Valley Special Protection Area (SPA) and Epping Forest Special Area of Conservation (SAC).
- The Borough has a total of 60 areas designated as Sites of Importance for Nature Conservation Importance. Of these, five are of Metropolitan Importance, 22 of Borough Importance Grade I and Borough Grade II and 33 of Local Importance. Haringey also has five Local Nature Reserves (LNRs) - Alexandra Palace & Park, Coldfall Wood, Parkland Walk, Railway Fields and Queens Wood. The waterways also offer a valuable habitat, which it is recognised should be preserved and enhanced.
- The Lee Valley Regional Park straddles the eastern boundary of the Borough. This area is home to European designated sites and is a Site of Special Scientific Interest.
- Natural England suggests a ratio of 1 hectare of Local Nature Reserve for every 1000 of population. Haringey currently has 0.6 hectares per 1000 residents.

Townscape and cultural heritage

- The Boroughs historic assets include 467 listed buildings of Special Architectural or Historic Interest, six Grade I buildings and 434 Grade II buildings, 1150 locally listed Buildings of Merit, 29 Conservation Areas (some of which have had Character Appraisals[14] completed), two Registered Parks and Gardens (Finsbury Park and Alexandra Park), 34 Local Historic Green Spaces, three Sites of Industrial Heritage Interest, and 22 Archaeological Priority Areas. Also, the view of St Paul's Cathedral and the City from Alexandra Palace is identified in the London Plan as a strategically important Viewing Corridor.
- Haringey has 16 Listed Buildings and 5 Conservation Areas on English Heritage's Heritage at Risk Register including the Grade II Listed Alexandra Palace.

Open space

- The Lee Valley presents a significant recreational waterway, which could serve to link Haringey with developments in East London, most notably the Olympic Park. The Lee Valley Regional Park is Haringey's single area of designated Green Belt and should continue to be protected. Haringey also has a network of Metropolitan Open Land and Significant Local Open Land, and the All London Green Grid Framework presents an opportunity for Haringey to enhance inter-borough green corridors.
- There is a need to improve accessibility to and quality of open spaces; explore opportunities for accessible open spaces within new development and the opportunities to link open spaces; and improve smaller open spaces and green areas.

[14] LB Haringey (2014) Conservation Area Character Appraisals [online] available at: http://www.haringey.gov.uk/conservationareacharacterappraisals (accessed 13/10/14)

- The Borough has an overall provision of 1.7 ha of open space per 1,000 of population. Areas deficient in public open space include Northumberland Park, parts of White Hart Lane and parts of Bounds Green ward.
- Open space is fairly evenly distributed across the borough but there is a lack of allotment space in the East of the borough.

Water resources

- Haringey is located within the London catchment of the River Thames River Basin District which includes the River Lee and its main tributaries. The catchment is highly urbanised and the majority of rivers are designated heavily modified and there is a distinct lack of natural river processes throughout the catchment.
- The Moselle Brook and Stonebridge Brook is heavily modified. These Brooks are both tributaries of the Lower Lee River, classified as having 'poor' ecological status and failing to meet 'good ecological potential' under the Water Framework Directive.
- The River Lee (including the Lee Navigation) on the borough's eastern boundary is the principal watercourse in the area. Upstream of its upper confluence with Pymmes Brook the Lee has been assigned River Quality Objective (RQO) class 2 (good quality) whilst downstream of the lower confluence water quality is RQO 5 (poor quality).
- The Borough is home to the North London Artificial Recharge wells in Wood Green, Tottenham and Hornsey, where surface water is periodically pumped into the chalk aquifer to balance deep ground water abstraction. Land use activities within the source protection zones are closely monitored by the Environment Agency.
- The GLA[15] estimate that buildings cover 24,000 hectares or 16% of Greater London. Crude calculations of the potential for green roofs in four areas of central London suggest that out of a surface area of 10 million m^2, 3.2 million m^2 had the potential to be greened. This would have a capacity to store in the region of 80,000m^3 of rainwater at roof level, the equivalent to, approximately, the volume of water needed for 35 Olympic swimming pools.
- Haringey-specific data is not available for water consumption however at the London level[16] the consumption for household water use is around 164 litres per head per day; around 20 litres per head per day higher than England and Wales. 74% of total water use is household use and 26% is non-household use.

Soil and land quality

- A variety of industrial land uses have left behind substantial contamination in the borough, which may need to be remediated before development. The Borough's Contaminated Land Strategy identified potentially contaminated sites in the borough.
- Brownfield sites should be prioritised and sites which offer the greatest capacity for development. Previously developed land (PDL) within Haringey accounts for approximately for 3% of London's total PDL area.
- The Greater London Authority had identified 29 PDL sites in Haringey, which cover 84.9ha of land. Sites with vacant or derelict buildings account for the remaining 12% of Haringey's PDL. In 2011/12, 100% of housing was built on PDL.

Flood risk and climate change

- According to the Haringey Strategic Flood Risk Assessment (SFRA), surface water runoff is the source of flood risk that potentially has the greatest effect in Haringey and is the flooding most likely to be experienced. There is also significant residual risk as a result of reservoir breach effecting large areas of the borough which is much less likely to be experienced, but the consequences would be significant.

[15] GLA (2008) Living Roofs and Walls Technical Report: Supporting London Plan Policy [online] available at: http://www.london.gov.uk/sites/default/files/living-roofs.pdf (accessed 10/14)
[16] Environment Agency (2013) State of the Environment Report for London [online] available at: http://data.london.gov.uk/documents/SOE-2011-report.pdf (accessed 10/14)

- Climate change effects increase the severity and frequency of the flood risk. The extent and frequency of surface water flooding would be increased across the borough. The standard of protection from river flooding is also reduced by climate change effects in some parts of the borough adjacent to the River Lea.
- The flood risk area (Zones 2 and 3) could potentially affect 5,000 properties. Flood risk is largely present in the east of the Borough. Tottenham Hale is the most vulnerable ward, with more than 50% lying within Flood Zone 2.

Air quality

- The Borough suffers poor air quality primarily because of traffic congestion. The whole borough is an Air Quality Management Area, with monitoring sites located at Haringey Town Hall and Priory Park.
- There are no sites listed as producing emissions to air, although the Edmonton Solid Waste Incinerator is located just beyond the Borough's northeast boundary.

Noise

- There is no suitable baseline data available for this SA topic, however anecdotally concentrations of noise exist along transport corridors in the Borough.

Energy and carbon

- The Borough has adopted a target of reducing its CO2 emissions by 40% In line with the London Plan energy hierarchy. The population of Haringey is expected to increase during the plan period to 2050. If this growth occurs emissions are expected to increase.
- Haringey Annual Carbon Report explains the current situation in relation to a range of energy/carbon issues. A headline message is that: Between 2011 and 2012 Haringey's total carbon emissions increased by 6.9%. This is consistent with London wide and national trends; London wide emissions have increased by 8% and UK emissions by 5.3%.
- It is also noted that in 2013 Haringey Council led a successful application to the Department of Energy and Climate Change for 'Green Deal Communities' funding, to deliver a programme that will reduce energy costs for households and businesses in Haringey, encourage eco-retrofit and drive sustainable economic growth.

Waste management

- The total amount of Municipal Solid Waste collected by Haringey in 2011 was 115,793 tonnes. 29% of the total was sent to landfill or 33,578 tonnes. Haringey has an overall capacity for waste management of approximately 104,800 tonnes per annum.
- The Borough achieves good recycling rates. There are two Reuse & Recycling Centres and these accept an increasing range of materials and items for reuse or recycling. Other waste, if suitable, is sent for incineration at Edmonton Waste Incinerator, which also generates electricity for the Borough. The overall recycling and composting rate for the North London Waste Authority, including Haringey is 24%.

Sustainable transport

- Haringey's transport links are fairly strong, with many transport connections linking to the centre of London in minutes. Further investment in transport connectivity through Crossrail 2 will benefit Tottenham and the wider Borough, delivering a major shift in north Tottenham with high frequency services connecting Northumberland Park (as well as Tottenham Hale and Seven Sisters) with central London and other growing parts of the capital. Stronger orbital public transport capacity is required to serve key development areas and town centres. There is also a need for improved connectivity to key employment areas outside of the borough including Stratford, Brent Cross and Stansted Airport.
- Over half of Haringey households do not own a car or van (51.8%) an increase from 46.5% in 2001. This compares to 41.6% of households in London which do not have access to a car.

APPENDIX IV - EQUALITIES AND HEALTH IMPACTS

As explained within Chapter 4 (What's the scope of the SA?), the SA process undertaken for the Haringey Local Plan has sought to integrate EqIA and HIA. Relevant issues have been considered through scoping work (i.e. through context and baseline review - see Appendix III; and establishment of the SA framework - see Chapter 4) and have fed into the appraisal of alternatives (see 'Part 1') and the appraisal of the draft plan (see 'Part 2'). The aim of this appendix is to summarise and 'signpost'.

- Community cohesion is an important broad issue, recognising that: almost half of the population and three-quarters of our young people are from ethnic minority backgrounds, with around 200 languages are spoken; and historically, Haringey has experienced a high level of population turnover. The proposed approach to addressing community infrastructure through the DM Policies DPD seeks to increase quantity, quality and accessibility in relation to community infrastructure, enhancing existing infrastructure and delivering new infrastructure where necessary; however, there is also much reliance placed on the Infrastructure Delivery Plan. More generally, strong relationships between people from different backgrounds and communities are encouraged through efforts to ensure inclusive environments and through the promotion of a mix of tenure housing.
- Health is an important broad issue, recognising that: health inequalities are more likely amongst certain groups of residents, including those with the protected characteristics, e.g. obesity is more prevalent amongst black and minority ethnic groups with 41.4% of BME children overweight or obese compared to 23.4% of White British children; women in Haringey live longer than men but spend more years of their lives in poor health (23 years versus 20 years); there is a distinct spatial element to health inequalities with mental illness, levels of physical activity and obesity a greater concern in more deprived parts of the borough. The needs of Haringey's ageing population will be a major consideration in planning for the borough in the next 20 years, with a view to ensuring essential services are within easy access for all. Flexible and appropriate design of housing, accessible community facilities and public realm design will be required in enabling older people to live healthier and independent lives. The DM Policies DPD is set to improve health and wellbeing through increasing access to and quality of open space; restricting the locations in which hot food takeaways and betting shops can operate; and encouraging active travel and sustainable transport. These benefits will likely be felt in parts of the borough where existing issues are greatest.
- Education is an important broad issue, recognising that: although levels of education are improving in the borough, certain groups, including those with the protected characteristics, can face greater barriers to educational achievement than others, e.g. children who have special education needs and/or disability tend to have lower levels of attainment; as a general rule children and young people who live in the more deprived areas of Haringey have lower levels of attainment than their more affluent peers (particularly the case for children from Black and other ethnic minority groups and children who are eligible for free school meals); Children from Gypsy Rome and Irish Traveller backgrounds often have low levels of attainment in Haringey schools, although their numbers are quite small; and whilst post-16 attainment in Haringey is improving. opportunities for high quality academic opportunities in the east of the borough and in the sub region are limited. However, the DM Policies DPD has relatively little effect in this regard, as discussed under the 'education' heading within the appraisal of the draft plan ('Part 2' above).
- Crime is an important broad issue, recognising that: there is a spatial dimension to crime within the borough, with crime incidents, particularly incidents of violent crime, concentrated in places with high deprivation; young people are more likely to be both victims and perpetrators of violent crime and those aged 13-21 are more likely to be victims of personal robbery; and there is a strong gender dimension to violent crime with 1 in 3 violent crimes an incident of domestic violence. As discussed under the 'crime' heading, as part of the appraisal of the draft plan ('Part 2' above), DM policy is set to ensure that opportunities to design-out crime are realised, and policy also supports adaptive re-use and developing vacant and derelict buildings (including historic buildings).
- Housing is an important broad issue, recognising that: housing need is high amongst certain groups of residents including those with the protected characteristics, e.g. levels of homelessness are high amongst female lone parents; black households approach as homeless at a level which is more than twice their representation in Haringey's population; some protected groups also have high levels of

housing need due to higher levels of vulnerability, with homeless acceptance due to mental or physical disability higher than would be expected given the profile of disability in the 2011 census. The rate and pattern of housing development and population change will impact on wellbeing of new and existing residents and on the demand for services, and the DM policies DPD will act to maintain a mix of housing, allowing for renewal and refurbishment of the existing dwelling stock where necessary.

- Economic inclusion is an important broad issue, recognising that: labour market disadvantage is felt particularly acutely by particular groups of residents, including those with the protected characteristics, e.g. the employment rate is lower for ethnic minorities, lone parents and women and is particularly low for those with mental illness or learning disabilities; and there is a clear spatial dimension to economic exclusion with the highest concentrations of households in income poverty (over 42% of households) found in parts of Northumberland Park, Tottenham Hale, Tottenham Green, West Green and Noel Park, and unemployment and the proportion of young people who are NEET (Not in education employment or training) higher in the east of the borough. This is an important issue set to be addressed through all four plans, including the DM Policies DPD, recognising the support for redevelopment of some existing employment areas. Employment density will be increased in the vast majority of cases, and will be significantly increased overall (i.e. across the borough); however, the nature of jobs available within the borough is set to shift, and there is a risk of disproportionate effects. It is noted that there is some focus on skills and training, including support for apprenticeships and work experience.
- Environmental quality is an important broad issue, recognising that: the environmental quality of neighbourhoods makes a major contribution to people's quality of life, and a poor quality environment can impact more severely on those with the protected characteristics (e.g. vulnerable people, including children, older people and those with existing health conditions, may be restricted in their activities due to poor air quality); environmental issues are more concentrated in certain parts of the borough, e.g. town centres are a particular focus for highway congestion and poor air quality, and there being higher accident casualty rates in the relatively deprived east of the borough; and open space is fairly evenly distributed across the borough but there is a lack of allotment space in the East of the borough. DM 23 (Environmental Protection) should help to ensure an improvement in the baseline over time, but more notable effects will result from redevelopment and regeneration within areas where environmental quality is currently poor.
- Accessibility is an important broad issue, recognising that: improved access to services and facilities is key to ensuring equality of opportunity, and certain groups may suffer particularly from reduced accessibility / activity (e.g. those less able to travel due to mobility issues or low income); analysis has shown that access to certain services and facilities is unevenly distributed in certain parts of the borough, e.g. the NHS strategy identifies a deficiency of GPs in the south east of the borough, and a greater capacity requirement of practices in the north east Tottenham area. Further accessibility issues will arise with future population growth, especially around Tottenham Hale and Haringey Heartlands, however, this is only set to be addressed through the plans at the current time to a limited extent, as work on the Infrastructure Delivery Plan (IDP) is still on-going, and it is through this plan that provision will primarily be made. Having said this, the DM DPD does perform well, as discussed under the 'accessibility' heading above (and other headings), given the considerable focus on enhancements to movement / permeability, and support for locating high trip generating developments where PTAL is best. Notably, there is also a policy focused on Accessible and Safe Environments (DM 02).

APPENDIX V – HOUSING CONVERSIONS

Introduction

Chapter 6 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for 'housing conversions':

Option 1 - Restricted conversion area to preserve larger and family homes

Option 2 - Do not introduce restricted conversion areas.

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

For each of the options, the assessment identifies / evaluates 'likely significant effects' on the baseline, drawing on the sustainability topics / objectives identified through scoping (see Part 1) as a methodological framework.

Red shading is used to indicate significant negative effects, whilst **green shading** is used to indicate significant positive effects. Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the scenarios. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario). In light of this, there is a need to make considerable assumptions regarding how the scenarios will be implemented 'on the ground' and what the effect on particular receptors will be. Where there is a need to rely on assumptions, this is made explicit in the appraisal text.

In many instances, given reasonable assumptions, it is not possible to predict likely significant effects, but it is possible to comment on the relative merits of the alternatives in more general terms and to indicate a **rank of preference**. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

Effects are predicted taking into account the criteria presented within Regulations.[17] So, for example, account is taken of the duration, frequency and reversibility of effects. Cumulative effects are also considered (i.e. where the effects of the plan may combine with the effects of other planned or on-going activity).

Finally, it is important to emphasise that the approach taken strikes a balance between the desire to ensure rigorous and systematic analysis on the one hand, and ensure **conciseness / accessibility** on the other. Where an issue, or an effect characteristic, is not referenced, the implication is that there is no point to be made that warrants a mention, given the desire to be concise. That is not to say that the issue/characteristic has been entirely overlooked as part of appraisal. Similarly, the 'significance' of effects is only discussed in instances where a clear conclusion can be reached (or there is some uncertainty). In instances where significant effects are not predicted, then significance is not discussed.

[17] Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	No notable implications.		
Education	No notable implications.		
Health	The preservation of larger and family homes will help preserve more homes for families that will have their own gardens. This should encourage children, along with adults, to spend more time outside which in the long term leads to many health benefits. On the other hand if a lack of smaller, more affordable homes means people are forced to live in sub-standard accommodation or commute long distances, this could have negative health impacts. On balance, the alternatives cannot be differentiated with any certainty.	=	
Housing	The conversion of larger homes into smaller flats can contribute to the provision of additional housing and the mix of housing in terms of smaller and larger homes; but if allowed to continue unrestrained can lead to a loss of housing mix as larger homes are lost to conversions. The cumulative effect of conversions can have an adverse impact on the character of the existing residential area in terms of the intensification of use, increased parking and introduction of communal bin stores. Without setting a restricted conversion area, it can lead to the loss of smaller family homes, for which there is an anticipated need. Notwithstanding issues related to the standard of accommodation provided following conversions and the impact on the intensification of the amenity of adjacent occupiers. Residential conversions, particularly of smaller properties require management to ensure that an appropriate balance is struck between the contribution conversions make to local housing supply, the demand for family homes with three bedrooms or more and the impact on the character of the local area. The Borough's population is set to increase by 31,234 over the period 2011-2021 indicating higher density housing is needed.	1	***2***
Community Cohesion	If it is assumed that the restricted conversion area policy would only be applied to areas with a mix of housing where larger and family housing is under significant pressure for conversion, then Option 1 would be the preferred option as it would help to protect and maintain a variety of housing types in areas where there is pressure to sub-divide the remaining family homes. This should support a more mixed community and encourage the development of relationships between from different backgrounds and communities.	1	**2**
Accessibility	No notable implications.		
Economic Growth	Assuming that there are significant pressures for the conversion of family homes in a number of areas, the failure to set a restricted conversion area is likely to result in greater adverse effects on the availability of family homes, compared to not setting a restricted area. This could affect the type of people that move into the area and thus the type of labour available for the Borough's employment sector. On the other hand, a greater availability of small homes might enable more people to afford to live in the borough and thus have a positive impact on the amount of labour available locally. On balance, the alternatives cannot be differentiated with any certainty.	=	
Skills and Training	No notable implications.		
Economic Inclusion	No notable implications.		

Topic	Discussion	Opt 1	Opt 2
Town Centres	No notable implications.		
Biodiversity	No notable implications.		
Townscape and Cultural Heritage	No notable implications.		
Open Space	No notable implications.		
Water Resources	No notable implications.		
Soil and Land Quality	Enabling building conversions to create more dwellings and higher density living helps use land effectively and efficiently. Therefore allowing conversion to happen all over the borough would allow for higher density housing and more effective use of land.	2	1
Flood Risk and Climate Change	While there is the potential that per capita emissions could reduce as a result of the more efficient use of space through provision of smaller dwellings within the footprint of an existing dwelling there is no evidence to ascertain this at this stage.	=	
Air Quality	No notable implications.		
Noise	No notable implications.		
Energy and Carbon	The conversion of larger houses, that are often not modern, could increase the efficiency of the use of space and enhance energy efficiency (given building regulations requirements for energy efficiency). Therefore not restricting conversion to a particular area could facilitate the energy efficient conversion and retrofitting of more homes, reducing per capita energy consumption and carbon emissions.	2	1
Waste Management	No notable implications.		
Sustainable Transport	No notable implications.		

<u>Summary</u>

A key issue is the need to deliver housing that is designed to meet the requirements of the wider population and provides flexibility and choice. On average, the number of households is expected to increase but reduce in size. There is also expected to be an increase in demand for larger homes for families with two or more children. The conversion of larger homes into smaller flats can contribute to the provision of additional housing and the mix of housing (in areas where there is a monoculture of large houses); however, it can lead to a loss of housing mix in areas where there is a mix of housing types and where there is strong pressure for such conversions and family homes are not protected. The cumulative effect of conversions can also have an adverse impact on the character of existing residential areas in terms of the intensification of use and associated issues. The policy approach under Option 1 would restrict this conversion in particular areas (presumably areas where there is most pressure on the conversion/loss of family homes). This would help retain houses for larger families while still allowing conversions in other areas, helping to sustain and create a mix of housing across the borough and support mixed communities. However it would also restrict smaller dwelling sizes being created. Not setting a conversion restriction (Option 2) may have benefits for efficient use of land and climate change (reduced carbon emissions due to more efficient use of space and improved energy efficiency), but it is unlikely that these effects would be significant.

N.B. Neither option is predicted to lead to a significant effect, hence there is no **green** or **red** shading within this appraisal table.

APPENDIX VI – HOUSING DENSITY AND DESIGN

Introduction

Chapter 7 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for housing density and design:

Option 1- Apply London Plan density standards, but allow flexibility in applying these standards, based on local circumstances, to optimise housing delivery

Option 2 - London Plan standards applied with no flexibility for consideration of local or site circumstances.

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	Historically, high density housing was designed in such a way that it inadvertently facilitated antisocial behaviour, crime and the fear of crime. However if the high density housing is designed effectively (for example through 'Secured By Design' principles) and provides a mix of housing this fear and level of crime should be reduced. On balance, the alternatives cannot be differentiated with any certainty.	=	
Education	The only concern with education would be to make sure that in creating higher density housing, it would be possible to provide enough additional educational capacity to support it. However, it is assumed that this would be secured through s106 or CIL contributions. On balance, the alternatives cannot be differentiated with any certainty.	=	
Health	A concern would be creating enough open space and health facilities, such as GP practices, for the residents of these high density developments. This relates to the quality of design and to the ability of the council to secure funding for supporting health, open space and community infrastructure through s106 or CIL contributions. It is assumed that the council is able to effectively address these issues through implementation. On balance, the alternatives cannot be differentiated with any certainty.	=	
Housing	The NPPF and London Plan require authorities to meet their assessed need for market and affordable housing. In some cases this might only be achieved through building higher density buildings to accommodate housing. The NPPF also states that larger developments are sometimes the best means of achieving new homes. With Haringey being a tightly built up borough, available land is restricted. However more homes could be provided on the same land area where higher densities are allowed. Allowing higher densities in some circumstances will help increase the amount of housing provided in the area, including affordable housing.	1	2
Community Cohesion	Higher density housing has the opportunity to create a strong sense of cultural identity, belonging and well-being and develop opportunities for community involvement. High quality design and the creation of mix of housing types will be critical to achieving this.	1	2
Accessibility	No notable implications.		

Topic	Discussion	Opt 1	Opt 2
Economic Growth	The borough has a great housing need, and if left unchecked could lead to the reduction of land available for businesses and reduce economic growth. The promotion of higher density housing can leave more land for business development and enable people looking to live and work in the borough to find homes, increasing the local labour supply.	1	2
Skills and Training	No notable implications.		
Economic Inclusion	Higher density housing can leave more land for business development and enable people looking to live and work in the borough to find homes, increasing the local labour supply and accessibility to local jobs.	1	2
Town Centres	No notable implications.		
Biodiversity	No notable implications.		
Townscape and Cultural Heritage	No notable implications.		
Open Space	No notable implications.		
Water Resources	No notable implications.		
Soil and Land Quality	Building at higher densities promotes the efficient and effective use of land because it uses less land to provide more housing for the local residents.	1	2
Flood Risk and Climate Change	Density can have implications for surface water run-off, but high quality design including green roofs and sustainable drainage measures should be used to minimise surface water runoff. On balance, the alternatives cannot be differentiated with any certainty.	=	
Air Quality	No notable implications.		
Noise	No notable implications.		
Energy and Carbon	Higher density housing can mean less energy is needed to heat individual dwellings with some heat being distributed across nearby dwellings. This means that new housing, along with modern designs, can be more energy efficient.	1	2
Waste Management	No notable implications.		
Sustainable Transport	Higher density development could facilitate the development of enhanced sustainable transport solutions that require a critical mass to support them. This would bring benefits for local residents and promote reduced car use.	1	2

Summary

Haringey is a densely populated borough (86.2 persons per hectare; well above the London average of 52) and the population is set to increase by 31,234 over the period of 2011 to 2021. This indicates that some high density housing schemes are needed, perhaps going beyond what is recommended in the London Plan. Against this background, Option 1 is seen to perform well in terms of sustainability objectives. As well as benefits in terms housing objectives, targeted high density development in Haringey is supported in terms of 'sustainable transport', 'reducing per capita carbon emissions' and 'increasing accessibility to local jobs'. However, there are risks around access to health care and community infrastructure more generally.

N.B. Neither option is predicted to lead to a significant effect, hence there is no **green** or **red** shading within this appraisal table.

APPENDIX VII – EMPLOYMENT SITES (1)

Introduction

Chapter 8 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for employment sites:

Option 1 - Requirement to maximise employment densities on sites

Option 2 - Less restrictive approach, with no specific steer for higher employment densities

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	Not maximising employment densities could lead to continued high unemployment levels, with Tottenham having some of the highest levels of unemployment in London and the UK. High unemployment areas can often lead to higher crime rates and antisocial behaviour. However, on the other hand maximising employment densities can have implications for the type of employment that is supported. On balance, the alternatives cannot be differentiated with any certainty.	=	
Education	No notable implications.		
Health	No notable implications.		
Housing	No notable implications.		
Community Cohesion	The points discussed above under the 'crime' heading are relevant here. There could be implications; however, on balance, the alternatives cannot be differentiated with any certainty.	=	
Accessibility	No notable implications.		
Economic Growth	There has been a decline in industrial floorspace take-up since the 1990s, the manufacturing base has also been declining, and office space buildings are mainly second hand, older buildings. 22% of businesses in Haringey cite the size of their current premises as a 'major problem'. This could indicate the need of newer, more appropriate office space for the businesses that dominate the area, mainly falling into B1 use. Overall economic growth is more likely to occur from B1 and B2 uses as these have not declined over recent years while other uses have, therefore showing where investment would be most beneficial for the economy of the local area. By maximising employment densities (Option 1) there would be an increase in the number of jobs within the same amount of floorspace, and as such could lead to higher rates of employment than under Option 2. This is likely to lead to a significant positive effect. Option 2 would operate a more flexible approach to employment which could potentially better-respond to market dynamics, however is likely to result in fewer jobs than Option 1.	1	2
Skills and Training	No notable implications.		

Topic	Discussion	Opt 1	Opt 2
Economic Inclusion	The encouragement of new businesses is more likely to occur from Option 1 because, as noted above, economic growth is considered most likely to come from B1 development in the borough. Also a focus on B1, with higher employment densities, is likely to lead to a higher number of new jobs created which is likely to have a preferential effect in terms of economic inclusion. Option 1 is therefore likely to lead to a significant positive effect in terms of this objective.	1	2
Town Centres	No notable implications.		
Biodiversity	No notable implications.		
Townscape and Cultural Heritage	No notable implications.		
Open Space	No notable implications.		
Water Resources	No notable implications.		
Soil and Land Quality	Higher density employment results in more effective and efficient use of land with more jobs being provided from less space.	1	2
Flood Risk and Climate Change	No notable implications.		
Air Quality	No notable implications.		
Noise	B1 uses are less likely to cause noise disturbance compared to B2 and B8 uses.	1	2
Energy and Carbon	No notable implications.		
Waste Management	No notable implications.		
Sustainable Transport	No notable implications.		

<u>Summary</u>

In an area that is constrained in terms of the availability of land for employment development and has high unemployment levels, intensifying the existing offer is an important priority to create more jobs for the growing population and to address historic local unemployment. Against this background, Option 1 is seen to perform well in terms of sustainability objectives, with significant positive effects predicted in terms of economic growth and economic inclusion. A risk is that if/when space for large floorspace uses is needed, there will not be the land available to accommodate these uses, but this is a more minor consideration given the evidence suggesting economic growth locally is considered most likely to come from B1 development.

APPENDIX VIII – EMPLOYMENT SITES (2)

Introduction

Chapter 9 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for employment sites:

Option 1 - Allow introduction of non-employment uses (as part of mixed use schemes) in certain designated employment locations, to cross-subsidise and enable new employment development to come forward

Option 2 - Introduction of non-employment uses within designated employment sites, with no further requirement to cross- subsidise new employment development

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	Mixed use schemes (Option 1) ensure that sites are busy throughout the day, therefore reducing risk of crime / fear of crime.	1	2
Education	No notable implications.		
Health	No notable implications.		
Housing	A requirement to cross-subsidise employment development could make redevelopment less of an attractive option, meaning that it is less likely that housing would come forward. However, in practice it is not thought that this will be the case in Haringey. There is also an argument to suggest that, under Option 2 (no cross subsidy) it could be the case that existing employment sites are developed more intensively for residential uses, which might not be ideal from a 'housing' perspective if the buildings and locations are not ideal (e.g. because of layout, design or access to services/facilities).	=	
Community Cohesion	Under Option 1 the design of any new mixed use development in an employment area would have to be carefully considered to ensure that a genuine and cohesive 'community' was created.	=	
Accessibility	No notable implications.		
Economic Growth	Cross subsidy (Option 1) is a means of ensuring that sites that already perform an employment function continue to do so, and it is likely that the nature of employment development that comes forward through cross-subsidy will be of a type (e.g. knowledge or creative industries) that is needed from an economic growth perspective. Significant positive effects are likely.	1	2
Skills and Training	No notable implications.		
Economic Inclusion	Creating mixed use development promotes flexible working patterns and good physical accessibility to local jobs in the employment location and may help to cross subsidise employment uses that create jobs and	1	2

Topic	Discussion	Opt 1	Opt 2
	opportunities for new businesses to establish. Regeneration of employment areas could have negative impacts on existing businesses if increases in average rents or changes in floorspace provision force them to relocate. However this should be mitigated by the requirement in Policy DM 48 for a proportion of the provided employment floorspace to be affordable workspace in perpetuity.		
Town Centres	No notable implications.		
Biodiversity	No notable implications.		
Townscape and Cultural Heritage	No notable implications.		
Open Space	No notable implications.		
Water Resources	No notable implications.		
Soil and Land Quality	No notable implications.		
Flood Risk and Climate Change	No notable implications.		
Air Quality	No notable implications.		
Noise	Requiring mixed use redevelopment of existing employment sites to cross-subsidise an enhancement of the employment offer on the site is likely to mean that the employment use is office based, leading to fewer problems around noise and disturbance.	=	
Energy and Carbon	No notable implications.		
Waste Management	No notable implications.		
Sustainable Transport	No notable implications.		
Summary Requiring mixed use redevelopment of existing employment sites to cross-subsidise an enhancement of the employment offer on the site (Option 1) will be necessary if both housing and employment growth targets are to be achieved. Office development will often come forward alongside residential development, and it should be the case that the two uses can coincide on a site without any problems, and indeed there can be benefits for local residents.			

APPENDIX IX – TOWN CENTRE USES

Introduction

Chapter 10 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for town centre uses:

Option 1 - Set thresholds for percentage of A1 uses in primary and secondary frontages

Option 2 - No thresholds or different (higher/lower) thresholds for A1 uses

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	There is an issue in that a lack of active frontages can lead to increased fear of crime; however, it is not entirely clear which option would most likely lead to positive effects / would lead to greater positive effects.	=	
Education	No notable implications.		
Health	No notable implications.		
Housing	No notable implications.		
Community Cohesion	Protecting retail in town centres could help to sustain strong centres for the community, which helps to generate a greater sense of cultural identity and belonging. Conversely, setting thresholds for A1 could constrain the success/vitality of town centres (relative to a more permissive approach, Option 2) by limiting the range of outlets that are permitted. If there is greater demand for non-A1 uses than some existing A-class uses, then the policy would act to constrain the community benefits provided by town centres. On balance, the alternatives cannot be differentiated with any certainty.	=	
Accessibility	No notable implications.		
Economic Growth	Protecting A1 uses in town centres could help to sustain a vibrant local economy and local jobs. Conversely, setting thresholds for A1 could constrain the vitality of town centres (relative to a more permissive approach, Option 2) by limiting the range of outlets that are permitted. If there is greater demand for non-A1 uses than some existing A-class uses, then the policy would act to constrain the economic growth of town centres. On balance, the alternatives cannot be differentiated with any certainty.	=	
Skills and Training	No notable implications.		

Topic	Discussion	Opt 1	Opt 2
Economic Inclusion	Protecting A1 uses in town centres could help to sustain a vibrant local economy and local jobs. Conversely, setting thresholds for A1 could constrain the vitality of town centres (relative to a more permissive approach, Option 2) by limiting the range of outlets that are permitted. If there is greater demand for non-A1 uses than some existing A-class uses, then the policy would act to constrain the economic growth of town centres. A more permissive approach (Option 2) might create more opportunities for new local businesses to develop. On balance, the alternatives cannot be differentiated with any certainty.	=	
Town Centres	It appears that the economic downturn is still having an impact on the retail sector, and has stunted the ability of town centres across the Borough to fulfil their role and function. Crouch End and Green lanes have the highest percentages of vacant town centre floor space, with 8.7% and 6.9% respectively. In one sense, Option 1 could improve this situation by giving priority for space in the town centres to be used for retail uses. However in the other sense, Option 1 could exacerbate the problem if retail cannot afford to set up in these town centres. Protecting retail in town centres could help to sustain strong and vital centres for the community. Conversely, setting thresholds for A1 could constrain the success/vitality of town centres (relative to a more permissive approach, Option 2) by limiting the range of outlets that are permitted. If there is greater demand for non-A1 uses than some existing A-class uses, then the policy would act to constrain the vitality of town centres. On balance, the alternatives cannot be differentiated with any certainty.	=	
Biodiversity; Townscape and Cultural Heritage; Open Space; Water Resources; Soil and Land Quality; Flood Risk and Climate Change; Air Quality; Noise; Energy and Carbon; Waste Management; and Sustainable Transport: No notable implications.			
Summary The town centres in Haringey act as the focus for local convenience shopping and community facilities. Given this role, they will contribute to the vitality local communities, and also help to reduce car dependency. Protecting retail in town centres (Option 1) could help to sustain strong and vital centres in the long term; but on the other hand there are arguments to suggest that setting thresholds for A1 could constrain the success/vitality of town centres (relative to a more permissive approach, Option 2). If there is greater demand for non-A1 uses than some existing A-class uses, then a restrictive policy would act to constrain the vitality of town centres, with knock-on effects. It is difficult to distinguish between the alternatives, given the changing role of town centres in society. However, it is noted that Haringey has commissioned an evidence base study which in essence says that, given the increasing population in Haringey and the likely increase in disposable income, it is likely that more retailing will be needed in the borough. **N.B.** Neither option is predicted to lead to a significant effect, hence there is no **green** or **red** shading within this appraisal table.			

APPENDIX X – NEGATIVE CLUSTERS: HOT FOOD TAKEAWAYS / BETTING SHOPS

Introduction

Chapter 11 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for negative clusters:

Option 1 - Proactively restrict negative clusters (e.g. hot food takeaways and betting shops)

Option 2 - No policy - applications assessed against other town centre use policies.

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	Negative clusters are more likely to attract crime and have an increased fear of crime associated with them. Restricting these negative clusters would help reduce the levels of crime and antisocial behaviour in the long term.	1	2
Education	No notable implications.		
Health	Hot Food / Fast Food Takeaways are often bad for people's health, and there is clear evidence that regular use consumption of fatty food can lead to poor health (e.g. cardiovascular disease, obesity). Therefore promoting the restriction of negative clusters can help reduce the amount of fast food takeaways and in the longer term can significantly contribute to healthier lifestyles of residents. Given the prevalence of obesity in Haringey, this would likely lead to a **significant positive effect** in terms of health.	1	2
Housing	No notable implications.		
Community Cohesion	Negative clusters of hot food takeaways and betting shops can often take the identity out of a community and detract from people visiting the area due to their impact on the character of an area. Option 1 would help promote a sense of cultural identity, belonging and well-being more than Option 2.	1	2
Accessibility	It might be suggested that negative clusters impact on town centre vibrancy, and hence the potential for town centres to function as centres of service provision. However, there is no clarity on this matter.	=	
Economic Growth	There is the possibility that if negative clusters were restricted there would be a struggle to find alternative uses for the buildings. However if they were restricted this would create opportunities to diversify employment opportunities for the local area.	=	
Skills and Training	No notable implications.		
Economic Inclusion	The restriction of negative clusters could give the opportunity for the encouragement of new businesses to the area which would diversify the employment in the area and give more opportunities for the local community.	1	2

Topic	Discussion	Opt 1	Opt 2
Town Centres	The NPPF emphasises the need to support competitive town centres, and oppose schemes that will impact town centre viability. It calls for town centres to provide a diverse retail offer and to reflect local 'individuality'. CLG's (2012) report 'High streets at the heart of our communities' notes that local policies should look to reinforce local distinctiveness and community value of town centres, and develop their social function with a view to underpinning ongoing commercial viability. All of this indicates that promoting town centres that are diverse and beneficial for the community through the economy and society are more advantageous. This is achievable through buildings being used for positive uses, compared to the town centres being a hub for negative clusters. As a result Option 1 is more beneficial for town centres.	1	2
Biodiversity	No notable implications.		
Townscape and Cultural Heritage	Negative clusters of hot food takeaways and betting shops can often adversely affect the character of an area and the townscape. Option 1 would control clusters of such uses and help to prevent negative effects, providing greater policy protection than Option 2.	1	2
Open Space	No notable implications.		
Water Resources	No notable implications.		
Soil and Land Quality	No notable implications.		
Flood Risk and Climate Change	No notable implications.		
Air Quality	No notable implications.		
Noise	No notable implications.		
Energy and Carbon	No notable implications.		
Waste Management	No notable implications.		
Sustainable Transport	No notable implications.		
Summary Overall, in terms of sustainability objectives, Option 1 is clearly best performing. No draw-backs are highlighted by the appraisal. Restricting negative clusters of hot food takeaways and betting shops would likely lead to significant positive benefits in terms of 'health', given the assumption that there would be reduced consumption of fatty foods. There would also be benefits in terms of reduced crime and antisocial behaviour, improved townscape and improved vitality in town centres.			

APPENDIX XI – TALL BUILDINGS.

Introduction

Chapter 12 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for tall buildings:

Option 1 - Detailed policy for the siting and design of tall buildings, within identified locations, taking account of site specific circumstances and supported by Haringey's Urban Characterisation study.

Option 2 - Less prescriptive constraints on tall buildings; relying on London Plan and Strategic Policies DPD.

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	No notable implications.		
Education	No notable implications.		
Health	No notable implications.		
Housing	The Borough has population density of 86.2 persons per hectare, well above the London average (52.0). The Borough's population is set to increase by 31,234 over the period 2011-2021. The difference between the alternatives is that Option 1 would limit tall building development to specific locations, whereas Option 2 can be seen to be a more relaxed approach. Option 2 could therefore be considered the preferred option in terms of delivery of a greater amount of housing.	**2**	**1**
Community Cohesion	No notable implications.		
Accessibility	The Haringey 'Sustainable Community Strategy 2007-2016' looks to ensure that the Borough's communities have easier access to open spaces, facilities and shopping areas. Ensuring accessible local services in various buildings will lead to a better environment for all Communities. However Siting and Design of Tall Buildings is not likely to have any significant effect in terms of Accessibility. On balance, the alternatives cannot be differentiated with any certainty.	=	
Economic Growth	The development of tall buildings could create additional space for business development and new employment opportunities. However indiscriminate development of tall buildings could put pressure on infrastructure including transport infrastructure, potentially undermining growth prospects. On balance, the alternatives cannot be differentiated with any certainty.	=	
Skills and Training	No notable implications.		
Economic Inclusion	No notable implications.		

Topic	Discussion	Opt 1	Opt 2
Town Centres	Not having a Prescriptive Tall buildings Siting and Design constraint will allow more wide ranging development which in turn could give a much needed lift to areas in decline. However there is a need for town centres to retain local distinctiveness and community value. It is important to ensure that a balance would be able to be struck so as to ensure the scale of new retail, commercial, culture and leisure developments within town centres reflect the size, role and function of the centres.	1	2
Biodiversity	No notable implications.		
Townscape and Cultural Heritage	The Strategically Important Landmark Viewing Corridor contributes to the overall feel of the area. Any Tall building in this respect would impede on the "London Panorama." Proposed developments should fit within the prevailing pattern of buildings and spaces and should not detract from the panorama as a whole. In this case applying constraints, including complying with CABE/English heritage guidance, would be the better option as it would have a more-beneficial preferential effect on protecting the borough's townscape and cultural heritage.	1	2
Open Space	No notable implications.		
Water Resources	No notable implications.		
Soil and Land Quality	Tall buildings represent an efficient use of land; however, it is not possible to meaningfully differentiate between the alternatives.	=	
Flood Risk and Climate Change	No notable implications.		
Air Quality	No notable implications.		
Noise	No notable implications.		
Energy and Carbon	Siting and Design of Tall Buildings is not likely to have any significant effect in terms of Energy and Carbon. It is noted that tall buildings can have very high embodied energy/carbon and that the use of lifts to access floors can increase energy consumption; however tall buildings can be designed to be very energy efficient in operation (e.g. due to high densities involved).	=	
Waste Management	No notable implications.		
Sustainable Transport	No notable implications.		
<u>Summary</u> Option 1 is best performing in terms of all objectives, other than those relating to 'housing'. Option 1 would restrict tall buildings to particular areas, protecting the borough's townscape and cultural heritage, while still allowing tall buildings in some areas. **N.B.** Neither option is predicted to lead to a significant effect, hence there is no **green** or **red** shading within this appraisal table.			

APPENDIX XII – VIEWS AND VISTAS

Introduction

Chapter 13 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for views and vistas:

Option 1 - Policy to minimise disturbance of identified local views and vistas

Option 2 - Only protect London Plan strategic views.

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	No notable implications.		
Education	No notable implications.		
Health	No notable implications.		
Housing	The protection of identified local views in addition to Local Plan strategic views could limit the options for housing development on some sites, therefore in terms of housing delivery Option 2 (protect London Plan strategic views only) would be the preferred approach as it constrains fewer sites.	**2**	**1**
Community Cohesion	No notable implications.		
Accessibility	No notable implications.		
Economic Growth	No notable implications.		
Skills and Training	No notable implications.		
Economic Inclusion	No notable implications.		
Town Centres	View and vistas contribute to legibility and wayfinding within town centres.	**1**	**2**
Biodiversity	No notable implications.		
Townscape and Cultural Heritage	Protection of identified local views and vistas in addition to London Plan strategic views (Option 1) will better protect the borough's townscape and cultural heritage resources, as compared to only protecting London Plan strategic views. Therefore Option 1 is preferred as it will have the greater positive impact on this objective. Option 1 goes over and above the London Plan requirements and therefore would lead to a significant positive effect in terms of this objective.	**1**	**2**
Open Space	No notable implications.		
Water	No notable implications.		

Topic	Discussion	Opt 1	Opt 2
Resources			
Soil and Land Quality	No notable implications.		
Flood Risk and Climate Change	No notable implications.		
Air Quality	No notable implications.		
Noise	No notable implications.		
Energy and Carbon	No notable implications.		
Waste Management	No notable implications.		
Sustainable Transport	No notable implications.		
Summary A policy to minimise disturbance to identified local views and vistas in addition to London Plan strategic views (Option 1) will better protect the borough's townscape and cultural heritage resources, as compared to only protecting London Plan strategic views (Option 2). Significant positive effects are predicted in terms of townscape/heritage objectives. However, greater protection of identified local views in addition to Local Plan strategic views could place constraints on housing delivery in some areas.			

APPENDIX XIII – HERITAGE AND CONSERVATION.

Introduction

Chapter 14 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for heritage and conservation:

Option 1 - Proactive approach to designated and non-designated assets, with applicants required to demonstrate options for adaptive re-use

Option 2 - Do not apply policy to non-designated heritage assets.

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	No notable implications.		
Education	No notable implications.		
Health	It is not possible to differentiate between the alternatives, although it is noted that the preservation of heritage assets can help to create a sense of place and thus improve people's sense of wellbeing.	=	
Housing	The protection of non-designated heritage assets (Option 1) could place greater restrictions on the development of some sites, including housing developments. However this effect is anticipated to be limited.	2	1
Community Cohesion	No notable implications.		
Accessibility	No notable implications.		
Economic Growth	The protection of non-designated heritage assets (Option 1) could place greater restrictions on the development of some sites, including sites that could contribute to economic growth. However this effect is anticipated to be limited.	2	1
Skills and Training	No notable implications.		
Economic Inclusion	No notable implications.		
Town Centres	No notable implications.		
Biodiversity	No notable implications.		
Townscape and Cultural Heritage	Option 1 would seek to protect both designated and non-designated heritage assets. Designated assets appear sufficiently protected through national policy, though some buildings are at risk, but the policy would increase protection of non-designated assets, thereby helping to preserve and enhance the value that they contribute to Haringey. Expanding the policy focus to include non-designated assets (Option 1) is likely to result in **significant positive effects** in terms of townscape and cultural heritage, compared to Option 2 which retains a focus solely on designated assets.	1	2

Topic	Discussion	Opt 1	Opt 2
Open Space	No notable implications.		
Water Resources	No notable implications.		
Soil and Land Quality	No notable implications.		
Flood Risk and Climate Change	No notable implications.		
Air Quality	No notable implications.		
Noise	No notable implications.		
Energy and Carbon	No notable implications.		
Waste Management	No notable implications.		
Sustainable Transport	No notable implications.		
Summary A policy focus on non-designated assets in addition to designated assets (Option 1) is likely to result in significant positive effects in terms townscape and cultural heritage objectives, and it is not clear that there are any major draw-backs to this approach. There might be some negative implications for housing and economic growth, but (thinking long-term) heritage assets can help enable regeneration and create a sense of place (with positive implications for economy and community objectives).			

APPENDIX XIV – CAR FREE OR CAR CAPPED DEVELOPMENTS

Introduction

Chapter 15 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for 'car free or car capped developments':

Option 1 - Limited or no on-site parking where there is good public transport accessibility and a Controlled Parking Zone is in place or planned

Option 2 - Parking required, in accordance with the London Plan parking standards.

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	No notable implications.		
Education	No notable implications.		
Health	Creating residential developments with limited or no on-site parking could increase the usage of forms of sustainable transport, including active travel modes such as walking and cycling. This should improve health outcomes over the medium to long term through increased physical activity.	1	2
Housing	No notable implications.		
Community Cohesion	No notable implications.		
Accessibility	Limiting parking could reduce accessibility to services and amenities, however if it is assumed that Option 1 would only be applied to sites with high PTAL levels then this should not occur, therefore it is considered that Car Free or Car Capped Developments is not likely to have any significant effect in terms of accessibility.	=	
Economic Growth	No notable implications.		
Skills and Training	No notable implications.		
Economic Inclusion	No notable implications.		
Town Centres	No notable implications.		
Biodiversity	No notable implications.		
Townscape and Cultural Heritage	No notable implications.		
Open Space	No notable implications.		
Water Resources	No notable implications.		
Soil and Land	No notable implications.		

Topic	Discussion	Opt 1	Opt 2
Quality			
Flood Risk and Climate Change	No notable implications.		
Air Quality	The Borough suffers poor air quality primarily because of traffic congestion. The whole borough is an Air Quality Management Area, with monitoring sites located at Haringey Town Hall and Priory Park. There are concerns that ongoing development might significantly increase emissions. Minimising per capita emissions from transport by encouraging use of more sustainable transport modes would improve air quality in an area.	1	2
Noise	No notable implications.		
Energy and Carbon	If, under Option 1, the policy is robustly applied in the planning process (and assuming that there are significant opportunities to reduce car use) then it could result in a positive effect in terms of reducing transport-related energy consumption and per capita greenhouse gas emissions.	1	2
Waste Management	No notable implications.		
Sustainable Transport	Car Capped developments (Option 1) would encourage use of 'sustainable' forms of transport (walking, cycling and public transport) instead of the car. The reason for taking this approach primarily relates to infrastructure capacity (as there are concerns that the cumulative effect of numerous developments might overwhelm road capacity, which is already set to be stretched).	1	2
<u>Summary</u> Option 1 (limited or no on-site parking where there is good public transport accessibility and a Controlled Parking Zone in place or planned) is likely to have greater positive effects in terms of encouraging sustainable transport (significant positive effect), health, air quality and climate change mitigation objectives. With large scale development planned within Haringey, an integrated approach to land use and transport planning that minimises the need to travel and encourages the most sustainable travel choices could have a notable positive effect on reducing transport-related greenhouse gas emissions per capita.			

APPENDIX XV – CARBON OFFSETTING

Introduction

Chapter 16 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for allowable solutions / carbon offsetting:

Option 1 - Allowable solutions (including local carbon offsetting fund) to better enable developers to meet carbon targets

Option 2 - No allowable solutions (CO_2 reductions must be met on site); wait on further Government guidance,

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	No notable implications.		
Education	No notable implications.		
Health	A local carbon offsetting fund could be used to fund local energy solutions such as energy efficient retrofit of local authority housing and decentralised energy development, improving the condition and quality of local authority housing. Housing quality/condition is an important wider determinant of health.	1	2
Housing	A local carbon offsetting fund could be used to fund local energy solutions such as energy efficient retrofit of local authority housing and decentralised energy development, improving the condition and quality of local authority housing. The impact could be significant if sufficient funds were captured through this mechanism, however national government may rule out such an approach in favour of a national offsetting scheme.	1	2
Community Cohesion	No notable implications.		
Accessibility	No notable implications.		
Economic Growth	No notable implications.		
Skills and Training	No notable implications.		
Economic Inclusion	No notable implications.		
Town Centres	No notable implications.		
Biodiversity	No notable implications.		
Townscape and Cultural Heritage	No notable implications.		
Open Space	No notable implications.		

Topic	Discussion	Opt 1	Opt 2
Water Resources	No notable implications.		
Soil and Land Quality	No notable implications.		
Flood Risk and Climate Change	No notable implications.		
Air Quality	A local carbon offsetting fund could be used to fund local energy solutions such as energy efficient retrofit of local authority housing and decentralised energy development, improving the condition and quality of local authority housing. This would reduce the need for heating and thus the emissions to air from boilers.	1	2
Noise	No notable implications.		
Energy and Carbon	The NPPF emphasises the key role for planning in securing radical reductions in GHG, including in terms of meeting the targets set out in the Climate Change Act 2008. Plan-making should support efforts to deliver infrastructure such as low-carbon district heating network and increase energy efficiency in the built environment. A local carbon offsetting fund could be used to fund local energy solutions such as energy efficient retrofit of local authority housing and decentralised energy development, reducing carbon emissions. However national government may rule out such an approach in favour of a national offsetting scheme.	1	2
Waste Management	No notable implications.		
Sustainable Transport	No notable implications.		

Summary

A local carbon offsetting fund (Option 1) could be used to fund local energy solutions such as energy efficient retrofit of local authority housing and decentralised energy development, improving the condition and quality of local authority housing. The impact on housing could be significant if sufficient funds were captured through this mechanism, however national government may rule out such an approach in favour of a national offsetting scheme. Given that housing quality/condition and issues around fuel poverty are important determinants of health, Option 1 could also improve health outcomes and reduce health inequalities.

N.B. Neither option is predicted to lead to a significant effect, hence there is no **green** or **red** shading within this appraisal table.

APPENDIX XVI – COMMUNITY INFRASTRUCTURE

Introduction

Chapter 17 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for community infrastructure:

Option 1 - Policy to set location requirements for new / extended community facilities

Option 2 - No specific location requirements - accept facilities wherever proposed.

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	Provision of community facilities can help to reduce crime levels, particularly youth offending and anti-social behaviour, through providing opportunities for recreation and socialising. Option 1 would target community infrastructure where it is needed the most (where there are deficiencies in accessibility) which would likely have a more beneficial effect; although it is assumed that both Options would lead to a similar quantum of infrastructure being delivered in order to support growth.	1	2
Education	Education facilities are an important type of community infrastructure and ensuring that schools are accessible can have a positive effect on educational attainment. Option 1 would target community infrastructure where it is needed the most (where there are deficiencies in accessibility) which would likely have a more beneficial effect; although it is assumed that both Options would lead to a similar quantum of infrastructure being delivered in order to support growth.	1	2
Health	GP facilities and open space are types of community infrastructure that affect health and wellbeing and accessibility to these types of infrastructure is important to maintaining good health. As above, Option 1 would focus infrastructure where it is needed (in areas of growth of areas of deficiency) and therefore can be said to be the preferred option.	1	2
Housing	No notable implications.		
Community Cohesion	Provision of accessible and high quality community facilities can enhance community cohesion through enabling social mixing amongst local residents. Investment in new and improved facilities in targeted locations (Option 1) is likely to have a more beneficial effect.	1	2
Accessibility	If it can be assumed that one of the locational requirements under Option 1 is that the new/expanded infrastructure is in an accessible location, then it can be assumed that Option 1 would lead to provision of community infrastructure in more accessible locations than Option 2 which could come forward in myriad locations.	1	2
Economic Growth	No notable implications.		

Topic	Discussion	Opt 1	Opt 2
Skills and Training	The Haringey 'Sustainable Community Strategy 2007-2016' sets an objective to extend training opportunities for people to improve their skills, especially in order to have access to jobs in key areas of commerce and growth. Community infrastructure can play a part in increasing educational attainment, training, workforce skills and qualifications. If under Option 1 such facilities are targeted in areas of low skills and high unemployment, Option 1 would likely lead to a more beneficial effect than Option 2.	1	2
Economic Inclusion	Putting new community infrastructure in the most impoverished areas of Haringey would increase attractiveness of neighbourhoods as places to live and work, and the ability of residents to take advantage of new employment opportunities. In this case Option 1 would be preferred as it would enable the developments to be put in areas of most need.	1	2
Town Centres	No notable implications.		
Biodiversity	No notable implications.		
Townscape and Cultural Heritage	No notable implications.		
Open Space	Open space is a type of community infrastructure. Certain parts of the borough are deficient in terms of access to open space. Targeted investment in new, expanded or enhanced open spaces in areas of deficiency could have a positive effect should it improve accessibility to open space.	=	
Water Resources	No notable implications.		
Soil and Land Quality	No notable implications.		
Flood Risk and Climate Change	No notable implications.		
Air Quality	No notable implications.		
Noise	No notable implications.		
Energy and Carbon	No notable implications.		
Waste Management	No notable implications.		
Sustainable Transport	If it can be assumed that one of the locational requirements under Option 1 is that the new/expanded infrastructure is in an accessible location, then it can be assumed that Option 1 would lead to provision of community infrastructure in more accessible locations than Option 2 which could come forward in myriad locations.	1	2

<u>Summary</u>

Community Infrastructure assets can help to enable regeneration and create a sense of place and improve people's quality of life. Haringey has existing pockets of deprivation and also areas of deficiency for different types of community infrastructure, as well as new growth in the pipeline that will need supporting infrastructure. Therefore, by locating new and enhanced infrastructure in specific locations, Option 1 is more likely to benefit existing and future residents than Option 2 which could take place anywhere in the borough. No draw-backs to Option 1 have been identified.

N.B. Neither option is predicted to lead to a significant effect, hence there is no **green** or **red** shading within this appraisal table.

APPENDIX XVII – OPEN SPACE PROVISION

Introduction

Chapter 18 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for community infrastructure:

Option 1 - Policy to allow for the reconfiguration of open space on site development proposals, where there would be no net loss of open space provision

Option 2 - Do not allow for reconfiguration of open space (maintain existing configuration).

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	Well designed and laid out open spaces can improve the quality, accessibility and safety for its users. Reconfiguration will lead to opportunities to improve design and layout.	1	2
Education	No notable implications.		
Health	The NPPF recognises the importance of Open Space to community health, stating that access to high quality open spaces can make an important contribution to the health and well-being of communities. There are localised open space deficiencies in Haringey, and it is also the case that Haringey's population is set to increase considerably. As such, access open space is an important health issue. Allowing the reconfiguration of open space should enable targeted improvements to be made to the open space 'resource' in those parts of the borough where there are currently deficiencies (see further discussion under 'open space', below). It is likely that the quality of open space, in terms of it's potential to support recreational activity and other typical open space uses, will improve. Reconfiguration will be undertaken with the caveat that there must be 'no net loss', and it is assumed that net loss will be measured on a site by site basis, as opposed to an area basis. Were net loss to be calculated on an area basis, then there might be a risk that there would be net loss in certain localities and/or a risk that the cumulative effect of reconfiguration would be open spaces become smaller and more fragmented in the long term (possibly with implications for health, if it is the case that larger open spaces are particularly important in this sense). Despite some uncertainties, it is appropriate to conclude that Option 1 is best performing and will lead to significant positive effects.	1	2
Housing	Enabling the reconfiguration of open space will facilitate development; however, significant effects are not predicted.	1	2
Community Cohesion	Well designed and laid out open spaces can improve the quality, accessibility and safety for its users. Reconfiguration will lead to opportunities to improve design and layout.	1	2
Accessibility; Economic Growth; Skills and Training; Economic Inclusion; and Town Centres: No notable			

Topic	Discussion	Opt 1	Opt 2
implications.			
Biodiversity	There is a good evidence-base - in the form of the Open Space and Biodiversity Study (2013) and work to establish the Borough's Green Grid - to enable an understanding of those sites that perform an important biodiversity role, and an understanding of those areas where there is the potential for open space enhancements to lead to biodiversity benefits. There is good potential for 'intervention' to lead to biodiversity benefits, and hence the principle of reconfiguration is supported and identified as having the potential to lead to significant positive effects to biodiversity at the Haringey scale.	1	2
Townscape and Cultural Heritage	Reconfiguration might well involve a change to the existing character of the open space, which may be understood to hold a heritage value.	2	1
Open Space	Open Space is protected from inappropriate development by Strategic Policy SP 13. The Council will not grant planning permission for proposals for development that would result in the loss of open space, unless an assessment has been undertaken which shows that the open space is surplus to requirement for use as an open space. A policy approach enabling reconfiguration will be applied with a view to ensuring no-net loss, and also with a view to addressing existing deficiencies and delivering targeted enhancements to quality. There is much opportunity, and hence Option 1 is supported; however, it is recognised that there might also be some risk involved with reconfiguration. The nature of open spaces will change, and there could be cumulative effects over time. It will be important to monitor implementation of the no-net-loss policy.	1	2
Water Resources; Soil and Land Quality; Flood Risk and Climate Change; Air Quality; and Noise: Open space can contribute to objectives, and it might potentially be the case that reconfiguration can facilitate this. However, there is no certainty.			
Energy and Carbon	No notable implications.		
Waste Management	No notable implications.		
Sustainable Transport	Reconfiguration of open space will enable opportunities to be realised in relation to walking/cycling links.	1	2
<u>Summary</u> Allowing the reconfiguration of open space should enable targeted improvements to be made to the open space resource in those parts of the borough where there are currently deficiencies. It is likely that the quality of open space, in terms of it's potential to support recreational activity and other typical open space uses, will improve. This has positive implications in terms of a range of objectives, with significant positive effects predicted in terms of 'health'. It is also the case that targeted enhancements should enable biodiversity (Green Grid) opportunities to be realised, to a significant extent. A policy of enabling reconfiguration does, however, lead to some risks in terms of 'Townscape and Cultural Heritage' given that reconfiguration might well involve a change to the existing character of the open space. More generally, there is the possibility that reconfiguration of numerous open spaces could have unforeseen effects in the long term, and so monitoring will be important.			

Sustainability Appraisal (SA) of the Site Allocations DPD

SA Report

Published alongside the pre-submission version of the plan

November 2015

Revision schedule					
Rev	**Date**	**Details**	**Prepared by**	**Reviewed by**	**Approved by**
1	Nov 2015	SA Report published alongside the pre-submission version of the Site Allocations DPD	Mark Fessey, Principal Consultant	Steve Smith, Technical director	Steve Smith, Technical director

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INTRODUCTION

1 BACKGROUND

1.1.1 AECOM (formally URS) is commissioned by London Borough of Haringey to undertake Sustainability Appraisal (SA) in support of the emerging Site Allocations Development Plan Document (DPD). Once adopted, the plan will present a policy framework for those sites that will accommodate the majority of development in the Borough over the period 2011-2026.

1.1.2 SA is a mechanism for considering and communicating the likely effects of a draft plan, and alternatives, in terms of sustainability issues (including 'equalities' and 'health' issues[1]), with a view to avoiding and mitigating adverse effects and maximising the positives. SA of DPDs is a legal requirement.[2]

2 SA EXPLAINED

2.1.1 It is a requirement that SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive.[3]

2.1.2 In-line with the Regulations, a report (known as **the SA Report**) must be published for consultation alongside the draft plan that essentially 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'.[4] The report must then be taken into account, alongside consultation responses, when finalising the plan.

2.1.3 More specifically, the SA Report must answer the following **three questions**:

1. What has Plan-making / SA involved **up to this point?**
   - Including with regards to consideration of 'reasonable alternatives'.
2. What are the SA findings **at this stage?**
   - i.e. in relation to the draft plan.
3. What happens **next?**
   - What steps will be taken to finalise the plan?
   - What measures are proposed to monitor plan implementation?

2.1.4 **Table 2.1** explains more about the regulatory basis for answering these questions.

2.2 This SA Report

2.2.1 This document is the SA Report for the Site Allocations DPD, and as such each of the three SA questions is answered in turn below, with a 'part' of the report dedicated to each.

2.2.2 Before answering Question 1, however, there is a need to set the scene further within this 'Introduction' by answering two other questions.

[1] As part of this SA process, explicit consideration is being given to 'equalities' and 'health' issues, and as such this SA process can be said to be integrating Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA). More on the SA scope – i.e. the scope of issues that are a focus of SA – is explained in Chapter 4.

[2] Since provision was made through the Planning and Compulsory Purchase Act 2004 it has been understood that Local Planning authorities must carry out a process of Sustainability Appraisal alongside plan-making. The centrality of SA to Local Plan-making is emphasised in the National Planning Policy Framework (2012).

[3] Directive 2001/42/EC

[4] Regulation 12(2)

Table 2.1: Questions answered by this SA Report, in-line with Regulatory[5] requirements

PRIMARY QUESTIONS ANSWERED		IN LINE WITH REGULATIONS… THE SA REPORT MUST INCLUDE…
What has plan-making / SEA involved up to this point? [See **Part 1**, below]		• Outline reasons for selecting the **alternatives** dealt with (and thus an explanation of the 'reasonableness' of the approach) • The likely significant effects associated with **alternatives** • Outline reasons for selecting the preferred approach in-light of **alternatives** assessment / a description of how environmental objectives and considerations are reflected in the draft plan
What are the SEA findings at this current stage? [See **Part 2**, below]		• The likely significant effects associated with **the draft plan** • The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing **the draft plan**
What happens next? [See **Part 3**, below]		• A description of the **monitoring** measures envisaged
OTHER QUESTIONS ANSWERED		IN LINE WITH REGULATIONS… THE SA REPORT MUST INCLUDE…
What's the plan seeking to achieve?		• An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
What's the scope of the SEA?	What's the sustainability 'context'?	• Relevant environmental protection objectives, established at international or national level • Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	What's the sustainability 'baseline'?	• Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan • The environmental characteristics of areas likely to be significantly affected • Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	What are the key issues and objectives that should be a focus?	• Key environmental problems / issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment

N.B. The right-hand column of Table 2.1 does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation. This interpretation is explained in **Appendix I** of this report.

Also, **Appendix II** presents supplementary information (in the form of a checklist) to further explain how/where regulatory requirements are met within this report.

[5] Environmental Assessment of Plans and Programmes Regulations 2004

3 WHAT IS THE PLAN SEEKING TO ACHIEVE?

3.1 Overview

3.1.1 The Site Allocations DPD, once adopted, will set out the key strategic development sites which will assist the Borough in delivering the spatial strategy set out in the Strategic Policies Local Plan.

3.1.2 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.

3.1.3 Once adopted, the Site Allocations DPD will enable the Council to determine planning applications and make interventions on sites in line with the allocations. If these sites are not safeguarded for specific uses, the borough would be at risk of not being able to facilitate and deliver mixed and balanced, sustainable communities, and meet its identified housing and employment targets.

3.1.4 The main influences on plan preparation are the National Planning Policy Framework (NPPF), which sets out a suite of national policies that Local Plans must adhere to; the London Plan (2015), which establishes housing and employment targets for Haringey; and the adopted Strategic Policies DPD (2013). The plan is also being developed in-light of the plans of neighbouring authorities (adopted and emerging). This is important given the 'Duty to Cooperate' established by the Localism Act 2011.

3.2 What's the plan not seeking to achieve?

3.2.1 The plan is not seeking to allocate all of the sites to be developed over the plan period. It only focuses on those sites that are most strategic and would benefit from having an allocation, in order to ensure that the Council meets its housing and employment targets as set out in the Strategic Policies. Many developments will take place which can be satisfactorily managed using policies included in the Strategic Policies DPD and Development Management Policies DPD.

3.2.2 Furthermore, even the allocation of sites should be considered a strategic undertaking, i.e. a process that omits consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process). The strategic nature of the plan is reflected in the scope of the SA.

4 WHAT'S THE SCOPE OF THE SA?

4.1 Introduction

4.1.1 The aim here is to introduce the reader to the scope of the SA, i.e. the sustainability issues / objectives that should be a focus of (and provide a broad methodological framework for) SA. Further information on the scope of the SA – i.e. a more detailed review of sustainability issues/objectives as highlighted through a review of the sustainability 'context' and 'baseline' - is presented in within **Appendix II**.

Consultation on the scope

4.1.2 The Regulations require that: *"When deciding on the scope and level of detail of the information that must be included in the [SA] Report, the responsible authority shall consult the consultation bodies [who] by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans"*. In England, the consultation bodies are Natural England, the Environment Agency and English Heritage.[6]

4.1.3 As such, an SA Scoping Report[7] was published for consultation in January 2014. In addition to consulting the statutory consultees, the consultation was widened to include all those organisations and individuals on the Council's consultation database. Subsequent to consultation the SA scope was updated.

4.2 Key issues / objectives

4.2.1 The following table presents the sustainability objectives established through SA scoping, i.e. in-light of context/baseline review and consultation. Taken together, these objectives provide a methodological 'framework' for appraisal.

[6] In-line with Article 6(3).of the SEA Directive, these consultation bodies were selected because *'by reason of their specific environmental responsibilities,[they] are likely to be concerned by the environmental effects of implementing plans and programmes.'*

[7] The SA Scoping Report is available at: http://www.haringey.gov.uk/index/housing_and_planning/planning-mainpage/policy_and_projects/local_development_framework/site-allocations-dpd.htm

Table 4.1: The SA Framework

Topic	SA Objective	Appraisal criteria ***Will the policy approach under consideration help to…***
Social		
Crime	Reduce crime, disorder and the fear of crime	• Encourage safety by design? • Reduce levels of crime? • Reduce the fear of crime? • Reduce levels of antisocial behaviour?
Education	Improve levels of educational attainment for all age groups and all sectors of society	• Increase levels of participation and attainment in education for all members of society? • Improve the provision of and access to education and training facilities? • Ensure educational facilities are accessible to residential areas? • Enhance education provision in-step with new housing?
Health	Improve physical and mental health for all and reduce health inequalities	• Improve access to health and social care services? • Prolong life expectancy and improve well-being? • Promote a network of quality, accessible open spaces? • Promote healthy lifestyles? • Provide good quality outdoor sports facilities and sites?
Housing	Provide greater choice, quality and diversity of housing across all tenures to meet the needs of residents	• Reduce homelessness? • Increase the availability of affordable housing? • Improve the condition of Local Authority housing stock? • Improve the diversity of the housing stock? • Promote the efficient reuse of existing housing stock whilst minimising the impact on residential amenity and character? • Create balanced communities of different affordable housing types, densities and tenures? • Create integrated, mixed-use tenure developments?
Community Cohesion	Protect and enhance community spirit and cohesion	• Promote a sense of cultural identity, belonging and well-being? • Develop opportunities for community involvement? • Support strong relationships between people from different backgrounds and communities?
Accessibility	Improve access to services and amenities for all groups	• Improve access to cultural and leisure facilities? • Maintain and improve access to essential services (banking, health, education) facilities?
Economic		
Economic Growth	Encourage sustainable economic growth and business development across the borough	• Retain existing local employment and create local employment opportunities? • Diversify employment opportunities? • Meet the needs of different sectors of the economy? • To facilitate new land and business development?

Topic	SA Objective	Appraisal criteria *Will the policy approach under consideration help to…*
Skills and Training	Develop the skills and training needed to establish and maintain a healthy labour pool	• Improve lifelong learning opportunities and work related training? • Reduce high levels of unemployment and worklessness? • Facilitate development of new and improved training facilities in high unemployment areas?
Economic Inclusion	Encourage economic inclusion	• Improve physical accessibility to local and London-wide jobs? • Support flexible working patterns? • Encourage new businesses?
Town Centres	Improve the vitality and vibrancy of town centres	• Enhance the environmental quality of the borough's town centres? • Promote the borough's town centres as a place to live, work and visit? • Ensure that the borough's town centres are easily accessible and meet local needs and requirements? • Promote high quality buildings and public realm?
Environmental		
Biodiversity	Protect and enhance biodiversity	• Protect and enhance biodiversity at designated and non-designated sites? • Link and enhance habitats and wildlife corridors? • Provide opportunities for people to access wildlife and diverse open green spaces?
Townscape and Cultural Heritage	Protect and enhance the borough's townscape and cultural heritage resources and the wider London townscape	• Promote townscape character and quality? • Preserve or enhance buildings and areas of architectural and historic interest?
Open Space	Protect and enhance the borough's landscape resources	• Promote a network of quality, accessible open spaces? • Address deficiencies in open space provision?
Water Resources	Protect and enhance the quality of water features and resources	• Preserve ground and surface water quality? • Conserve water resources? • Incorporate measures to reduce water consumption?
Soil and Land Quality	Encourage the use of previously developed land	• Encourage the development and remediation of brownfield land? • Promote the efficient and effective use of land whilst minimising environmental impacts?
Flood Risk and Climate Change	Mitigate and adapt to climate change	• Reduce and manage flood risk from all sources? • Encourage the inclusion of SUDS in new development?
Air Quality	Protect and improve air quality	• Manage air quality within the borough? • Encourage businesses to produce travel plans?
Noise	Minimise the impact of the ambient noise environment	• Minimise the impact of the ambient noise environment?

Topic	SA Objective	Appraisal criteria *Will the policy approach under consideration help to…*
Energy and Carbon	Limit climate change by minimising energy use reducing CO2 emissions	• Minimise the use of energy? • Increase energy efficiency and support affordable warmth initiatives? • Increase the use of renewable energy? • Mitigate against the urban heat island effect? • Ensure type and capacity of infrastructure is known for future development?
Waste Management	Ensure the sustainable use of natural resources	• Reduce the consumption of raw materials (particularly those from finite or unsustainable sources)? • Encourage the re-use of goods? • Reduce the production of waste? • Support the use of sustainable materials and construction methods? • Increase the proportion of waste recycling and composting across all sectors?
Sustainable Transport	Promote the use of sustainable modes of transport	• Improve the amenity and connectivity of walking and cycling routes? • Promote the use of public transport? • Reduce the use of the private car? • Encourage development in growth areas and town centres and reduce commuting?

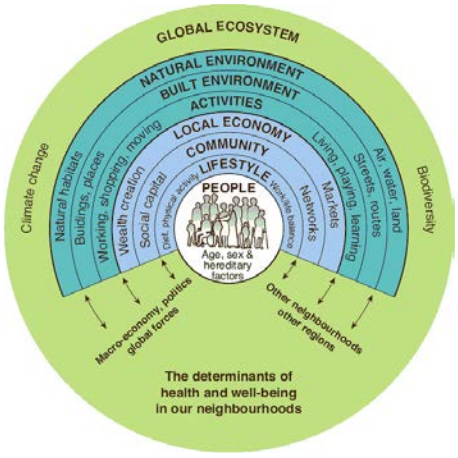
4.1 A note on ‘equalities’ and ‘health’ considerations

4.1.1 Equality and health considerations were a focus of SA scoping work. As such, it is the case that equalities and health issues are fully reflected in the SA scope, and hence the SA process ‘integrates’ Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA). **Appendix IV** signposts to areas within this report where EqIA and HIA has ‘fed-in’.

Box 4.1: EqIA and HIA

The Council has a duty to give "due regard" to promoting equality of opportunity for all protected groups when making policy decisions; and publish information showing how they are complying with this duty. ‘Protected groups’ are those with the following characteristics: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

With regards to **HIA**, the NPPF requires planners to promote healthy communities and use evidence to assess health and wellbeing needs; and additionally, the GLA and the Mayor are required to ‘have regard to health’ in preparing strategies at the London-scale. It is important to understand that HIA is to a large extent about giving consideration to the wider *determinants of health*, including those related to the quality of the natural and built environment, people’s daily activities and lifestyles, and local communities and the economy.



Determinants of health and wellbeing in our neighbourhoods, from Barton & Grant (2006)

PART 1: WHAT HAS PLAN-MAKING / SA INVOLVED UP TO THIS POINT?

5 INTRODUCTION (TO PART 1)

5.1.1 This 'Part' of the report explains how SA has informed and helped to shape development of the Strategic Policies Partial Review. It is here that information is presented on the appraisal of **'reasonable alternatives'**.

5.1.2 Specifically, this chapter is structured as follows:

Chapter 6 - Introduces the alternatives that have been a focus of appraisal (with a view to demonstrating the 'reasonableness' of the approach taken)

Chapter 7 - Presents appraisal findings in relation to reasonable alternatives

Chapter 8 - Explains the Council's reasons for selecting the preferred approach – as set out in the proposed submission plan - in-light of alternatives appraisal.

5.1.3 Providing information on reasonable alternatives, and explaining how consideration of reasonable alternatives has fed into plan-making, is important from an SEA Regulations compliance perspective.[8]

Aside from alternatives appraisal, how else has SA influenced plan-making?

5.1.4 In addition to alternatives appraisal, development of the draft (pre-submission) plan has also been influenced by appraisal of a working draft version of the plan (specifically, appraisal of the preferred approach as presented within the draft plan consultation document of February 2015). The influence of SA work from that stage is not explained here (in 'Part 1'), but rather is explained in 'Part 2' below, which deals with the appraisal of the draft plan as it currently stands (specifically, boxes are embedded within the appraisal text to explain the influence of past appraisal).

[8] In-line with the SEA Directive / Regulations the SA Report must present an appraisal of the draft plan and 'reasonable alternatives' as well as 'outline reasons for selecting the alternatives dealt with'.

6 REASONS FOR SELECTING THE ALTERNATIVES CONSIDERED

6.1 Introduction

6.1.1 The aim of this chapter is to explain the sets of alternatives that have been a focus of appraisal, with a view to demonstrating the 'reasonableness' of the approach taken.

6.1.2 Alternatives were selected for appraisal in 2015, but in order to set the context for this work there is firstly a need to explain work undertaken by the Council in 2013/14.

6.2 Background to the selection of alternatives (work undertaken in 2013/2014)

6.2.1 The Council's preferred *broad* approach to site allocation emerged in 2013 / 2014. Initial work was undertaken in 2013 in-light of the housing need indicated by the 2011 Census, and then subsequent work was undertaken in 2014 in-light of updated understanding of housing and employment growth requirements.

6.2.2 Work undertaken in 2013/14 is explained below. Specifically, there is an explanation of -

1) Reasons for selecting the preferred site package; and

2) Reasons for selecting preferred uses / policy approaches for each site.

Establishing the preferred site package

6.2.3 The preferred site package was established subsequent to a multi-stage process which involved:

- Gathering a long list of all potentially available sites in the borough;
  - A long list of site options was established in-light of a 'Call for Sites' exercise (2013); and a Strategic Housing Land Availability Assessment (SHLAA) process undertaken by the London Borough of Haringey (LBH) and the Greater London Authority (GLA). This was supplemented with a list of sites otherwise 'in the system', e.g. where pre-application discussions had taken place.
- Drawing on sources of technical evidence - such as the Strategic Housing Market Assessment, Employment Land Review, existing Development Frameworks, Viability Study, SFRA, and Open Space Assessment – to establish site specific issues.
- Initial analysis and workshops to **screen out sites** with 'showstopper' constraints;
  - Factors related to community considerations (school site, transport asset site, existing infrastructure site, employment considerations (designated employment land, i.e. 'SIL'), environmental considerations (e.g. Green Belt, Metropolitan Open Land, Lee Valley Regional Park, Site of Importance for Nature Conservation, Allotments, Flood Zone 3a/3b) and other cumulative considerations that would affect deliverability (e.g. limited building heights, strategic views, listed buildings, Conservation Area).

6.2.4 There was **limited potential to screen-out sites** given the need to meet housing and employment targets, and the broad spatial strategy that is established through the adopted Strategic Policies DPD (2013). With regards to housing and employment targets, the London Plan (2011) housing target between 2011 and 2015 was 820 net dwellings per annum; however in-light of the published Further Alterations to the London Plan (FALP, March 2015) the target will be 1,502 dwellings per annum. Over the plan period (2011-2026) this creates an overall strategic delivery target of 19,802 net additional dwellings in Haringey. The Tottenham AAP will accommodate a minimum of 10,000 of these dwellings and so there is a need to deliver the remaining dwellings across the rest of the borough, particularly in identified Growth Areas and Areas of Change. The FALP also sets a target for a significant increase in the number of jobs in Haringey from 73,000 jobs in 2011 to 85,000 jobs in 2026. This will necessitate a move towards employment types that require less floorspace per employee.

Establishing preferred uses / policy approaches for each site

6.2.5 The Council went through a systematic process of defining and applying a set of 'rules' with a view to establishing the uses that might be suitable at each of the preferred sites. The following rules were applied:

- A site is potentially suitable for **residential** development *unless* it is a Designated Employment Area (DEA = LSIS, EL or SIL)
- A site is potentially suitable for **employment** development where it is a DEA, in a town centre, or where PTAL is good (4 or above)
- A site is potentially suitable for **town centre** uses if it is within a town centre

6.2.6 Applying these rules led to the identification of potentially suitable uses for each site.[9] Subsequently, a preferred policy approach was developed, factoring-in consultation findings from the previous Regulation 18 consultation (January 2014), and also the findings of a further series of workshops (with each dedicated to a sub-area within the Borough).

6.3 Selecting alternatives (2015)

6.3.1 This section first gives consideration to the process of developing reasonable alternatives in early 2015, and then gives consideration to the process of refining understanding of the reasonable alternatives in late 2015.

Early 2015

6.3.2 A meeting was held between Council officers and the SA consultants in January 2015, with a view to identifying instances where the preferred approach to particular sites is more difficult to explain / justify. The intention was to identify a number of such sites, and then establish alternative uses (which could then be the focus of appraisal).

6.3.3 However, at the meeting it was recognised that, rather than appraising alternatives in relation to specific sites, a more appropriate approach is to appraise alternatives in relation to broad issues – see Table 6.1.

Table 6.1: Sets of alternatives established in January 2015

Issue	Option 1	Option 2
Office uses in Wood Green	Reduction in office uses, despite high accessibility (PTAL)	Promotion of office uses prevalent, commensurate with high PTAL
Non-designated employment sites	Generally maintain employment function where PTAL is high	Generally maintain employment function where PTAL is moderate or high
Haringey Warehouse District	Allow a mix of uses including residential	Maintain as employment, reflecting employment designation
Open space	Do not allocate sites for purely open space	Seek to allocate sites for purely open space

[9] The February 2015 Interim SA Report explained this step of 'considering alternative uses for each site' in greater detail. It was helpful to consider alternatives in early 2015; however, things have moved on since that time (including because at that time the possibility of assigning open space or community infrastructure uses to allocations was a consideration, whilst the view now is that this should not necessarily be the role of the Site Allocations DPD, i.e. it is more appropriate to rely on DM policies and the Infrastructure Delivery Plan, where the need for site specific infrastructure is not clearly needed to support delivery of the spatial strategy).

6.3.4 Other broad issues were discussed at the meeting, on the basis that there could be merit to giving systematic consideration to alternatives, before being 'screened-out' as not ('reasonably') necessitating alternatives appraisal. The following issues were screened-out:

- Community infrastructure uses
  - Consideration was given to 'rules' that might be applied with a view to identifying alternative approaches that might be taken to community infrastructure delivery; however, on balance it was determined inappropriate to give detailed consideration to community infrastructure at this stage. The preferred approach is to avoid being overly prescriptive, on the basis that an Infrastructure Delivery Plan update is in development. It is also the case that it is appropriate to firstly determine / consult on a preferred spatial approach to development, and then subsequently determine an approach to community infrastructure delivery to appropriately support that development. It was also recognised that the emerging Development Management Policies DPD could help manage requirements for infrastructure on new development, having regard to the IDP.
  - Where there was a clear need or opportunities for site specific infrastructure to support delivery of the spatial strategy, it was considered reasonable to set relevant requirements in the Plan's site policies. Regulation 18 consultation responses were particularly helpful in flagging key opportunities for delivery of infrastructure, such as for sustainable transport and flood risk management.
- Town centre uses
  - The preferred approach is to ensure that Town Centre uses are directed only to the designated town centres, and an alternative approach could potentially involve introducing a degree of flexibility. On balance, however, it was determined that the alternative approach does not necessitate appraisal at this stage.
- Town centre boundaries
  - The Strategic Policies Local Plan aims to protect and enhance Haringey's town centre hierarchy, including by positively planning for the future distribution of additional retail capacity. The boundaries of town centres are an integral part of town centre management and therefore merit consideration in plan preparation. This is particularly in view of local evidence which suggests a need to accommodate additional retail capacity to meet the needs of Haringey's future population over the plan period. In order to accommodate additional retail capacity, there is an option to deliver this *within* the existing hierarchy and established town centre boundaries. However, the preferred approach is to accommodate planned future retail capacity through an *extension to* the town centre boundaries. This is considered a more flexible option for delivering capacity, taking into account committed growth and expected population increases, as well as future transport improvements.
- Development within Conservation Areas
  - The preferred approach is to allocate some sites within designated Conservation Areas, and an alternative approach could potentially involve ruling out allocation within Conservation Areas. On balance, however, it was determined that the alternative approach does not necessitate appraisal at this stage. The matter of development within Conservation Areas is more appropriately addressed through the setting of criteria-based policy within the Development Management Plan.

Late 2015

6.3.5 Whilst the alternatives discussed above were the focus of appraisal and consultation in early 2015, the view of the Council now is that it is appropriate to refine understanding somewhat. Specifically, having regard to public consultation feedback and other technical evidence, the view of the Council has shifted in relation to 'Non-designated employment sites', where there is a greater emphasis on retaining employment generating land and floorspace. The view of the Council is that the decision on whether or not to redevelop non-designated employment locations for residential uses should generally be taken on a site-by-site basis, recognising that an overarching objective is to protect against the loss of employment land in; including for non-designated sites. This can be appropriately managed through the Development Management Policies DPD.

6.3.6 This would seem a reasonable approach to take, although it is noted that the appraisal of alternatives from February 2015 did find that a clear strategy of considering residential uses at non-designated employment sites in all cases except where PTAL is high performs well in terms of a range of sustainability objectives, with the exception of 'economic inclusion' objectives.

6.3.7 Table 6.2 lists the refined reasonable alternatives.

Table 6.2: The reasonable alternatives

Issue	Option 1 (the preferred option)	Option 2
Office uses in Wood Green	Reduction in office uses, despite high accessibility (PTAL)	Promotion of office uses prevalent, commensurate with high PTAL
Haringey Warehouse District	Allow a mix of uses including residential	Maintain as employment, reflecting employment designation
Open space	Do not allocate sites for purely open space	Seek to allocate sites for purely open space

7 ALERNATIVES APPRAISAL FINDINGS

7.1 Introduction

7.1.1 The aim of this chapter is to present alternatives appraisal findings in relation to the four sets of alternatives introduced above (in Chapter 6). Summary appraisal findings are presented in this Chapter, with detailed appraisal findings presented in the **Appendices V - VIII**.

7.1.2 The methodology is explained in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each option in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

7.2 Office uses in Wood Green

7.2.1 The table below presents summary appraisal findings in relation to the following alternatives:

- **Option 1** – Managed reduction in office uses, despite high accessibility (PTAL)
- **Option 2** – Promotion of office uses prevalent, commensurate with high PTAL

N.B. These are the same alternatives that were considered within the February 2015 Interim SA Report, and it is also the case that alternatives appraisal findings are largely unchanged.

Table 7.1: Summary appraisal findings: Office uses in Wood Green

Relevant sustainability topics	Option 1	Option 2
Crime	1	2
Housing	1	2
Community Cohesion	1	2
Accessibility	1	2
Economic Growth	1	2
Economic Inclusion	=	
Town Centres	1	2
Townscape and Cultural Heritage	1	2
Sustainable Transport	2	1
Option 1 (Managed reduction in office uses) performs best in terms of a range of sustainability objectives, stemming from the suggestion that this approach will support a targeted approach to regeneration in Wood Green, leading to a diversification of uses and a situation whereby the town centre is vibrant and has a clear role to play sub-regionally. It is not thought that a decision to reduce office space in Wood Green will have negative implications from an economic growth perspective, given that there are a number of other areas locally where demand for offices is high, and the effect of regeneration in Wood Green should be to enhance the image of Haringey in general as a place to do business and invest. The draw-back to Option 1 relates to 'sustainable transport' objectives; however, there are other locations with high PTAL that are set to be a focus of office development.		

7.3 Haringey Warehouse District

7.3.1 The table below presents summary appraisal findings in relation to the following alternatives:

- **Option 1** – Allow a mix of uses including residential
- **Option 2** – Maintain as employment, reflecting employment designation

N.B. These are the same alternatives that were considered within the February 2015 Interim SA Report, and it is also the case that alternatives appraisal findings are largely unchanged.

Table 7.2: Summary appraisal findings: Haringey Warehouse District

Relevant sustainability topics	Option 1	Option 2
Crime	1	2
Health	1	2
Housing	1	2
Community Cohesion	1	2
Economic Growth	1	2
Skills and Training	1	2
Economic Inclusion	?	?
Sustainable Transport	2	1
Option 1 (Allow a mix of uses including residential, despite employment designation) is likely to lead to widespread benefits given existing issues around unauthorised warehouse living (not least around poor living environments) and the fact that supporting the creative sector is an important economic objective for Haringey. There are potentially some draw-backs – including those that relate to the loss of floorspace for traditional industries – but it is anticipated that policy measures can be put in place to mitigate effects.		

7.4 Open space

7.4.1 The table below presents summary appraisal findings in relation to the following alternatives:

- Option 1 – Do not allocate sites for purely open space (focusing instead on quality/access)
- Option 2 – Seek to allocate sites for purely open space

N.B. These are the same alternatives that were considered within the February 2015 Interim SA Report, and it is also the case that alternatives appraisal findings are largely unchanged.

Table 7.3: Summary appraisal findings: Open space

Relevant sustainability topics	Option 1	Option 2
Crime	1	2
Health	=	
Housing	1	2
Accessibility	1	2
Economic Growth	1	2
Biodiversity	=	
Townscape and Cultural Heritage	=	
Open Space	=	
Water Resources	1	2
Flood Risk and Climate Change	1	2
Air Quality	=	
Noise	=	
Sustainable Transport	1	2
There is difficulty in increasing the quantity of public open space in Haringey, which indicates the need to focus primarily on the function, quality, usage and accessibility of existing public open space (Option 1). There is good potential to apply a 'Green Grid' approach to open space access, i.e. provide a strategic interlinked network of green infrastructure and open spaces that connect with town centres, public transport nodes, employment and residential areas. Benefits of a Green Grid approach will be wide-spread, and hence 'significant positive effects' are predicted under a number of topic headings, most notably 'transport' and 'accessibility'.		

8 REASONS FOR SELECTING THE PREFERRED APPROACH

8.1 Introduction

8.1.1 The aim of this chapter is to explain the Council's reasons for selecting the preferred approach subsequent to and in-light of alternatives appraisal. In other words, the aim of this chapter is to explain why the preferred strategy (as presented within the current pre-submission plan) is 'justified', i.e. the most appropriate strategy in-light of reasonable alternatives.

8.2 The Council's reasons for selecting the preferred approach

Office uses in Wood Green

8.2.1 The Further Alterations to the London Plan downgraded Wood Green's status as a preferred office location. While the Council is keen to maximise employment opportunities in the borough, and in particular within Wood Green and Tottenham, both the ELR and workspace viability study show that Wood Green faces challenges from cheaper stock outside of London and preferential locations in central London. It is therefore not deliverable approach to plan for significant large-scale office in this area, rather small scale and flexible workspace, or public sector occupants should be sought. Either way, the current stock is not of a high quality, and regeneration is a suitable approach to attracting investment to the centre. In addition, there is a risk that Permitted Development Rights allowing conversion from office to residential uses would threaten a strategic approach reliant on office development.

Haringey Warehouse District

8.2.2 The Council is committed to addressing the issue of warehouse occupation in parts of the south of the borough. As with non-designated employment sites above, the building stock in these areas is not always suitable for knowledge-based industries. Consultation with commercial agents in the area shows that there is interest from occupants to move to this area, which can be attributed to the improving reputation of the area being brought about by the warehouse occupants. The challenge now lies in harnessing this reputational uplift, and translating it into jobs. Therefore the Council is proposing a policy position that creates masterplan-led development which creates new employment floorspace, while creating spaces that the existing residential community wish to remain in and which would appeal to other potential occupiers.

Open space

8.2.3 Areas of the borough are deficient in open space. Competing against this are significant jobs and homes targets, which make the allocation of significant new open spaces very challenging. It is therefore the Council's aim that existing network of open spaces should be enhanced, and linkages to them improved, so that the borough's growing population can better access and utilise the existing open space assets within the borough.

PART 2: WHAT ARE THE SA FINDINGS AT THIS STAGE?

9 INTRODUCTION (TO PART 2)

9.1.1 This part of the report presents an appraisal of the Site Allocations DPD as it currently stands, i.e. as presented within the current 'pre-submission' document.

10 APPRAISAL OF THE DRAFT PLAN

10.1.1 This section first presents the appraisal methodology, before going on to present the appraisal of the draft plan under 21 'SA framework' headings. Finally, this section presents appraisal conclusions at the current stage.

10.2 Methodology

10.2.1 The appraisal identifies and evaluates 'likely significant effects' of the preferred approach – i.e. the proposed Partial Review - on the baseline, drawing on the sustainability topics and objectives identified through scoping as a methodological framework. To reiterate, the sustainability topics considered in turn below are as follows:

- Crime
- Education
- Health
- Housing
- Community cohesion
- Accessibility
- Economic growth
- Skills and training
- Economic inclusion
- Town centres
- Biodiversity
- Townscape and cultural heritage
- Open space
- Water resources
- Soil and land quality
- Flood risk and climate change
- Air quality
- Noise
- Energy and carbon
- Waste management
- Sustainable transport

10.2.2 Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the policy approaches under consideration, and limited understanding of the baseline. Given uncertainties there is inevitably a need to make assumptions, e.g. in relation to plan implementation and aspects of the baseline that might be impacted.

10.2.3 Assumptions are made cautiously, and explained within the text. The aim is to strike a balance between comprehensiveness and conciseness/accessibility to the non-specialist. In many instances, given reasonable assumptions, it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) of the draft plan in more general terms.

10.2.4 It is important to note that effects are predicted taking into account the criteria presented within Schedule 1 of the SEA Regulations.[10] So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. Cumulative effects are also considered, i.e. the potential for the draft plan to impact an aspect of the baseline when implemented alongside other plans, programmes and projects. These effect 'characteristics' are described within the appraisal as appropriate.

[10] Environmental Assessment of Plans and Programmes Regulations 2004

10.3 Crime

10.3.1 The plan is set to make **better use of under-used sites**, and in this way it will lead to positive effects in terms of crime and fear of crime. It is notable that the plan will bring a number of employment sites into more intensive uses. Increased passive surveillance could help to reduce localised crime.

10.3.2 Site Allocations for two sites directly reference the need for **passive surveillance**:

- SA 17: North of Hornsey Rail Depot (Wood Green) - *"Buildings along Hampden Road should create an appropriate street frontage, providing passive surveillance for users of Hornsey station."*
- SA 34: Overbury & Eade Rds (South of the borough) – *"Create active frontages to ensure passive surveillance."*

10.3.3 Others that could potentially benefit from specific wording in relation to crime include:

- SA28: St Ann's Hospital (South of the borough) – where it is anticipated that a route through the site will serve to link adjacent areas.
- SA61: Barber Wilson (East of the borough) – where the aim is for infill development to facilitate an improved green grid link between Wood Green and Tottenham through Lordship Rec (with possible deculverting of the Moselle river).

10.3.4 Policy for several other sites references measures that could have a more indirect benefit in terms of crime / fear of crime. For example:

- SA 33: Vale/Eade Rd (South of the borough) – *"The new link should provide a straight, secure, pedestrian and cycling route."*
- SA 36: Finsbury Park Bowling Alley (South of the borough) – *"The entrance to the park from Station Place will be enhanced, with a clear, visible, open pedestrian and cycling route provided."*
- SA 38: 460-470 Archway Rd (Highgate) - *"The opportunity for provision of a new entrance to Highgate Wood should be explored..."*

10.3.5 There is potentially some degree of 'trade-off' between facilitating access through support for **new pedestrian and cycle routes**, and wishing to minimise crime / fear of crime. A strategic approach to access enhancements should help to ensure that routes are well used, and setting DM policy through the Site Allocations DPD should help to ensure that new routes only come forward where they are well designed (including to ensure good surveillance); however, this is an issue that should be a focus of further consideration (and potentially monitoring post plan adoption). It is noted that street lighting is a matter requiring ongoing investment in the emerging update to the Infrastructure Delivery Plan.

10.3.6 In **conclusion**, the proposed approach would likely lead to **significant positive effects** on the baseline, although there will further opportunities to design-out crime beyond those discussed above. This is a matter that should be the focus of plan-making, and of course will also need to be a focus of detailed investigations at the planning applications stage.

10.4 Education

10.4.1 Using the latest available data the Council will look to respond to school place projections as necessary, and also respond to any major residential development that is likely to impact upon demand for school places.[11] A response will be necessary in the designated Growth Areas (Tottenham Hale, North Tottenham and Wood Green); and where need for additional capacity is identified, this might be delivered in one of three ways: bulge classes (not sustainable for long term increased provision), expansions and new (free) schools as a part of major sites.

10.4.2 In terms of school capacity, the Site Allocations DPD need not allocate some land for additional provision (although an allocation is made through the Tottenham AAP). The February 2015 consultation document proposed the allocation of land for the expansion of St James C of E Primary, in order to address a possible shortfall in primary school places in Muswell Hill/north Bounds Green; however, due to updated deliverability and school need information, the school proportion of this allocation has been deleted. The Council states that: *"The decision not to proceed with consultation on the expansion of one or more Muswell Hill schools is based on projected overall local sufficiency of places until 2024 and accords with the agreed place planning principle of the need to meet (but not to exceed) the demand for school places in the local area… The Council has a duty to ensure sufficiency of primary and secondary school places for children of compulsory school are available for their area. Feasibility work was agreed on an evidence base of projections that showed unmet demand in the coming years. Current projections now show overall sufficiency of places across the borough up to 2024, although with an acknowledgement that there is greater surplus in some areas, and that projections show we will need to increase capacity in Tottenham and the Wood Green borders from 2020."* It is, however, noted that the adjacent allocation at SA 51: Cranwood Care Home references the need to design the scheme (residential) in the knowledge that expansion of the adjacent school may prove necessary.

10.4.3 It is important to emphasise that the **Infrastructure Delivery Plan (IDP)** update will assist in setting out an assessment of future need over the plan period, and once this assessment is in place detailed measures will be considered. Also, the anticipated need in Wood Green will be addressed in the forthcoming Wood Green AAP.

10.4.4 Finally, it is important to reference SA 41: Highgate School. The proposal is for: *"Exploration of how school facilities can be enhanced while simultaneously benefitting local communities including potentially increasing accessibility through the site."* A Supplementary Planning Document (SPD) will be prepared to guide development on this site.

10.4.5 In **conclusion**, it seems appropriate that the Site Allocations DPD need not have a major focus on education provision, but there will be increased clarity once the IDP update is completed.

10.5 Health

10.5.1 It is clear that facilitating **walking/cycling** and access to green / **open space** is a major 'driver' of the plan. Policy will be put in place to ensure that opportunities are realised as far as possible. Some site allocations set out to create connections, whilst others set out to enhance adjacent elements of the existing 'network'. This matter is considered in detail below under the headings of 'Open space' and 'Sustainable transport'.

10.5.2 Access to **health facilities** is another important issue. Two site allocations propose new health facilities in the borough: at Wood Green Library, and the Hawes and Curtis site on Green Lanes. This is in response to information received from NHS England regarding likely unmet demand in these areas. It is considered that when delivered, these sites will acceptably meet need for health premises in the borough. The **Infrastructure Delivery Plan (IDP)** update will set out a full assessment of future need over the plan period, and once this assessment is in place detailed measures will be considered.

[11] Haringey's latest School Place Planning Report is available at http://www.haringey.gov.uk/schoolplaceplanning

10.5.3 Other health related issues relate to housing, air quality, noise and soil contamination. All of these issues are given stand-alone consideration below.

10.5.4 In **conclusion**, the plan will likely lead to **significant positive effects** given its emphasis on realising opportunities to provide new health facilities, as well as enhanced walking/cycling infrastructure and access to open space. As things stand, there is little emphasis on delivery of health facilities; however, it is understood that further discussions with relevant stakeholders and providers will be undertaken, and the findings of the IDP update will inform the final decisions taken at sites (at the planning application stage).

10.6 Housing

10.6.1 Allocations made through the Site Allocations DPD will ensure that the appropriate amount of land is allocated to meet the borough's **housing target**. Very few sites are set to be developed with no residential element, which serves to demonstrate that efforts are being made to maximise housing delivery.

10.6.2 The plan is not set to allocate smaller (less than ten dwellings or 0.25ha) sites (as this would be impractical). There has historically been some reliance on small sites, although it is noted that emerging policies in the DM DPD may reduce the numbers of **conversions** coming forward over the plan period, in order to protect family-sized housing. The Council is not relying on smaller sites to meet its housing target.

10.6.3 There are limited references to the **type of housing** that should come forward at particular sites, which is appropriate given that this issue is a focus of the DM DPD. The following references are notable:

- SA 13: Bury Rd Car Park (Wood Green) – establishes that existing social housing will need to be reprovided on the site or another local site.
- SA 44: Hillcrest (Highgate) – requires provision of affordable housing. It is noted that the **previous version** of the policy (Feb 2015) referenced 'social' housing.

10.6.4 It is also noted that SA 58 (Red House; East of the borough) – proposes the redevelopment of a **care home** and church building (to create a continued town centre frontage, new homes, and potentially a reconfiguration of open space); however, it is understood that there is sufficient care home capacity locally. Also, SA 51 Cranwood Care Home (Muswell Hill) supports redevelopment of a vacant care home.

10.6.5 There are specific 'housing' issues in the **Haringey Warehouse District** that are set to be addressed through an overarching DM Policy and associated allocations at: SA 30: Arena Design Centre, Crusader Industrial Estate (SA 31), Omega Works (SA 32), Vale/ Eade Rds (SA 33), Overbury & Eade Rds (SA 34) and Land between Seven Sisters and Tewkesbury Rds (SA 35) . On these designated industrial sites non-conventional residential development ('warehouse living') will be supported where sufficient living standards can be demonstrated, e.g. though demonstration of access arrangements, physical condition and layout of the existing buildings and accommodation on the site, and a return of dedicated employment floorspace to the area can be accommodated. Proposals for warehouse living on industrial sites not identified through policy will be resisted, and in this way existing problems associated with unauthorised warehouse living (e.g. around poor living environments impacting on the health of some individuals, typical of Houses in Multiple Occupation) will be addressed.

10.6.6 With regards to the specific issue of **Gypsy and Traveller** accommodation needs, the plan document is clear that sites which are being transferred from B2/B8 employment to a mix of uses provide the best opportunities for accommodating the Council's existing and emerging need.[12] However, as things stand the potential to provide for Gypsies and Travellers is not identified for any particular sites. There is one site specific reference currently: SA 5 (LBH Civic Centre, Wood Green) references the need to retain the traveller pitches adjacent to the site, and protect their amenity. An ongoing study is exploring the needs of the Gypsy & Traveller communities.

10.6.7 In **conclusion**, a targeted approach to housing delivery is set to be implemented through the plan, i.e. one that seeks to make best use of every site, recognising that opportunities / constraints vary considerably. **Significant positive effects** are predicted. Some concerns are raised around provision for Gypsies and Travellers, however.

10.7 Community cohesion

10.7.1 A number of targeted measures are set to be put in place to the benefit of community cohesion.

10.7.2 At **Haringey Heartlands** the intention is to create a sense of place through provision of a new urban square at Clarendon Square, and an enhanced Cultural Quarter at the Chocolate Factory and Parma House sites. For example, at SA 18: Wood Green Cultural Quarter (north) the intention is to enhance the public realm and ensure a focal point of the Cultural Quarter in the south of the site around Clarendon Road. Policy will require active frontages to both sides of Clarendon Road that contribute to the cultural output of the area.

10.7.3 Site specific proposals within the **Haringey Warehouse District** also reflect an overarching strategy, *to some extent*. Local residents have identified positives associated with having a creative community living nearby, and there are opportunities to capitalise on this through creation of space that can facilitate events and help to ensure the local community enjoys the spoils of the local cultural output. There are few DM requirements proposed that have an explicit focus on delivering this vision (although there are some, e.g. SA 34: Overbury & Eade Rds requires fine-graining of the street network in this area encouraging pedestrian permeability), but supporting text states that "further masterplanning may be desirable… this could include an SPD".

10.7.4 There are **numerous other instances** of site allocation policy referencing measures that will lead to benefits in terms of community cohesion. For example:

- SA 7: Wood Green Bus Garage – A new urban square will be created on the podium above the bus stabling.
- SA 11: Wood Green Library – Development at this important site (which signals the connection between Wood Green and its western hinterland) will provide for a new urban square with a pedestrian and cycling link through to Clarendon Square, enhanced town centre uses and a new library (plus residential development). The effect will be to help ensure a clear 'circuit' within the Centre.
- SA 15: Westbury & Whymark Aves (Wood Green) references the need for building to be set back at ground floor level to increase space for circulation along Wood Green High Rd, while also providing active frontages.
- SA 39: Former Highgate Rail Station & Gonnerman Antiques Site (Highgate) – *"Uses on the station site should enable the station to become a destination providing a range of functions that benefit the local community and help to draw visitors to the area."*

[12] This is due to the change of value between the existing and future land values is generally higher on these sites than on residential intensification schemes. This will allow for greater flexibility in terms of site design, which will better enable an appropriate site being created for pitch provision.

10.7.5 Finally, it is important to reference SA 23: Clarendon Rd South (Haringey Heartlands), which will impact on an existing **West Indian Cultural Centre**. Policy is set to require that alternative provision is agreed before development proceeds.

10.7.6 In **conclusion**, site specific opportunities for designing-in features to encourage community cohesion are set to be realised, and furthermore the policy approach to sites in Haringey Heartlands and Haringey Warehouse District will act in combination to ensure development of 'sustainable communities'. **Significant positive effects** are predicted.

10.8 Accessibility

10.8.1 As discussed above, under the 'Health' heading, there are few instances of policy within the draft plan looking to prescribe the community uses that should come forward at particular sites; rather, policy is flexible in this respect. This reflects the fact that a review of the Council's **Infrastructure Delivery Plan (IDP)** is underway to understand the levels of new infrastructure required in order to accommodate an increased population in Haringey.

10.8.2 There are many instances of sites being set to contribute to *improving* accessibility to some extent through the focus on ensuring **enhancements to movement / permeability**. In terms of more direct impacts (i.e. instances of sites directly **impacting on existing facilities**) the following sites are notable –

- SA 28 St. Ann's Hospital Site (South of the borough) - The site will be developed as residential in order to enable a rationalisation of the health facilities.
- SA 36: Finsbury Park Bowling Alley (South of the borough) – The Twelve Pins pub should be retained, and an acceptable community / leisure facility must be provided to replace the bowling alley (which is listed as an asset of community value).
- SA 41: Highgate School – There will be further consideration of how school facilities can be enhanced while simultaneously benefitting local communities including potentially increasing accessibility to and through the site.
- SA 57: Myddleton Road Local Centre (East of the borough) – *"Diversification of uses on Myddleton Road, enhancements to the urban realm, and improvements to local connections to encourage an increasingly viable and wider range of food and drinks establishments within the local centre."* It is clear that shifts in the uses at this local centre will need to be the focus of further consideration / monitoring.

10.8.3 In **conclusion**, whilst there remains uncertainty around whether or not the plan will put in place the necessary policy to ensure delivery of sufficient community infrastructure, the plan is set to perform well in that there is a focus on enhancements to movement / permeability. It is noted that the majority of strategic transport improvements will be taken at the London-wide level (by TfL).

10.9 Economic growth

10.9.1 The Further Alterations to the London Plan (2015) set out revised employment projections for Haringey. The FALP forecasts 12,000 additional jobs in the borough over the period 2011 – 2026. Over the period 2011 – 2036, it forecasts an additional 22,000 jobs in Haringey. This represents a 29.5% increase in jobs, the highest projected employment growth rate of all London boroughs.

10.9.2 At the same time, Haringey contains a number of employment sites that contain poor quality buildings, many of which are approaching the end of their functional lives, and have the potential to be used more intensively for knowledge-oriented uses. As such, a number of sites are allocated for **redevelopment** to encourage the development industry to invest in bringing the land forward into a new, **more intense employment use**, thereby enabling jobs growth.

10.9.3 In some cases, renewal will likely include allocating employment sites for mixed use redevelopment where a cross subsidisation through residential development can increase employment densities, and therefore, job numbers on the site. At a number of sites, the employment floorspace will decrease significantly, but there is an expectation that the **jobs density** on-site will increase. The average job density across Haringey's employment sites is currently 44m^2 per job, but redevelopment for office uses can enable a job density at a given site of 12-16m^2 per job.

10.9.4 In a number of instances the preferred approach is to redevelop sites currently with one storey of workspace to four storey mixed use with one storey used for employment (the others being residential) at an increased job density, leading to an increase in the number of jobs onsite. The Roundway (SA 64) in the east of the Borough is an example of a site where a scheme like this can be expected. Green Ridings House (SA 6) in Wood Green is another notable example of a site that will see a large decrease in employment floorspace but an increase in jobs onsite, although this is something of a special case as the building onsite is an old telephone exchange.

10.9.5 Public Transport Accessibility Level (**PTAL**) is a key factor that has influenced the approach taken for particular sites. Generally, an increase in jobs through mixed-use redevelopment is being sought on sites with a good PTAL rating (3+), whilst protection of existing job levels is acceptable on sites with a poor PTAL rating. There are limited exceptions to the principle where the number of jobs on sites will decrease significantly despite a high PTAL rating. The prime example is Station Rd Offices (SA 8) in Wood Green, where the employment floorspace will decrease from 24,700 m^2 to 4,800m^2 once residential dwellings are delivered; however, this site is currently an 8-10 storey office block, which is not an appropriate use given the need to deliver new homes in **Wood Green** (which will benefit the local economy in a different way).

10.9.6 The approach set to be taken in the **Wood Green Cultural Quarter** is also notable. As with other sites in Wood Green, there are currently multi-storey buildings used for employment, and a considerable loss of floorspace will be accepted (given wider objectives for the sites and surrounding area); however, with an increase in jobs density it is not expected that the number of jobs onsite will change significantly. Within the previous version of the plan (Feb 2015) each site was assigned an employment floorspace percentage target (either 50% or 33%); however, these targets have now been replaced with a requirement for the maximum floor space viable (as in the DM Policies DPD).

10.9.7 The approach set to be taken in the **Haringey Warehouse District** is also notable. The aim is to reintroduce employment floorspace on these sites, so creating a genuine mix of employment and warehouse living, while reproviding for current occupants (mixed use development), with cross subsidy from another higher value use. For example, at Arena Design Centre (SA 30) redevelopment will provide for commercial floorspace with the number of jobs and job density is increased, with policy stating that: *"The site will be given a Designated Employment Area: Regeneration Area status to reflect the Council's aspiration to create a mix of uses on this site through the re-introduction of creative employment uses."* There is general commitment within Policy SA2 that: *"In Warehouse living areas, as part of the regulation of these area, the original floorspace before conversion to residential use began will be replaced as part of new developments."* It is notable that the **PTAL** rating for this site is low, at 1 – 2, but permeability improvements in the local area are proposed to mitigate this.

10.9.8 There are three examples of builders yards that will be redeveloped for residential, with either a mix of employment, or else improving local pedestrian routes. The PTAL at each is 3 or below -

- SA 27: Wightman Rd (South of the borough) - redevelopment of existing builders yard for residential to enable an improved east-west connection along Burgoyne Rd.
- SA 38: 460-470 Archway Rd (Highgate) - redevelopment of existing builders yard to develop new residential buildings and employment use.

- SA 43: Summersby Rd (Highgate) - redevelopment of existing builders yard for a mix of new employment, residential development, and potentially a hotel.

10.9.9 **Other strategic issues** that are set to be addressed through the Site Allocations DPD relate to Crossrail 2, Wood Green / Haringey Heartlands and Haringey Warehouse District.

- Crossrail 2 is expected to serve the borough with enhanced stations at Seven Sisters, Turnpike Lane and Alexandra Palace stations. Policy SA1 addresses the Council's emerging approach to managing land around the stations, with a view to ensuring that challenges and opportunities are addressed.
  - Sites within 400m (a 5 minute walk) of a proposed Crossrail 2 station will be closely scrutinised to ensure the proposed development optimises the future accessibility provided by the introduction of Crossrail 2. This may include ensuring a mix of uses and potentially enhanced infrastructure.
  - Sites within 1000m (10 minute walk) will be examined for how they can complement the introduction of Crossrail 2. This may include design issues such as provision of routes to and from the station, and consideration of density to include future PTAL increase.
- Wood Green is a designated growth area, and numerous site allocations are set to ensure a coordinated approach that will ensure that economic opportunities are realised including economic opportunities that link closely to the Centre's civic role. Traffic congestion is a specific issue that is set to be addressed through specific policy, with SA 29 (Arena Retail Park) requiring that development reduces traffic on Green Lanes.
- A new local strategic policy for the Haringey Warehouse District within the DM DPD (DM39) seeks to increase the number of jobs in the area, and preserve the creative community that is currently present. Certain sections of LSIS are retained under Policy SA 1, but other sections are proposed to be changed to Local Employment Area: Regeneration Area, to reflect the changes underway in this area.

10.9.10 In **conclusion**, the plan is set to deliver on ambitious jobs growth targets through a focus on increasing the employment density at a range of existing employment sites. It has to be assumed that this will be to the benefit of the local and London-wide economy in the long term; however, there are some risks/uncertainties given that some industries will find it increasingly difficult to operate in Haringey. It is also important to note that targeted approaches are set to be put in place at Wood Green, Haringey Warehouse District and at locations around future Crossrail 2 stations, which will contribute to economic growth and diversification. Overall, **significant positive effects** are likely.

10.10 Skills and training

10.10.1 As things stand, there are no references to skills / training; however, it is understood that the emerging update to the **Infrastructure Delivery Plan (IDP)** will inform decisions (at the planning application stage) on the types of community uses required at particular sites. It is also important to note that skills and training is a focus of the adopted Strategic Policies (SP 9), DM Policies DPD and adopted Planning Obligations SPD (2014), with Chapter 7 encouraging use of planning obligations to deliver the facilities that will ensure the up-skilling of local residents so that they can better compete in the local jobs market. There is also a focus on ensuring employment, apprenticeships and work placements during the construction phase, with the level of development anticipated likely to create opportunities for these types of schemes.

10.10.2 In **conclusion**, whilst skills and training is not set to be a focus of the plan, this is broadly appropriate given the potential for opportunities to be realised through other plans.

10.11 Economic inclusion

10.11.1 There are specific issues in the **Haringey Warehouse District** that are set to be addressed through an overarching policy and a series of site allocations. The aim is to regulate warehouse living, thereby enabling enforcement action to be taken where necessary to avoid inappropriate instances of commercial floorspace becoming de facto residential use. The outcome should be a situation whereby occupants are ensured an appropriate standard of living; the existing creative industries and SME sectors are supported and given room to grow; and the employment offer of sites is maximised (including traditional industrial uses in some instances). Individual sites in this area should only come forward as part of a masterplan, given the bespoke issues involved at each site.

10.11.2 Also of note are the numerous instances of site specific policy requiring that: "Capped commercial rents will be expected in this area." This requirement is set to apply to sites in Wood Green and Haringey Warehouse District in particular.

10.11.3 Finally, it is noted that there is at least one instance of site specific policy being established with a view to protecting an existing employment use. Specifically, SA 61: Barber Wilson is set to require that the presumption in favour of retention / conversion of historic industrial buildings on site, that house viable businesses. This approach reflects a consultation response received on this subject.

10.11.4 In **conclusion**, targeted approaches should be implemented that will ensure support for SMEs; however, there is little explicit consideration given to this subject (aside from signposting the DM policy on capped commercial rents). Also, it is important to note that there are some concerns about the potential for the economic growth strategy to marginalise some sectors (in particular, 'traditional industries'), potentially with implications for those that rely on those sectors for employment.

10.12 Town centres

10.12.1 There are opportunities to enhance the function of **Wood Green** (the sole Metropolitan Town Centre in the Borough) through diversifying uses, which in practice means delivering a wide range of entertainment, leisure, and community facilities alongside new housing. The introduction of two new Crossrail 2 stations at Turnpike Lane and Alexandra Palace stations will stimulate investment and growth in the area. The construction of Crossrail 2 will require land to be safeguarded in the short term, but may also offer opportunities for redevelopment in the longer term. In particular, Turnpike Lane provides development potential to enhance the southern end of Wood Green High Rd. The Turnpike Lane end of Wood Green is personified by low height, large floorplate retail units, and this is considered to be inconsistent with Wood Green's status as a Metropolitan Town Centre with high public transport accessibility.

10.12.2 There are also considerable areas of developable land to the west of Wood Green, which leads to the potential for a new suburb ('**Haringey Heartlands**'). This is a predominantly industrial area between Wood Green and the Great Northern rail line. The focus is the Clarendon Square site, where planning permission has been granted to redevelop redundant gas holders into new homes, and businesses centred on a new urban square. SA 22: Clarendon Square seeks to ensure that any opportunity to revisit the planning permission for the site seeks to maximise the role of Clarendon Square as a destination that complements Wood Green Metropolitan Town Centre.

10.12.3 It is also the case that the ongoing regeneration of Alexandra Palace will benefit Wood Green (and elsewhere in the Borough). There are opportunities for development of particular sites to enhance the connection between Wood Green and the Palace, both via Alexandra Palace station and Wood Green underground station, but also by foot through Haringey Heartlands.

10.12.4 The following are examples of site allocations geared towards ensuring the functioning of Wood Green / Haringey Heartlands:

- SA 11: Wood Green Library – The new urban square, including an entrance to a new library facility, will serve as the new civic heart of Wood Green.
- SA 12: The Mall – *"Greater open space for circulation should be created in order to make the middle section of the High Road a more pleasant place to visit."*
- SA 14: 16-54 Wood Green High Rd – *"The standard of architecture and urban realm on the High Rd frontage should be of the highest order."*
- SA 21: Clarendon Square Gateway – This site plays an important role in linking the Haringey Heartlands area to Wood Green High Rd. The future development will cross subsidise a safe pedestrian and cycling link from Wood Green to Alexandra Palace Park via the Heartlands area, and Cultural Quarter.

10.12.5 **Finsbury Park** is another important centre that is set to be enhanced through the Plan. New town centre frontages are proposed, alongside the allocation of Finsbury Park's District Centre status, thus complementing its existing designation in LB Islington. The site allocations alongside the guidance included in the Finsbury Park Town Centre SPD will guide development in this area. Finsbury Park Bowling Alley (SA 36) is a key site, where redevelopment will create an improved entrance to Finsbury Park from the station, a new leisure facility and an improved town centre offer. It is also notable that: "Development proposals must show how it impacts upon the Park, and improves its overall function and appearance." SA 37: 18-20 Stroud Green Rd is the other site allocation that will contribute to the functioning of the centre.

10.12.6 Other notable centres are -

- Green Lanes – where a notable policy is set for Arena Retail Park (SA 29). Uses fronting onto Green Lanes redevelopment should provide town centre uses to extend the town centre south towards Hermitage Rd on the east side of the rd. This redevelopment should realign retail along Green Lanes, with this becoming a primary shopping frontage.
- Myddleton Road Local Centre (SA 57) – Policy will require: *"Diversification of uses, on Myddleton Road, enhancements to the urban realm, and improvements to local connections to encourage and increasingly viable and wider range of food and drinks establishments within the local centre"*. It is also understood that the level of transition from retail to food and drink will be closely monitored, and the findings used as a test case to inform future policy for other local centres in the borough.

10.12.7 In **conclusion**, a targeted approach is set to be implemented at Wood Green (including Haringey Heartlands) that should ensure that the function of this town centre is maintained and enhanced in the long term. A focus on residential development (high density in some instances) should ensure good potential for town centre uses and community infrastructure, and the policies for Wood Green / Haringey Heartland sites are set to put in place a framework to guide this (although some detail will be put in place only once the IDP is complete). A proactive approach is also being taken with respect to Finsbury Park. Overall **significant positive effects** are likely.

10.13 Biodiversity

10.13.1 Generally, development will avoid **important areas** (SINCs and areas identified as functioning as an ecological corridor). In the limited number of instances where development will (or may) impact on a sensitive site, policy will be put in place to ensure that targeted enhancements are also delivered (with a view to ensuring no net impact on biodiversity).

10.13.2 Detailed site specific policy is set to be put in place to ensure a targeted approach to **green infrastructure** delivery (i.e. realisation of the 'Green Grid' ambition). Generally access and biodiversity objectives can be delivered in support of one another, although there are instances where there is some tension.

10.13.3 The following examples of policy reflect the breadth of issues, and the breadth of measures being proposed through site allocations policy:

- In **Wood Green**, there is the opportunity to make a **green chain** linking Wood Green Common to the old rail line between Cumberland/Wolseley and Bradley/Barrett Rds, and Trinity Gardens. Accessibility benefits are set to be realised alongside biodiversity.
  - SA 16: Green Ridings House – *"This site can complete the green chain from Wood Green Common through to Trinity Gardens. Planning Obligations will be sought to improve the public space fronting the site, and enhance its ecological credentials."*
  - SA 8: Station Rd Offices – "Open space will be created on this site through the connection of a green chain linking Wood green Common *through this site*."
  - SA 10: Morrison's Wood Green – *"Existing semi-mature trees along the western and north-western boundary should be retained and protected in the development."*
- SA 25: Land adjacent to Coronation Sidings (Haringey Heartlands) – *"The site is currently part of an underperforming north-south ecological corridor running along the rail line. While **accepting that the quantum of corridor in this area will be reduced**, the impact of development will need to be identified and mitigated to ensure that the function of the corridor is protected through the development. At present the land is not considered to be positively contributing to the principles of the corridor, and any future development should ensure a positive contribution..."*
- SA 27: Wightman Rd (South of the borough) – *"The site adjoins a north-south ecological corridor running along the rail line, and this should be **preserved and where possible enhanced** through the development... Open space will be provided to the rear, and should complement the ecological corridor running along the rail line."*
- SA 29: Arena Design Centre - Development should enhance the ecological corridor to the north of the site; and **edge treatment should complement the Gospel Oak-Barking rail line ecological corridor**, through a new green chain, linking the "slopes" behind Finsbury Park Avenue towards Finsbury Park.
- SA 38: 460-470 Archway Rd (Highgate) – *"An ecological corridor runs along the northern edge of the site. While the site does not enter the ecological corridor itself, development will need to demonstrate that **no adverse impact, and/or suitable mitigation** is provided*
- SA 43: Summersby Rd (Highgate) - *"**The impact on the Queen's Wood should be minimised**, potentially by ensuring that light from the site is directed downwards.... The impact of removing any trees on both this woodland and the wider SINC of Queen's Wood will need to be carefully considered."*
- SA 52: Pinkham Way (West of the borough) – The North London Waste Authority own part of the site, and have nominated it for waste related uses, whilst the Council's ambition is for employment uses on the site. There is a tension with the existing SINC designation, which will need to be addressed if the site is developed. Policy is set to state that: *"Before any development is granted planning permission, a **detailed Biodiversity Study** will be carried out to identify how the designated SINC can be enhanced by the development..."*
- Other sites where biodiversity issues are briefly referenced include SA 28: *St. Ann's Hospital; and SA 54: Tunnel Gardens.*

10.13.4 In **conclusion**, it is clear that evidence-gathering work around biodiversity constraints and opportunities has fed through directly into policy. Not only does site specific policy look to conserve and enhance onsite and adjacent areas of biodiversity value, but it is also the case that policy reflects the need to ensure that areas are functionally linked as part of a borough-wide ecological network. **Significant positive effects** are predicted.

10.14 Townscape and cultural heritage

10.14.1 There is an inherent need in some instances to trade-off between, on the one hand, the need to deliver **tall buildings** to mark locations / develop 'place' or make development viable, and on the other hand the objective of conserving heritage / preserving valued townscape. The most sensitive locations tend to be the designated Conservation Areas and areas that contribute to long distance views and/or views to Alexandra Palace and other areas of open space.

10.14.2 The February 2015 version of the plan sought to apply a carefully targeted approach to tall buildings. However, public responses were greatly divided on this approach, with opposition (e.g. prescribed heights too low or too high) and differing views on the most suitable locations. In response, the Council has modified the preferred approach and is now to stop short of setting site specific building height guidelines. Rather, all development proposals will be assessed against the building heights policy in the Development Management Policies DPD.

10.14.3 **Wood Green** is a suitable location for taller buildings, which will mark the area as a location for people to visit, invest in, and navigate around, as set out in the Tall Building Validation Study (2015). Tall buildings will be appropriate in specific locations, marking either end of the town centre and/or a new connection towards Haringey Heartlands. Locations have been carefully considered through the Urban Characterisation Study to ensure views to and from Alexandra Palace and St. Michaels Church are protected. Areas potentially suitable for taller buildings are: Turnpike Lane, marking the new Crossrail station and the southern end of the shopping precinct; Wood Green underground station, marking the Piccadilly Line station and the northern end of the shopping precinct; Wood Green Library, signalling the connection between Wood Green and Haringey Heartlands, and a new urban realm and entertainment location; Penstock foot tunnel, signalling the connection between Haringey Heartlands/Wood Green area, and Alexandra Palace park.

10.14.4 Within **Wood Green**, a host of site specific policy measures are set to be put in place with the aim of mitigating negative effects on townscape/heritage. Examples are as follows -

- SA 5: LBH Civic Centre - The public realm to the front of the site will be improved to enhance the Trinity Gardens Conservation Area. Also, the setting of St. Michaels Church should be preserved in particular views from the High street, Trinity Gardens to the west, and to the east from Crescent Gardens. There is also a commitment to ensuring that the new residential block is built in 'a style that complements the modernist Civic Centre'.
- SA 6: Green Ridings House - where development should "contribute positively to the Trinity Gardens Conservation Area."
- SA 7: Wood Green Bus Garage - Heights will be restricted next to the properties on Ringslade Road. This will be achieved through the introduction of mews-style development between the new green link, and these residential properties.
- SA 10: Morrison's Wood Green - The Gaumont Cinema to the south of the site is Grade II* Listed, and the terraces adjacent on the High Road (nos. 1-19 incl. The Broadway) make a vital contribution to the setting of the Listed Building. Any development should consider the impact of the proposals on the setting and significance of these heritage assets.
- SA 11: Wood Green Library - The former Coronet Cinema to the north of the site has listed status, and has an excellent interior, but the use as a boundary wall will be permitted so long as the historic fabric is not affected. Also, adequate sound and vibration mitigation measures must be incorporated, reflecting its desired reuse as a theatre, cinema or other cultural venue.
- SA 13: Bury Rd Car Park - Development should complement the buildings in the Noel Park Estate Conservation Area. Heights should be restricted to four storeys along the interface, and have entrances that present onto the street.

- SA 14: 16-54 Wood Green High Rd - The Victorian shopping parade immediately north of the site on Wood Green should be retained and enhanced.
- SA20 (Wood Green Cultural Quarter East) - the Council considers that the Chocolate Factory building creates a positive active frontage well suited to being part of the future of the site while linking with the past, despite representations received highlighting concerns with the policy requirement to retain existing buildings.

10.14.5 It is also the case that mitigation has been strengthed since the February consultation in some cases, where the removal of reference to specific building heights leads to a risk to townscape/heritage. For example, at SA18 (Wood Green Cultural Quarter North) a guideline has been added that development on the site should make a positive contribution to the neighbouring conservation area.

10.14.6 **Elsewhere**, there are numerous examples of allocations aiming to ensure that townscape and heritage assets (Conservation Areas and Listed Buildings) are proactively conserved.

- SA 30-38: Harringey Warehouse District - there is some focus on maintaining the unique warehouse character of the area.
- SA 40: Former Highgate Rail Station & Gonnerman Antiques Site - seeks to ensure that the existing locally listed station building is retained, and brought into use. The existing platforms should be used as the basis for the enhancement to the site, to recognise the historical use of the site.
- SA 55: Alexandra Palace - will help to ensure that the regeneration of Alexandra Palace is continued in an appropriate manner to the existing historic building, given that the introduction of Crossrail to Alexandra Palace station, and also to New Southgate station, will lead to increased pressures. Detailed measures are set out in relation to the western part of the Palace, where development of restaurant and hotel uses will be supported.

10.14.7 It is also noted that for all sites that fall within a **Conservation Area** there is a policy stipulation that development should “preserve or enhance its appearance as per the statutory requirements”. Sites that fall within a Conservation Area are as follows –

- SA 5: LBH Civic Centre (Wood Green) falls within the Trinity Gardens Conservation Area
- SA 38: 460-470 Archway Rd; SA 45: Highgate Magistrates Court; SA 40: Former Highgate Rail Station & Gonnerman Antiques Site; SA 41: Highgate School; SA 43: Summersby Rd; and SA 44: Hillcrest all fall within the Highgate Conservation Area.
- SA 49: Cross Lane falls within the Hornsey Water Works & Filter Beds Conservation Area
- SA 55: Alexandra Palace falls within the Alexandra Palace Conservation Area
- SA 57: Myddleton Road Local Centre falls within the Bowes Park Conservation Area.
- SA 64: The Roundway - The prominent location attributes itself to an opportunity to create a visible architectural landmark, marking the entrance and setting of Bruce Castle. It could act as a ‘wayfinder’ for the heritage assets nearby. More generally, new development should be of high quality and enhance the setting of both the Conservation Areas and the grade I listed Bruce Castle, and should also contribute to the setting of Bruce Castle Park (a non-listed heritage and community asset).

10.14.8 In **conclusion**, whilst the intention is no longer to specify building heights through site specific policy, numerous policy measures are set to be put in place in order to ensure that potential impacts to Conservation Areas, other heritage assets and important views (e.g. to/from Alexandra Palace) are avoided, informed by the Urban Characterisation Study. Most if not all site allocations in Wood Green appear to reflect a desire to maintain and enhance the setting of heritage assets and ensure strategically important views, although there perhaps remains a risk that sites will impact in combination (here, and also possibly elsewhere). **Significant positive effects** are predicted, given a baseline situation whereby there is high probability of development schemes impacting in combination.

10.15 Open space

10.15.1 The Open Space Study 2014 identified areas of open space deficiency, taking into account both existing deficiency and deficiency set to arise in the future given projected population growth. There is difficulty in increasing the quantity of public open space in Haringey as this is an urban borough and the focus is therefore, primarily on the function, quality, usage and accessibility of existing public open space.

10.15.2 A solution is to apply a '**Green Grid**' approach to open space access, i.e. provide a strategic interlinked network of green infrastructure and open spaces that connect with town centres, public transport nodes, employment and residential areas. A DM Policy is set to be adopted that will establish the overall strategy, and a number of site allocations will help to ensure that it is implemented. Across the borough, strategically important features within the Green Grid include Alexandra Palace Park (given its proximity to Wood Green), various areas of Metropolitan Open Land (MOL) and SINCS (where they are accessible). Another priority for the east of the borough is to open-up access to the Lee Valley regional Park.

10.15.3 The following sites are set to **contribute to the Green Grid**, or otherwise ensure easily accessible open space -

- SA 7: Wood Green Bus Garage - Open space will be created on this site through the connection of a green chain linking Wood green Common through this site.
- SA 11: Wood Green Library – The site will provide a civic open space / urban square.
- SA 17: North of Hornsey Rail Depot - Development should create improved and clearer access to the New River along the northern edge of the site.
- SA 19: Wood Green Cultural Quarter (south) - Coburg Rd may become part a predominantly cycle & pedestrian route linking Wood Green with Alexandra Palace and the west of the borough through the Penstock foot tunnel.
- SA 28 St. Ann's Hospital Site - New open space should be provided on the site which compliments the nearby Chestnuts Park, and in the area south of the rail line with Chestnuts/Downhills/Lordship parks
- SA 33: Vale/Eade Rd - Planning obligations to open up the south bank of the New River and institute a linear park should be explored through this development.
- SA 38: 460-470 Archway Rd - The opportunity for provision of a new entrance to Highgate Wood should be explored.
- SA 41: Highgate School - Exploration of how school facilities can be enhanced while simultaneously benefiting local communities including potentially increasing accessibility through the site. Open space should be made as accessible as possible.
- SA 42: Highgate Bowl – The aim is to achieve protection of the Highgate Bowl as open space, and improvement of public access through limited redevelopment of Townsend and Duke's Head yards. The entrances to the yard roads should signal the open space hidden behind, encouraging new users of the open space.

- SA52: Pinkham Way – if appropriate development may be required to improve access to the SINC.

10.15.4 In **conclusion**, it is clear that evidence-gathering work around issues and opportunities has fed through directly into policy. Recognising that there is little or no potential to increase the quantity of open space, efforts are focused on increasing the quality of open space, and access to open space. The plan is set to contribute to Green Grid objectives, and as such lead to benefits felt at a larger-than-local scale. **Significant positive effects** are predicted.

10.16 Water resources

10.16.1 Thames Water proposes to continue the Victorian Mains Replacement programme, and hence the following policy stipulation is made for many of the sites: *"Applicants must consult with Thames Water regarding both wastewater and water supply capacity upon the preparation of a planning application."* Previously (Feb 2015), the policy was set to go slightly further, stipulating that provision for safe and secure waste water drainage will be required to be identified prior to development commencing, and this will be a condition on planning consents.

10.16.2 Water supply and demand management measures are primarily a matter for consideration at the London-scale, but it is noted that the Council has been consulting with Thames Water regarding the issue of water supply. It is understood there is no suggestion that the total quantum of development proposed cannot be accommodated within existing provisions, but there is recognition that the provision of new mains connections could take some time to implement. The Council will work with Thames Water in updating Haringey's Infrastructure Delivery Plan.

10.16.3 In **conclusion**, there is little potential for the plan to impact significantly on the water resources baseline. London-wide and Haringey-specific development management policy will ensure that 'sustainable drainage' and water efficiency measures are implemented.

10.17 Soil and land quality

10.17.1 A number of site allocations are set to bring back into use underused brownfield land, remediating any ground **contamination** in the process. This is particularly the case in Haringey Heartlands. Clarendon Square (SA 22) – currently a vacant former gas works - is a prime example. Contamination is a wide-spread issue in the borough, which has led to the following policy stipulation being drafted for most sites: *"Studies should be undertaken to understand what potential contamination there is on this site prior to any development taking place. Mitigation of and improvement to local air quality and noise pollution should be made on this site."*

10.17.2 In **conclusion**, site specific policy will be put in place to make the best use of underused brownfield sites, and as such it is appropriate to conclude **significant positive effects**.

10.18 Flood risk and climate change

10.18.1 Opportunities to **de-culvert the River Moselle** are set to be explored. At a number of sites (e.g. SA 9: Mecca Bingo; and SA 61: Barber Wilson) investigations around possible deculverting should be facilitated through any development; whilst SA 11: Wood Green Library, SA 12: The Mall and SA 21: Clarendon Square Gateway are examples of policies that are set to go further. Here policy will state that: *"Any development in this area should ensure that as a minimum the culvert is made safe, and ideally the potential for the Moselle to be deculverted is explored. It may be possible that a deculverted river could be a focal point for the new urban square."*

10.18.2 It is noted that at SA14: Mecca Bingo, the Environment Agency has suggested an eight metre buffer for development adjacent to Moselle Brook culverts, however this is not consistent with meeting the housing targets and hence the recommendation has not been implemented. The Council's view is that, due to the Growth Area location, an eight metre buffer would not be acceptable and a smaller buffer area should be negotiated.

10.18.3 Flood risk is an issue at s 52: Pinkham Way, where there is residual 1 in 100 year + Climate change flood risk from Bounds Green Brook to the north of the site. Policy is set to require that more vulnerable uses are kept from this part of the site in line with the sequential test.

10.18.4 In **conclusion**, necessary policy measures are set to be put in place to require the avoidance of development within flood risk areas (in-line with sequential test). It might also be expected that design-measures to mitigate risk should be a focus for some sites, although this does not seem to be the case with the current draft policies. Notably, a highly proactive approach is set to be implemented with regards to de-culverting / naturalising the River Moselle, which should lead to benefits not only in Haringey but also at other locations down-stream. On this basis **significant positive effects** are predicted.

10.19 Air quality

10.19.1 Air quality is a wide-spread issue in the borough, which has led to the following policy stipulation being drafted for most sites: *"Mitigation of and improvement to local air quality and noise pollution should be made on this site."* It is noted that this policy stipulation is not made for any sites in the west of the borough, reflecting the fact that air quality is less of a concern here.

10.19.2 In **conclusion**, it is not clear that site specific measures can be implemented to directly address air quality issues, given that poor air quality is widespread across the borough; however, this should be the focus of further investigation.

10.20 Noise

10.20.1 **Noise pollution** is a wide-spread issue in the borough, which has led to the following policy stipulation being drafted for most sites: *"Mitigation of and improvement to local air quality and noise pollution should be made on this site."* It is noted that this policy stipulation is not made for sites in the east of the borough, reflecting the fact that noise is less of a concern here and that emerging DM Policies can appropriately address this matter

10.20.2 Noise is a particular issue for some **sites that border a rail line**, and where this is the case specific policy measures are set to be put in place -

- SA 23: Clarendon Rd South - Close attention in the design of this site should be had to the impact of the railway embankment on future occupants of the site.
- SA 27: Wightman Rd - The design of new buildings on this site should have regard to the noise from road and rail links nearby.
- SA 37: 18-20 Stroud Green Rd - A new communal courtyard should be created, with development providing a buffer from the noise on Stroud Green Rd and the rail line.

10.20.3 In **conclusion**, a targeted approach is set to be implemented that should ensure sites adjacent to railway lines are delivered in such a way that noise pollution issues are avoided or mitigated, e.g. through attenuation measures or layout measures that separate sensitive receptors from the noise source. There may be opportunities to go further through policy, i.e. identify other sites where noise may be an issue and put in place policy accordingly.

10.21 Energy and carbon

10.21.1 There are widespread opportunities around **decentralised energy**, which is a subject of **ongoing work** with a view to developing a masterplan and establishing which sites should play a role in creating a local network. To date, opportunity areas have been established, and where a site falls into one of these areas then the following policy stipulation is set to be made: *"This site is identified as being in an area with potential for being part of a de-centralised energy network. This may be as a decentralised energy hub, as a customer, or requiring part of the site to provide an easement for the network."* It is noted that this policy stipulation is made for all sites in Wood Green, but none of the sites in Highgate or the west of the borough, owing to the key priorities areas established for implementing networks in the Council's emerging DE Masterplan. The DM Policies DPD will set further requirements in this regard, and other sites across the west of the Borough may, over the plan period, be required to support objectives in this regard.

10.21.2 In **conclusion**, there are considerable opportunities around implementing decentralised energy networks, and it is vital that emerging understanding of these opportunities continues to feed-in at the planning application stage.

10.22 Waste management

10.22.1 A number of Safeguarded Waste Sites will continue to be **safeguarded** for waste until alternative provision has been made. With regards to **Pinkham Way** (SA 52), which is not a Safeguarded Waste Site, the North London Waste Authority own part of the site, and have nominated it for waste related uses. There is a tension with the existing SINC designation, which will need to be addressed if the site is developed.

10.22.2 In **conclusion**, the need to cooperate closely with the North London Waste Authority has been highlighted. The emerging North London Waste Plan will deliver on objectives around ensuring sufficient local capacity for waste management.

10.23 Sustainable transport

10.23.1 Issues around **'accessibility'** have already been discussed above (under the 'accessibility' heading; under the 'economic growth' heading where the council's approach of increasing the number of jobs on sites with a high PTAL rating is explained; and under the 'biodiversity' heading, where the 'Green Grid' approach is discussed). Additional issues are discussed here, with a view to demonstrating that the objective of encouraging walking, cycling and use of public transport is a major focus of the Plan.

10.23.2 Wood Green is notable for having very good access to public transport services. As such, the following policy stipulation around **parking** is set to be made for all sites (with the exception of SA 12: The Mall): *"Parking should be minimised on this site due to the excellent local public transport connections."* This policy stipulation is also set to be made for one site in the south of the borough (SA 27: Wightman Rd), and at another (SA 29: Arena Retail Park) policy is set to state that: *"Parking should be managed down on this site due to the excellent local public transport connections. The parking requirements of the retail in the new scheme should be considered however."*

10.23.3 A range of other site specific policy measures are set to be put in place, including:

- SA 22: Clarendon Square - Provide optimised **north south link** through the site improving the link to the future Alexandra Palace Crossrail station
- SA 10: Morrison's Wood Green - A new **pedestrian route** should be created through the site.
- SA 11: Wood Green Library - This site must provide an attractive, safe and generous east west pedestrian and cycling connection linking into the wider **cycle network**; and, in

addition to the main east-west route, a pedestrian loop towards Station Road should be facilitated through the site.

- SA 16: Turnpike Lane Triangle - Could form an important **node on the local cycle network**, network by enabling a connection from Frome Rd through the bus station and Ducketts Common towards Hornsey and the West of the Borough. The ground floor of the Westbury Avenue frontage of the building could be a suitable location for a secure cycle storage facility linked to Turnpike Lane station.
- SA 17: North of Hornsey Rail Depot - Mixed use residential and employment will secure improved **pedestrian and cycling link to Hornsey rail station** and the west of the borough, and improvements to the New River Path.
- SA 19: Wood Green Cultural Quarter (south) - Development contributions for a dedicated cycle and pedestrian **crossing of Western Rd into the Penstock Tunnel** should be secured through development on this site.
- SA 24: NW of Clarendon Square - Development contributions for a dedicated cycle and pedestrian **crossing of Western Rd** into an enhanced Penstock Tunnel should be secured through development on this site.
- SA 27: Wightman Rd - This development should help to fund an improvement to the **bridge at Harringay station**, to improve east-west connections. Measures to **reduce the gradient** of the bridge into Burgoyne Rd should particularly be considered.
- SA 29: Arena Retail Park - The potential to connect the Harringay Warehouse District more directly to Harringay Green Lanes station should be explored by creating a new pedestrian link.
- SA 52: Pinkham Way - **Connectivity to New Southgate station**, which Crossrail 2 is proposed to be connected to, should be optimised.
- SA 61: Barber Wilson - Residential development will be permitted on this site to enable creation of **a new pedestrian and cycle route**.
- SA 64: The Roundway - Consolidation of the site for employment-led mixed use development with residential will enable an improved east-west cycling connection.

10.23.4 It is also important to bear in mind that site specific measures will not be implemented 'in a vacuum. TfL are expected to invest in cycling through a range of measures such as the proposed cycle superhighway through Tottenham and Quietways cycle routes. Other investment to promote cycling being led by the Borough includes cycle training, local cycle routes and cycle parking.

10.23.5 In **conclusion**, it is clear that a policy priority is to ensure high density residential and employment development where there is the highest PTAL, and furthermore a carefully targeted approach is set to ensure that sites contribute to borough-wide walking and cycling networks. **Significant positive effects** are predicted.

10.24 Overall conclusions

10.24.1 Significant positive effects are predicted in terms of the majority of the 21 sustainability topics that have provided a framework for the appraisal. In each instance, the appraisal finds that a carefully targeted approach to site specific policy is emerging that recognises the need for individual sites to contribute to wider objectives, whether borough-wide objectives (e.g. around walking/cycling, accessibility and biodiversity) or sub-area specific objectives (notably objectives for Wood Green, Haringey Heartlands and the Haringey Warehouse District).

10.24.2 Under some topic headings, whilst significant positive effects are predicted overall, the appraisal also serves to identify potential draw-backs / risks or the potential for policy to 'go further'. Most notably, with regards to economic growth and economic inclusion, whilst the effect of the plan will be to support economic growth and diversification, there are drawbacks given that some industries will find it increasingly difficult to operate in Haringey. Also:

- Whilst significant positive effects are predicted in terms of 'crime' overall, further opportunities to design-out crime should be explored;
- Whilst significant positive effects are predicted in terms of 'health' overall, emerging evidence around requirements for health facilities should be taken into account;
- Whilst significant positive effects are predicted in terms of 'housing' overall, emerging evidence around Gypsy and Traveller accommodation needs should be taken into account;
- Whilst significant positive effects are predicted in terms of 'townscape and heritage' overall, there will be a need to take careful account of the potential for tall buildings to impact, including through in--combination impacts; and
- Whilst significant positive effects are predicted in terms of 'flood risk' overall, further consideration might be given to policy measures aimed at avoiding and mitigating risk.

10.24.3 There are no instances of the appraisal concluding significant negative effects for a sustainability topic; however, there are number of instances where it is not possible to conclude significant positive effects. In several instances it is the case that policy requirements are broad at this stage, in the knowledge that these issues can be sufficiently addressed at the planning application stage and appropriately managed through the Borough-wide DM Policies DPD. Most notably, it is not possible to conclude significant positive effects in terms of 'accessibility' at the current time, given that the Infrastructure Delivery Plan (IDP) update is yet to be finalised and feed into site specific policy requirements around community infrastructure delivery; nor is it possible to conclude predict significant positive effects in terms of 'energy and carbon' as there is still much work to be done in order to ensure that opportunities for delivering decentralised energy networks are realised.

PART 3: WHAT ARE THE NEXT STEPS (INCLUDING MONITORING)?

11 INTRODUCTION (TO PART 3)

11.1.1 This part of the report explains next steps that will be taken as part of plan-making / SA.

12 PLAN FINALISATION

12.1.1 Subsequent to publication of the Pre-submission Plan / SA Report, the main issues raised will be identified and summarised by the Council, who will then consider whether the plan can still be deemed to be 'sound'. Assuming that this is the case, the plan (and the summary of representations received) will be submitted for Examination. At Examination a Government appointed Planning Inspector will consider representations (in addition to the SA Report and other sources of evidence) before determining whether the plan is sound (or requires further modifications).

12.1.2 Once found to be 'sound' the plan will be formally adopted by the Council. At the time of Adoption an 'SA Statement' must be published that sets out (amongst other things) *'the measures decided concerning monitoring'*.

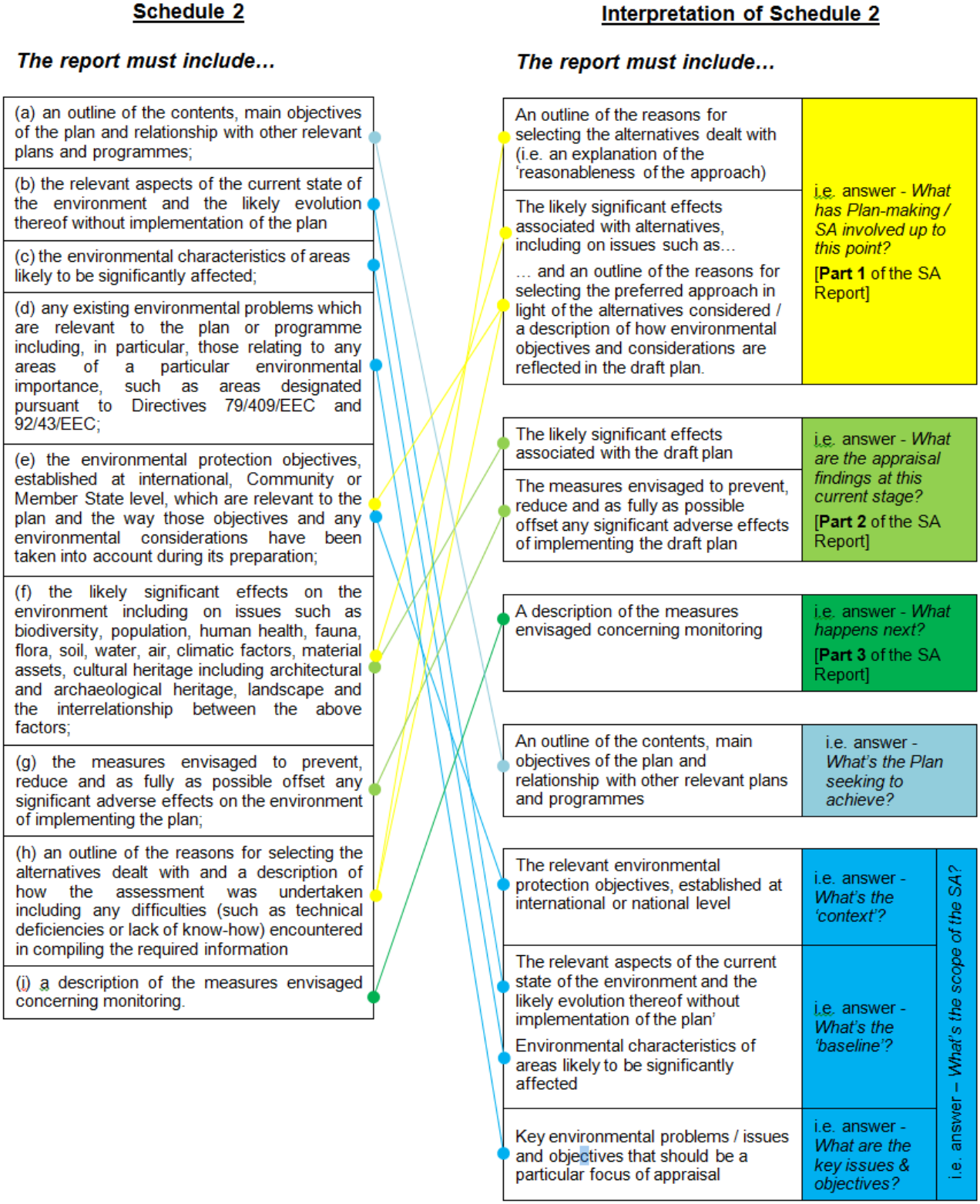
13 MONITORING

13.1.1 At the current time, there is a need only to present 'measures envisaged concerning monitoring'. In-light of appraisal findings (i.e. predicted effects and uncertainties) presented in Part 2 above, monitoring efforts might focus on:

- The shift in employment types within localities;
- Gypsy and Traveller accommodation needs;
- Building heights in the vicinity of heritage assets;
- The length of the Moselle river that is culverted;
- The way in which schemes seek to contribute to / make use of decentralised energy.

APPENDIX I - REGULATORY REQUIREMENTS (1)

Schedule 2 of the Environmental Assessment of Plans Regulations 2004 explains the information that must be contained in the SA Report; however, interpretation of Schedule 2 is not straightforward. The table below interprets Schedule 2 requirements.



APPENDIX II - REGULATORY REQUIREMENTS (2)

Appendix I signposts to broadly how/where this report meets regulatory requirements. As a supplement, it is also helpful to present a discussion of more precisely how/where regulatory requirements are met.

Regulatory requirement	Discussion of how requirement has been met
Schedule 2 of the regulations lists the information to be provided within the SA Report	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapter 4 ('What's the plan seeking to achieve') presents this information.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	These matters are considered in detail within the Scoping Report. The outcome of the scoping report was an 'SA framework', and this is presented within Chapter 4 ('What's the scope of the SA'). Also, more detailed messages from the Scoping Report - i.e. messages established through baseline review - are presented within Appendix III.
c) The environmental characteristics of areas likely to be significantly affected;	
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	The Scoping Report presents a detailed context review, and explains how key messages from the context review (and baseline review) were then refined in order to establish an 'SA framework'. The SA framework is presented within Chapter 5 ('What's the scope of the SA'). Also, messages from the context review are presented within Appendix III. With regards to explaining 'how… considerations have been taken into account' - • Chapter 6 ('Reasons for selecting the alternatives dealt with') explains how/why understanding of reasonable alternatives was refined subsequent to consultation/SA in Feb 2015. • Chapter 8 ('Reasons for selecting/developing the preferred approach') explains the how/why the preferred approach is justified in-light of the appraisal of reasonable alternatives. • Chapter 10 ('Appraisal of the draft plan') explains how/why the preferred approach has evolved subsequent to consultation/SA in Feb 2015.

f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	• Chapter 7 ('Alternatives appraisal findings') presents the appraisal of reasonable alternatives. • Chapter 10 ('Appraisal of the draft plan') presents the appraisal of the draft plan. As explained within the various methodology sections, as part of appraisal work consideration has been given to the established SA scope, and the need to consider the potential to various effect characteristics/dimensions.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	The Feb 2015 'appraisal of the draft plan' (Chapter 14 within the Interim SA Report) made a number of recommendations, and subsequently these were taken on-board by the Council when finalising the plan for publication/submission. At the current time, Chapter 10 ('Appraisal of the draft plan') concludes by highlighting a number of ways in which the plan might 'go further' in order to more fully address specific sustainability considerations.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	Chapter 6 deals with 'Reasons for selecting the alternatives dealt with'. Also, Chapter 8 presents 'Reasons for selecting/developing the preferred approach'. Methodology/limitations are discussed at various places, ahead of presenting appraisal findings, and limitations are also discussed as part of appraisal narratives as appropriate.
i) description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 13 presents 'measures envisaged concerning' monitoring.
j) a non-technical summary of the information provided under the above headings	The NTS is a separate document.
The SA Report must be published alongside the draft plan, in-line with the following regulations	
authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)	An Interim SA Report, which essentially presented all the information required of the SA Report, was published for public consultation alongside the draft plan in February 2015, under Regulation 18 of the Local Planning Regulations. At the current time, the SA Report is published alongside the pre-submission plan, under Regulation 19, so that representations might be made ahead of submission.
The SA Report must be taken into account, alongside consultation responses, when finalising the plan.	
The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.	The Council has taken into account the Interim SA Report (Feb 2015), alongside consultation responses received, when finalising the plan for publication/submission. Appraisal findings presented within this current SA Report will inform a decision on whether or not to submit the plan, and then (on the assumption that the plan is submitted) will be taken into account when considering the plan at Examination (i.e. taken into account by the Planning Inspector, when considering the plan's soundness, and the need for any modifications).

APPENDIX III - CONTEXT AND BASELINE REVIEW

Introduction

As discussed in Chapter 4 ('What's the scope of the SA?') the SA scope is primarily reflected in a list of sustainability objectives ('the SA framework'), which was established subsequent to a review of the sustainability 'context' and 'baseline' and also subsequent to consultation. The aim of this appendix is to present summary outcomes from the context / baseline review, as the detailed issues discussed helpfully supplement the SA framework, i.e. serve to identify specific issues that should be a focus of appraisal work under the SA framework.

What's the sustainability context?

Crime

- The NPPF calls on planning authorities to ensure that developments create safe environments where crime and disorder, and the fear of crime, do not undermine quality of life. It notes that measures to design out crime should be integral.
- The 'Haringey Community Safety Strategy 2013-2017' notes that following the riots in 2011, it was recommended that the Borough strengthen efforts to seek investment in economic growth, jobs, high quality housing and improved engagement with the communities affected.

Education

- The NPPF notes that providing a 'sufficient choice of school places is of 'great importance' and there is a need on the art of planning authorities to take a 'proactive, positive and collaborative approach' towards achieving this.
- According to the London Plan, the Mayor will support the provision of education facilities in order to meet the demand generated by London's growth.

Health

- The NPPF calls for the setting strategic policies to ensure the provision of health facilities. In terms of the wider determinants of health, it notes that access to high quality open spaces and sport and recreation can make an important contribution.
- The 'Marmot Review' concluded that there is 'overwhelming evidence that health and environmental inequalities are inexorably linked'. The 'Haringey Health and Wellbeing Strategy 2012-2015' endorses the findings of the Marmot review in terms of the need to 'ensure social justice, health and sustainability are at the heart of all policies'.
- The report 'Ready for Ageing?' warns that society is underprepared for the ageing population. Meanwhile, the study 'Under the Weather' finds that heat related illness is liable to increase under climate change, but that this could be addressed through appropriate urban planning.
- At a local level, Haringey Council recently published for consultation a draft Corporate Plan, 'Building a Stronger Haringey Together'. One of the draft priorities is: "Empower all adults to live healthy, long and fulfilling lives."

Housing

- The NPPF requires that authorities meet the full, objectively assessed need for market and affordable housing wherever possible, including where housing market areas cross administrative boundaries. The NPPF also notes that:
  - Plans for housing mix should be based upon 'current and future demographic trends, market trends and the needs of different groups in the community'.
  - Good design is a key aspect in sustainable development.
  - Authorities should ensure provision of affordable housing
  - Larger developments are sometimes the best means of achieving new homes.

- Each of London's Boroughs are required to fulfil the housing targets as set out in the London Plan, and to address the suitability of housing development in terms of location, type of development, housing requirements and impact on the locality.
- 'Haringey's Housing Strategy 2009-19' sets out Haringey's approach to housing over the next ten years. It includes a vision to create 'neighbourhoods that people choose to live in with a balance of different types of homes which offer quality, affordability and sustainability for current and future generations'. In October 2014, the Council published for public consultation a new Housing Strategy 2015-2020.

Community cohesion

- The NPPF states that a planning principle is to support strategies to improve health, social and cultural wellbeing for all. There is a need to facilitate social interaction and promote the retention and development of community services and facilities.
- The report Natural Solutions notes that green spaces potentially have a role to play in increasing community cohesion by providing a neutral space for meeting and interacting.
- In the Haringey 'Sustainable Community Strategy 2007-2016' an ambition is set out to achieve an open and inclusive Borough, including through the provision of affordable housing, and the construction of mixed and sustainable communities.

Accessibility

- The NPPF notes that the planning system has a role to play in providing accessible local services that reflect community needs and support health, social and cultural well-being.
- The London Plan states that development should provide and improve access to social and community infrastructure. Inclusive design should also be adopted to take into account the needs of older and disabled people.
- The Haringey 'Sustainable Community Strategy 2007-2016' looks to ensure that the Borough's communities have easier access to open spaces, facilities and shopping areas.

Economic growth

- The European Union strategy for achieving economic growth up until 2020 focuses on smart growth, through the development of knowledge and innovation; sustainable growth, based on a greener, more resource efficient economy; and inclusive growth.
- According to the NPPF, the planning system can contribute to a responsive economy by ensuring sufficient land of the right type is available in the right places and at the right time; and by identifying and coordinating development requirements. It emphasises the need to:
  - Capitalise on 'inherent strengths', and meet the 'twin challenges of global competition and of a low carbon future'.
  - Support new and emerging business sectors, including positively planning for 'clusters or networks of knowledge driven, creative or high technology industries'.
- The Mayor's Economic Development Strategy sets an ambition for London to be the world capital of business, and to have the most competitive business environment in the world.
- The Haringey Regeneration Strategy sets out a key priority to develop a 21st century business economy that offers opportunities for sustainable employment and enterprise, to help make Haringey a place people want to work, visit and invest in.

Skills and training

- The Haringey 'Sustainable Community Strategy 2007-2016' sets an objective to extend training opportunities for people to improve their skills, especially in order to have access to jobs in key areas of commerce and growth.
- The Haringey Regeneration Strategy sets out a key priority to unlock the potential of Haringey residents through increasing skill levels and raising employment so that they can contribute to and benefit from being part of one of the most successful cities in the world.

Economic inclusion

- The London Plan notes that that there is a need to tackle persistent poverty and deprivation through a policy framework that helps tackle unemployment and worklessness. In particular, there is a need to ensure Londoners have the education and skills they need.
- The Local Growth White Paper notes that growth should be broad-based industrially and geographically, ensuring everyone has access to the opportunities that growth brings.
- The Haringey 'Sustainable Community Strategy 2007-2016' sets an ambition to target poverty through targeted social inclusion initiatives.

Town centres

- The NPPF emphasises the need to support competitive town centres, and oppose schemes that will impact town centre viability. It calls for town centres to provide a diverse retail offer and to reflect local 'individuality'.
- CLG's (2012) report 'High streets at the heart of our communities' notes that local policies should look to reinforce local distinctiveness and community value of town centres, and develop their social function with a view to underpinning ongoing commercial viability.
- The London Plan calls for the scale of new retail, commercial, culture and leisure developments within town centres to reflect the size, role and function of that centre.

Biodiversity

- The NPPF emphasises the need to protect important sites, plan for green infrastructure and plan for ecological networks whilst taking account the anticipated effects of climate change. National policy reflects the EU Biodiversity Strategy's commitment to 'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'.
- The Natural Environment White Paper sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and well-being. It signals a move towards protecting biodiversity throughout the landscape.
- The London Plan states calls for priority to be given to achieving Biodiversity Action Plans (BAP) targets and supporting sites within or near to areas deficient in accessible wildlife sites. The Haringey BAP notes that there is a need to consider biodiversity as a cross cutting agenda to be integrated into the delivery of all services.

Townscape and cultural heritage

- The NPPF calls for a 'positive strategy' towards the 'conservation and enjoyment of the historic environment', including assets most at risk. Heritage assets should be recognised as an 'irreplaceable resource' to be conserved in a 'manner appropriate to their significance'.
- The London Plan calls for Local Authorities to maintain and enhance the contribution of the cities 'built, landscaped and buried heritage' to London's environment, culture, and economy.
- English Heritage's 'Heritage at Risk National Strategy' targets the removal of a quarter of nationally designated heritage at risk assets by April 2015. Meanwhile, 'Seeing history in the view' provides a means of understanding views that are recognised as important.

Open space

- The NPPF recognises the health and wellbeing benefits of access to high quality open space and states that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The NPPF also emphasises the 'great importance' of Green Belts and encourages local authorities to plan positively to enhance beneficial use.
- The London Plan states that boroughs should plan for green infrastructure needs to realise the current and potential value of open space to communities and support the delivery of the widest range of linked environmental and social benefits.

- Haringey's 2014 Open Space and Biodiversity Study identified that Northumberland Park Ward, Tottenham Hale Ward, part of Bruce Grove Ward, Tottenham Green Ward and east of Seven Sisters Ward have the greatest deficiency in access to open and green spaces. The recommendations include improving provision of small local parks and amenity green spaces as well as access to them and securing new open space in new developments.

Water resources

- The EU Water Framework Directive drives a catchment-based approach to water management. An Environment Agency strategy implements Directive in relation to groundwater, highlighting that groundwater is at risk from point source and diffuse pollution.
- The NPPF calls for planning authorities to produce strategic policies to deliver the infrastructure necessary for water supply and wastewater and to take account of the effects of climate change in the long term, including on water supply.
- The 'Water White Paper' notes that through measures to encourage and incentivise water efficiency (and demand management measures by water companies), the Government aspires to reduce average demand to 130 litres per head, per day by 2030.
- An Environment Agency strategy for restoring rivers in North London considers how rivers play a role in urban regeneration, providing a range of social and environmental benefits.

Soil and land quality

- The NPPF recognises the need to protect and enhance soils; prevent new or existing development from contributing to or being adversely affected by the presence of unacceptable levels of soil pollution or land instability; and remediate 'despoiled, degraded, derelict, contaminated and unstable land', where appropriate.
- The NPPF also highlights the need to encourage the effective use of land through the reuse of previously developed land, provided that this is not of high environmental value.
- The 'Safeguarding our Soils' strategy highlights the vital role soils play in supporting ecosystems, facilitating drainage and providing urban green spaces for communities.

Flood risk and climate change

- The EU's 'Blueprint to Safeguard Europe's Water Resources' promotes the use of green infrastructure, such as wetlands, floodplains and buffer strips along water courses in order to reduce vulnerability to floods and droughts.
- The NPPF notes that development should be directed away from areas at highest risk from flooding. Where development is necessary, it should be made safe without increasing risk elsewhere. New developments should be planned to avoid vulnerability to climate change.
- The 'Flood and Water Management Act' calls for the incorporation of greater resilience measures into new buildings, retro-fitting at risk properties, and utilising the environment to address risk (e.g. harnessing wetlands to store water). 'Planning for SuDS' calls for greater recognition of the multiple benefits this form of water management can provide.

Air quality

- The EU Thematic Strategy on Air Pollution aims to cut the annual number of premature deaths from air pollution-related diseases by 40% by 2020 (using 2000 as the base year).
- According to the NPPF, plans should contribute towards national objectives for pollutants, taking into account the presence of Air Quality Management Areas. New and existing developments should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of air pollution.
- The Mayor's Air Quality Strategy notes that air pollution harms the environment and health, with greater impacts felt most severely by vulnerable people, such as children and the elderly. The London Plan seeks to ensure that development is at least 'air quality neutral'.

Noise

- The NPPF states that planning policies should aim to avoid noise that gives rise to significant adverse impacts on health and quality of life.
- The Mayor's Ambient Noise Strategy focuses on reducing noise through better management of transport systems, better town planning, and better design of buildings.

Energy and carbon

- On energy, the European Commission recommends that the EU's energy efficiency improves by 20% and the share of renewable energy grows to 20% by 2020.
- The NPPF emphasises the key role for planning in securing radical reductions in GHG, including in terms of meeting the targets set out in the Climate Change Act 2008[13]. Plan-making should, for example, support efforts to deliver infrastructure such as low-carbon district heating network and increase energy efficiency in the built environment
- The London Plan seeks to reduce London's carbon dioxide emissions of 60% (below 1990 levels) by 2025. Haringey Council has set an ambitious target to reduce borough-wide carbon emissions by 40% by 2020 from a 2005 baseline.

Waste management

- The Mayor's municipal waste management strategy aims provide Londoners with the knowledge, infrastructure and incentives to change the way they manage municipal waste, including minimising its impact on the environment and unlocking its economic value.
- The seven north London boroughs are preparing a joint Waste Plan. This plan will identify a range of suitable sites for waste management uses, to meet London Plan waste apportionments, and include policies and guidelines for determining planning applications.

Sustainable transport

- The NPPF states that the transport system needs to be balanced in favour of sustainable transport modes (including walking, cycling and public transport). To minimise journey lengths planning policies should aim for 'a balance of land uses', and where practical, key facilities should be located within walking distance or be well served by public transport.
- Haringey encourages 'sustainable' forms of transport through measures including the Haringey Walking Plan, Cycling Action Plan and Haringey Cycle Route Network.

What's the sustainability baseline?

Crime

- Crime has been steadily declining across Haringey, but some neighbourhoods and groups remain more likely to fall victim to crime than others.
- Crime is particularly prevalent in Northumberland Park. The challenge facing the Borough is two-fold: to tackle persistent problems including crime 'hotspots'; and to address public concerns about crime.
- Historically, property crime (includes robbery, burglary and vehicle crime) in the Borough has contributed significantly to overall crime figures, and has also been a top concern of its residents. Unemployment is strongly correlated with acquisitive crime.
- There is a spatial dimension to crime within the borough, with crime incidents, particularly incidents of violent crime, concentrated in places with high deprivation.
- Young people are more likely to be both victims and perpetrators of violent crime and those aged 13-21 are more likely to be victims of personal robbery
- There is a strong gender dimension to violent crime with 1 in 3 violent crimes an incident of domestic violence

[13] In the UK the Climate Change Act 2008 has set legally binding targets on reducing greenhouse gas emissions in the UK by at least 80% by 2050 and 34% by 2020 against the 1990 baseline.

Education

- In terms of educational attainment, data for 2013 reveals that 64.9% of the population of Haringey has an NVQ level 3 or above, with this being above regional (64%) and national levels (55.8%).
- The percentage of Haringey residents with no qualifications (8.6%) is not particularly high, but there are localised issues. In Tottenham Hale 22.45% of residents aged 16 and over have no qualifications.
- In general, children and young people who live in the more deprived areas of Haringey tend to have a lower level of achievement than those that are from more affluent backgrounds. Educational attainment is significantly lower than the London average and lowest in White Hart Lane, Northumberland Park and Seven Sisters.
- Although levels of education are improving in the borough, certain groups, including those with the protected characteristics, can face greater barriers to educational achievement than others. For example, children who have special education needs and/or disability (SEND) tend to have lower levels of attainment.
- As a general rule children and young people who live in the more deprived areas of Haringey have lower levels of attainment than their more affluent peers. This issue has a greater impact on children from Black and other ethnic minority groups and children who are eligible for free school meals. Children from Gypsy Rome and Irish Traveller backgrounds often have low levels of attainment in Haringey schools, although their numbers are quite small.
- Post-16 attainment in Haringey is improving but opportunities for high quality academic opportunities in the east of the borough and in the sub region are limited. 85% of those young people in secondary schools feel they have to leave the borough for post-16 education.

Health

- Health and well-being in Haringey is very similar to the London average. Life expectancy rates in Haringey are increasing and are expected to improve further.
- Health inequalities in Haringey are evident; the most deprived areas in the east of the Borough tend to experience the poorest health. Health inequality is most acute in Tottenham, with a nine year gap in life expectancy when compared with the rest of the Borough. The population in the west of the borough is predominantly ‘older’ than the east, which will have implications for the provision of educational, health and recreational facilities.
- Childhood obesity rates in the Borough are higher than the London and England average. One in four children aged 4-5 and one in three children aged 10-11 are overweight or obese. These children are more likely to live in the east of the Borough. About 112,865 adults in Haringey are estimated to be overweight or obese.
- Health inequalities are more likely amongst certain groups of residents, including those with the protected characteristics. For example, obesity is more prevalent amongst black and minority ethnic groups with 41.4% of BME children overweight or obese compared to 23.4% of White British children.
- Women in Haringey live longer than men but spend more years of their lives in poor health (23 years versus 20 years).
- There is a distinct spatial element to health inequalities with mental illness, levels of physical activity and obesity a greater concern in more deprived parts of the borough. Men who live in the most deprived areas in the borough die on average 7.7 years younger than those in more affluent areas.
- The needs of Haringey’s ageing population will be a major consideration in planning for the borough in the next 20 years to ensure essential services are within easy access for all. Flexible and appropriate design of housing, accessible community facilities and public realm design will be required in enabling older people to live healthier and independent lives.
- Environmental issues are more concentrated in certain parts of the borough. For example, town centres are a particular focus for highway congestion and poor air quality. Some issues also impact more heavily in more deprived parts of the borough, with higher accident casualty rates in the East of the borough.

Housing

- Affordability of housing is a significant issue in the area. The Borough has a relatively low proportion of home ownership (38.8%) compared to London (48.2%).
- The proportion of owner occupation is greater in the west, with concentrations of social rented housing in the east of the borough, reflecting a wider social and economic polarisation.
- The Council is currently preparing a local Strategic Housing Market Assessment, which will provide an understanding of the current and future housing market and how this relates to the borough's housing growth, needs and regeneration.
- The Borough has notable levels of homelessness, with 3000 people officially in temporary accommodation. Just over 30% of households live in social housing, which tends to be concentrated in the east of the Borough (which is more densely populated than the west).
- At just £25,138 per annum, average household incomes in Tottenham are around £17,000 less than in the west of the borough and around £8,000 less than the average household income for London.
- The 2011 Census shows that the Borough; population was recorded as 254,926. This presents a significant change from the 2001 Census. The Borough has population density of 86.2 persons per hectare; well above the London average (52.0). The Borough's population is set to increase by 31,234 over the period 2011-2021.
- Housing need is high amongst certain groups of residents including those with the protected characteristics. For example, levels of homelessness are high amongst female lone parents.
- Homelessness is also high in the age group 16-24 and 25-44 compared to the expected profile from census data.
- Homelessness data indicates Black households approach as homeless at a level which is more than twice their representation in Haringey's population.
- Some protected groups also have high levels of housing need due to higher levels of vulnerability. Homeless acceptance due to mental or physical disability is higher than would be expected given the profile of disability in the 2011 census, indicating that disability may be a factor in causing homelessness for these groups of households.
- The rate and pattern of housing development and population change will impact on wellbeing of new and existing residents and on the demand for services.

Community Cohesion

- The 2011 Census showed that Haringey's population increased by 38,390 from 216,510 in 2001 to 254,900 in March 2011 (an 18% increase).
- The borough has a higher proportion of younger people than London as a whole, which will increase pressure for housing and associated infrastructure. Nearly half the population comes from ethnic minority backgrounds.
- The proportion of older people is lower than the London average but is likely to place increasing pressure on health services in Haringey.
- Overall deprivation in the Borough is relatively high, with Haringey ranked as the 4th most deprived borough in London and the 13th most deprived local authority in England. There are particular pockets of deprivation such as in Tottenham Northumberland Park, Wood Green and Hornsey. The eight wards that make up Tottenham, which accommodate almost half of the people living in Haringey, are ranked among the 10 per cent most deprived in England.
- Compared to London, Haringey has a similar proportion of 0-19 year olds, a higher working age population and a lower proportion of older people. Those aged 25-29 and 30-34 form the two largest groups in the borough.
- Almost half of our population and three-quarters of our young people are from ethnic minority backgrounds, and around 200 languages are spoken. Our population is the fifth most ethnically diverse in the country.

- Historically, Haringey has experienced a high level of population turnover. Most population turnover occurs by people moving into and out of other parts of the UK.

Accessibility

- Education is highly accessible, with 100% of 5 to 10 year olds within 15 minutes of the nearest primary school; 99% of 11-15 year olds within 20 minutes of the nearest secondary school; and 100% of 16-19 year olds within 30 minutes of further education.
- Improved access to services and facilities is key to ensuring equality of opportunity. Certain groups may suffer particularly from reduced activity, for example those less able to travel due to mobility issues or low income.
- Analysis has shown that access to certain services and facilities is unevenly distributed in certain parts of the borough. For example, the NHS strategy identifies a deficiency of GPs in the south east of the borough, and a greater capacity requirement of practices in the north east Tottenham area.
- Further accessibility issues will arise with future population growth, especially around Tottenham Hale and Haringey Heartlands

Economic growth

- When compared with the rest of London, Haringey has levels of economic growth that are below the regional average, a higher rate of unemployment and lower gross weekly pay per capita. The level of employment declined by 7.1% between 2008-10, almost double the London and national averages.
- Haringey's economy is dominated by small businesses. 90% of the businesses employ 10 or less people. There has been a decline in industrial floorspace take-up since the 1990s, the manufacturing base has also been declining, and office space buildings are mainly second hand, older buildings. Business stakeholders have expressed concern about the range of business premises available in the borough.

Skills and training

- Figures for employment by occupation during 2013 reveal that those in group 1-3 roles[14] (55.4%) across Haringey were higher than the London average (54.6) and significantly above the percentage for Great Britain of 44.5%. The percentage of the Borough's population that was in group 8-9 roles from April 2013 to March 2014 was 17,100, 15.5% of the total workforce. This figure is higher than the rest of London which was measured at 12.7% of the total workforce.
- The Borough is characterised by its polarised skills base. Around 21% of the Borough's working age population has a level 1 or below qualification. Meanwhile, 40% have a level 4 or above qualification.

Economic inclusion

- The total number of economically active in 2011 was 65.5% with 6.1% unemployed. This compares reasonably favourably with London, where 66.5% were economically active in 2011, with 8.4% unemployed.
- Tottenham has some of the highest levels of unemployment in London and the UK. In 2011, 63.7% of people aged 16-64 in Tottenham were in employment, below both the London and England rates of 68.2% and 70.4% respectively.
- In March 2012, the Job Seeker Allowance (JSA) claimant count in Haringey was 10,393; or 6.5% of the total working age population (16-64). This is significantly above the England and London rates.
- Labour market disadvantage is felt particularly acutely by particular groups of residents, including those with the protected characteristics. For example, the employment rate is lower for ethnic minorities, lone parents and women and is particularly low for those with mental illness or learning disabilities.

[14] *Soc 2010 major group 1-3*: Managers, directors and senior officials; Professional occupations; Associate professional & technical. *Soc 2010 major group 4-5*: Administrative & secretarial; Skilled trades occupations. *Soc 2010 major group 6-7*: Caring, leisure and Other Service occupations; Sales and customer service occupations. *Soc 2010 major group 8-9*: Process plant & machine operatives; Elementary occupations.

- There is a clear spatial dimension to economic exclusion with the highest concentrations of households in income poverty (over 42% of households) found in parts of Northumberland Park, Tottenham Hale, Tottenham Green, West Green and Noel Park. Unemployment and the proportion of young people who are NEET (Not in education employment or training) is higher in the east of the borough.

Town centres

- Haringey has a range of town centres providing shopping and services and local employment. The Wood Green Metropolitan Town Centre is the highest ranking shopping centre in the Borough with 106,000 square metres of floorspace.
- It appears that the economic downturn is still having an impact on the retail sector, and has stunted the ability of town centres across the Borough to fulfil their role and function
- Haringey's town centre vacancy rates have increased in recent years but overall, they remain lower than national and regional averages. However, the borough's town centres are not performing equally in this respect.
- Crouch End and Green Lanes have the highest percentages of vacant town centre floor space, with 8.7% and 6.9% respectively. Wood Green (3.3%) is the best performing.

Biodiversity

- Three European Sites are within a 10 km radius of Haringey – Lee Valley Ramsar Site, Lee Valley Special Protection Area (SPA) and Epping Forest Special Area of Conservation (SAC).
- The Borough has a total of 60 areas designated as Sites of Importance for Nature Conservation Importance. Of these, five are of Metropolitan Importance, 22 of Borough Importance Grade I and Borough Grade II and 33 of Local Importance. Haringey also has five Local Nature Reserves (LNRs) - Alexandra Palace & Park, Coldfall Wood, Parkland Walk, Railway Fields and Queens Wood. The waterways also offer a valuable habitat, which it is recognised should be preserved and enhanced.
- The Lee Valley Regional Park straddles the eastern boundary of the Borough. This area is home to European designated sites and is a Site of Special Scientific Interest.
- Natural England suggests a ratio of 1 hectare of Local Nature Reserve for every 1000 of population. Haringey currently has 0.6 hectares per 1000 residents.

Townscape and cultural heritage

- The Boroughs historic assets include 467 listed buildings of Special Architectural or Historic Interest, six Grade I buildings and 434 Grade II buildings, 1150 locally listed Buildings of Merit, 29 Conservation Areas (some of which have had Character Appraisals[15] completed), two Registered Parks and Gardens (Finsbury Park and Alexandra Park), 34 Local Historic Green Spaces, three Sites of Industrial Heritage Interest, and 22 Archaeological Priority Areas. Also, the view of St Paul's Cathedral and the City from Alexandra Palace is identified in the London Plan as a strategically important Viewing Corridor.
- Haringey has 16 Listed Buildings and 5 Conservation Areas on English Heritage's Heritage at Risk Register including the Grade II Listed Alexandra Palace.

Open space

- The Lee Valley presents a significant recreational waterway, which could serve to link Haringey with developments in East London, most notably the Olympic Park. The Lee Valley Regional Park is Haringey's single area of designated Green Belt and should continue to be protected. Haringey also has a network of Metropolitan Open Land and Significant Local Open Land, and the All London Green Grid Framework presents an opportunity for Haringey to enhance inter-borough green corridors.
- There is a need to improve accessibility to and quality of open spaces; explore opportunities for accessible open spaces within new development and the opportunities to link open spaces; and improve smaller open spaces and green areas.

[15] LB Haringey (2014) Conservation Area Character Appraisals [online] available at: http://www.haringey.gov.uk/conservationareacharacterappraisals (accessed 13/10/14)

- The Borough has an overall provision of 1.7 ha of open space per 1,000 of population. Areas deficient in public open space include Northumberland Park, parts of White Hart Lane and parts of Bounds Green ward.
- Open space is fairly evenly distributed across the borough but there is a lack of allotment space in the East of the borough.

Water resources

- Haringey is located within the London catchment of the River Thames River Basin District which includes the River Lee and its main tributaries. The catchment is highly urbanised and the majority of rivers are designated heavily modified and there is a distinct lack of natural river processes throughout the catchment.
- The Moselle Brook and Stonebridge Brook is heavily modified. These Brooks are both tributaries of the Lower Lee River, classified as having 'poor' ecological status and failing to meet 'good ecological potential' under the Water Framework Directive.
- The River Lee (including the Lee Navigation) on the borough's eastern boundary is the principal watercourse in the area. Upstream of its upper confluence with Pymmes Brook the Lee has been assigned River Quality Objective (RQO) class 2 (good quality) whilst downstream of the lower confluence water quality is RQO 5 (poor quality).
- The Borough is home to the North London Artificial Recharge wells in Wood Green, Tottenham and Hornsey, where surface water is periodically pumped into the chalk aquifer to balance deep ground water abstraction. Land use activities within the source protection zones are closely monitored by the Environment Agency.
- The GLA[16] estimate that buildings cover 24,000 hectares or 16% of Greater London. Crude calculations of the potential for green roofs in four areas of central London suggest that out of a surface area of 10 million m^2, 3.2 million m^2 had the potential to be greened. This would have a capacity to store in the region of 80,000m^3 of rainwater at roof level, the equivalent to, approximately, the volume of water needed for 35 Olympic swimming pools.
- Haringey-specific data is not available for water consumption however at the London level[17] the consumption for household water use is around 164 litres per head per day; around 20 litres per head per day higher than England and Wales. 74% of total water use is household use and 26% is non-household use.

Soil and land quality

- A variety of industrial land uses have left behind substantial contamination in the borough, which may need to be remediated before development. The Borough's Contaminated Land Strategy identified potentially contaminated sites in the borough.
- Brownfield sites should be prioritised and sites which offer the greatest capacity for development. Previously developed land (PDL) within Haringey accounts for approximately for 3% of London's total PDL area.
- The Greater London Authority had identified 29 PDL sites in Haringey, which cover 84.9ha of land. Sites with vacant or derelict buildings account for the remaining 12% of Haringey's PDL. In 2011/12, 100% of housing was built on PDL.

Flood risk and climate change

- According to the Haringey Strategic Flood Risk Assessment (SFRA), surface water runoff is the source of flood risk that potentially has the greatest effect in Haringey and is the flooding most likely to be experienced. There is also significant residual risk as a result of reservoir breach effecting large areas of the borough which is much less likely to be experienced, but the consequences would be significant.

[16] GLA (2008) Living Roofs and Walls Technical Report: Supporting London Plan Policy [online] available at: http://www.london.gov.uk/sites/default/files/living-roofs.pdf (accessed 10/14)
[17] Environment Agency (2013) State of the Environment Report for London [online] available at: http://data.london.gov.uk/documents/SOE-2011-report.pdf (accessed 10/14)

- Climate change effects increase the severity and frequency of the flood risk. The extent and frequency of surface water flooding would be increased across the borough. The standard of protection from river flooding is also reduced by climate change effects in some parts of the borough adjacent to the River Lea.
- The flood risk area (Zones 2 and 3) could potentially affect 5,000 properties. Flood risk is largely present in the east of the Borough. Tottenham Hale is the most vulnerable ward, with more than 50% lying within Flood Zone 2.

Air quality

- The Borough suffers poor air quality primarily because of traffic congestion. The whole borough is an Air Quality Management Area, with monitoring sites located at Haringey Town Hall and Priory Park.
- There are no sites listed as producing emissions to air, although the Edmonton Solid Waste Incinerator is located just beyond the Borough's northeast boundary.

Noise

- There is no suitable baseline data available for this SA topic, however anecdotally concentrations of noise exist along transport corridors in the Borough.

Energy and carbon

- The Borough has adopted a target of reducing its CO2 emissions by 40% In line with the London Plan energy hierarchy. The population of Haringey is expected to increase during the plan period to 2050. If this growth occurs emissions are expected to increase.
- Haringey Annual Carbon Report explains the current situation in relation to a range of energy/carbon issues. A headline message is that: Between 2011 and 2012 Haringey's total carbon emissions increased by 6.9%. This is consistent with London wide and national trends; London wide emissions have increased by 8% and UK emissions by 5.3%.
- It is also noted that in 2013 Haringey Council led a successful application to the Department of Energy and Climate Change for 'Green Deal Communities' funding, to deliver a programme that will reduce energy costs for households and businesses in Haringey, encourage eco-retrofit and drive sustainable economic growth.

Waste management

- The total amount of Municipal Solid Waste collected by Haringey in 2011 was 115,793 tonnes. 29% of the total was sent to landfill or 33,578 tonnes. Haringey has an overall capacity for waste management of approximately 104,800 tonnes per annum.
- The Borough achieves good recycling rates. There are two Reuse & Recycling Centres and these accept an increasing range of materials and items for reuse or recycling. Other waste, if suitable, is sent for incineration at Edmonton Waste Incinerator, which also generates electricity for the Borough. The overall recycling and composting rate for the North London Waste Authority, including Haringey is 24%.

Sustainable transport

- Haringey's transport links are fairly strong, with many transport connections linking to the centre of London in minutes. Further investment in transport connectivity through Crossrail 2 will benefit Tottenham and the wider Borough, delivering a major shift in north Tottenham with high frequency services connecting Northumberland Park (as well as Tottenham Hale and Seven Sisters) with central London and other growing parts of the capital. Stronger orbital public transport capacity is required to serve key development areas and town centres. There is also a need for improved connectivity to key employment areas outside of the borough including Stratford, Brent Cross and Stansted Airport.
- Over half of Haringey households do not own a car or van (51.8%) an increase from 46.5% in 2001. This compares to 41.6% of households in London which do not have access to a car.

APPENDIX IV - EQUALITIES AND HEALTH IMPACTS

As explained within Chapter 4 (What's the scope of the SA?), the SA process undertaken for the Haringey Local Plan has sought to integrate EqIA and HIA. Relevant issues have been considered through scoping work (i.e. through context and baseline review - see Appendix III; and establishment of the SA framework - see Chapter 4) and have fed into the appraisal of alternatives (see 'Part 1') and the appraisal of the draft plan (see 'Part 2'). The aim of this appendix is to summarise and 'signpost'.

- Community cohesion is an important broad issue, recognising that: almost half of the population and three-quarters of our young people are from ethnic minority backgrounds, with around 200 languages are spoken; and historically, Haringey has experienced a high level of population turnover. However, the Site Allocations DPD has relatively little effect in this regard, with the other plans set to have greater effects through policy on housing mix. Perhaps the most notable effects will result from the clear focus on delivering enhancements to the open space through the Site Allocations DPD. Other matters discussed under the community cohesion heading, as part of the appraisal of the draft plan ('Part 2' above), include efforts targeted at those who seek warehouse living.

- Health is an important broad issue, recognising that: health inequalities are more likely amongst certain groups of residents, including those with the protected characteristics, e.g. obesity is more prevalent amongst black and minority ethnic groups with 41.4% of BME children overweight or obese compared to 23.4% of White British children; women in Haringey live longer than men but spend more years of their lives in poor health (23 years versus 20 years); there is a distinct spatial element to health inequalities with mental illness, levels of physical activity and obesity a greater concern in more deprived parts of the borough. The needs of Haringey's ageing population will be a major consideration in planning for the borough in the next 20 years, with a view to ensuring essential services are within easy access for all. Flexible and appropriate design of housing, accessible community facilities and public realm design will be required in enabling older people to live healthier and independent lives. Perhaps the most notable effects of the Site Allocations DPD relates to design of the urban realm and support for walking/cycling infrastructure, as discussed under the health, accessibility and sustainable transport headings within the appraisal of the draft plan ('Part 2' above).

- Education is an important broad issue, recognising that: although levels of education are improving in the borough, certain groups, including those with the protected characteristics, can face greater barriers to educational achievement than others, e.g. children who have special education needs and/or disability tend to have lower levels of attainment; as a general rule children and young people who live in the more deprived areas of Haringey have lower levels of attainment than their more affluent peers (particularly the case for children from Black and other ethnic minority groups and children who are eligible for free school meals); Children from Gypsy Rome and Irish Traveller backgrounds often have low levels of attainment in Haringey schools, although their numbers are quite small; and whilst post-16 attainment in Haringey is improving. opportunities for high quality academic opportunities in the east of the borough and in the sub region are limited. However, the Site Allocations DPD has relatively little effect in this regard, as discussed under the 'education' heading within the appraisal of the draft plan ('Part 2' above).

- Crime is an important broad issue, recognising that: there is a spatial dimension to crime within the borough, with crime incidents, particularly incidents of violent crime, concentrated in places with high deprivation; young people are more likely to be both victims and perpetrators of violent crime and those aged 13-21 are more likely to be victims of personal robbery; and there is a strong gender dimension to violent crime with 1 in 3 violent crimes an incident of domestic violence. As discussed under the 'crime' heading, as part of the appraisal of the draft plan ('Part 2' above), site specific policy is set to ensure that opportunities to design-out crime at certain sites are realised; however, the appraisal concludes that the plan might go further.

- Housing is an important broad issue, recognising that: housing need is high amongst certain groups of residents including those with the protected characteristics, e.g. levels of homelessness are high amongst female lone parents; black households approach as homeless at a level which is more than twice their representation in Haringey's population; some protected groups also have high levels of housing need due to higher levels of vulnerability, with homeless acceptance due to mental or physical disability higher than would be expected given the profile of disability in the 2011 census. The rate

and pattern of housing development and population change will impact on wellbeing of new and existing residents and on the demand for services; however, the Site Allocations DPD has relatively little effect in this regard, with the other plans set to have greater effects through policy on Estate Renewal and housing mix. As discussed under the 'housing' heading, as part of the appraisal of the draft plan ('Part 2' above), there are relatively few examples of site specific policy set to prescribe the nature of the housing mix.

- Economic inclusion is an important broad issue, recognising that: labour market disadvantage is felt particularly acutely by particular groups of residents, including those with the protected characteristics, e.g. the employment rate is lower for ethnic minorities, lone parents and women and is particularly low for those with mental illness or learning disabilities; and there is a clear spatial dimension to economic exclusion with the highest concentrations of households in income poverty (over 42% of households) found in parts of Northumberland Park, Tottenham Hale, Tottenham Green, West Green and Noel Park, and unemployment and the proportion of young people who are NEET (Not in education employment or training) higher in the east of the borough. This is an important issue set to be addressed through all four plans, including the Site Allocations DPD, recognising the support for redevelopment of some existing employment areas. Employment density will be increased in the vast majority of cases, and will be significantly increased overall (i.e. across the borough); however, the nature of jobs available within the borough is set to shift, and there is a risk of disproportionate effects. It is noted that there is not set to be an explicit focus on skills and training, although it is recognised that planning has a limited role to play in meeting objectives in this respect.
- Environmental quality is an important broad issue, recognising that: the environmental quality of neighbourhoods makes a major contribution to people's quality of life, and a poor quality environment can impact more severely on those with the protected characteristics (e.g. vulnerable people, including children, older people and those with existing health conditions, may be restricted in their activities due to poor air quality); environmental issues are more concentrated in certain parts of the borough, e.g. town centres are a particular focus for highway congestion and poor air quality, and there being higher accident casualty rates in the relatively deprived east of the borough; and open space is fairly evenly distributed across the borough but there is a lack of allotment space in the East of the borough. Site specific policy is set to generic references (essentially signposts to DM policy) to the need to address air quality, noise and contamination issues, in areas where these issues are likely to arise. Notably, site specific policy is established at several sites adjacent to rail lines, in order to ensure noise mitigation.
- Accessibility is an important broad issue, recognising that: improved access to services and facilities is key to ensuring equality of opportunity, and certain groups may suffer particularly from reduced accessibility / activity (e.g. those less able to travel due to mobility issues or low income); analysis has shown that access to certain services and facilities is unevenly distributed in certain parts of the borough, e.g. the NHS strategy identifies a deficiency of GPs in the south east of the borough, and a greater capacity requirement of practices in the north east Tottenham area. Further accessibility issues will arise with future population growth, especially around Tottenham Hale and Haringey Heartlands, however, this is only set to be addressed through the plans at the current time to a limited extent, as work on the Infrastructure Delivery Plan (IDP) is still on-going, and it is through this plan that provision will primarily be made. Having said this, it is suggested that the Site Allocations DPD does perform well, as discussed under the 'accessibility' heading above (and other headings), given the considerable focus on enhancements to movement / permeability.

APPENDIX V - OFFICE USES IN WOOD GREEN

Introduction

Chapter 7 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for 'Office uses in Wood Green':

- **Option 1** – Reduction in office uses, despite high accessibility (PTAL)
- **Option 2** – Promotion of office uses prevalent, commensurate with high PTAL

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

For each of the options, the assessment identifies / evaluates 'likely significant effects' on the baseline, drawing on the sustainability topics / objectives identified through scoping (see Part 1) as a methodological framework.

Red shading is used to indicate significant negative effects, whilst **green shading** is used to indicate significant positive effects. Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the scenarios. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario). In light of this, there is a need to make considerable assumptions regarding how the scenarios will be implemented 'on the ground' and what the effect on particular receptors will be. Where there is a need to rely on assumptions, this is made explicit in the appraisal text.

In many instances, given reasonable assumptions, it is not possible to predict likely significant effects, but it is possible to comment on the relative merits of the alternatives in more general terms and to indicate a **rank of preference**. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

Effects are predicted taking into account the criteria presented within Regulations.[18] So, for example, account is taken of the duration, frequency and reversibility of effects. **Cumulative effects** are also considered (i.e. where the effects of the plan may combine with the effects of other planned or on-going activity that is outside the control of the Site Allocations DPD).

Finally, it is important to emphasise that the approach taken strikes a balance between the desire to ensure rigorous and systematic analysis on the one hand, and ensure **conciseness / accessibility** on the other. Where an issue, or an effect characteristic, is not referenced, the implication is that there is no point to be made that warrants a mention, given the desire to be concise. That is not to say that the issue/characteristic has been entirely overlooked as part of appraisal. Similarly, the 'significance' of effects is only discussed in instances where a clear conclusion can be reached (or there is some uncertainty). In instances where significant effects are not predicted, then significance is not discussed.

[18] Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	Option 1 should support a targeted approach to regeneration in Wood Green, leading to a situation whereby the town centre is vibrant '24/7', with positive implications for the achievement of crime objectives.	1	2
Education	No notable implications.		
Health	No notable implications.		
Housing	Wood Green is an appropriate location for new homes, and therefore Option 1 performs relatively well.	1	2
Community Cohesion	Option 1 should support a targeted approach to regeneration in Wood Green, leading to a situation whereby the town centre is vibrant and well used by a cross-section of the community. **Significant effects** are possible, but unlikely.	1	2
Accessibility	Wood Green is highly accessible by public transport, and this situation is set to improve further given Crossrail 2. High PTAL means that town centre uses and community facilities should be encouraged with a view to ensuring good 'accessibility' for all members of surrounding communities, including the less mobile. There is likely to be the greatest opportunities to support town centre uses and community facilities under Option 1. **Significant effects** are possible, but unlikely.	1	2
Economic Growth	The London Plan establishes that Wood Green is not a preferred location for office growth, and it is expected that development of Wood Green as a functioning and vibrant Town Centre with a clear civic role – through delivery of new homes and town centre uses (Option 1) – will support borough wide and sub-regional economic objectives in the long term. It is also the case that there is low market demand for office space in Wood Green. **Significant effects** are possible, but unlikely.	1	2
Skills and Training	No notable implications.		
Economic Inclusion	It might be that new office space in Wood Green (Option 2) would lead to less need to increase the jobs density at existing employment sites (i.e. convert traditional employment floorspace into office space) with the effect that there is more potential for traditional employment sectors to thrive locally. However, this effect is highly uncertain. It is also important to note that, under Option 1, whilst Wood Green would not be a focus of office uses, there could (would) still be the potential for targeted measures to be taken to ensure delivery of employment space that is suitable for SMEs (affordable, flexible, etc.).	=	=
Town Centres	There are opportunities to enhance the function of Wood Green (the sole Metropolitan Town Centre in the Borough) through diversifying uses, which in practice means delivering a wide range of entertainment, leisure, and community facilities alongside new housing. Option 1 should support a targeted approach to regeneration in Wood Green, leading to a situation whereby the town centre can thrive and develop an offer that is distinct within the wider sub-region. Significant positive effects are predicted under Option 1. There is no reason to suggest that Option 2 would lead to significant negative effects, however.	1	2

Topic	Discussion	Opt 1	Opt 2
Biodiversity	There are biodiversity related opportunities locally, and it might be the case that Option 1 will lead to more funds being made available to support conservation/ enhancement measures; however, this is uncertain and effects would be fairly negligible.		
Townscape and Cultural Heritage	Option 1 is best performing, on the assumption that increased footfall (and town centre 'vibrancy', more generally) is a positive from a heritage conservation perspective. There are issues around building heights in Wood Green, given important views not least to and from Alexandra Palace, but it is not clear that either option leads to implications.	1	2
Open Space; Water Resources; Soil and Land Quality; Flood Risk and Climate Change; Air Quality; Noise; Energy and Carbon; and Waste Management: No notable implications.			
Sustainable Transport	It is generally accepted that offices - as locations where a large number of people will commute to and from – should be located in areas with high public transport accessibility. Option 1 is therefore preferable, although it is not clear that there would be significant effects, given that the baseline situation is one whereby there are many other highly accessible locations for office development in the borough.	2	1
Summary Option 1 (Reduction in office uses) performs best in terms of a range of sustainability objectives, stemming from the suggestion that this approach will support a targeted approach to regeneration in Wood Green, leading to a diversification of uses and a situation whereby the town centre is vibrant and has a clear role to play sub-regionally. It is not thought that a decision to reduce office space in Wood Green will have negative implications from an economic growth perspective, given that there are a number of other areas locally where demand for offices is high, and the effect of regeneration in Wood Green should be to enhance the image of Haringey in general as a place to do business and invest. The draw-back to Option 1 relates to 'sustainable transport' objectives; however, there are other locations with high PTAL that are set to be a focus of office development.			

APPENDIX VI - HARINGEY WAREHOUSE DISTRICT

Introduction

Chapter 7 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for 'Haringey Warehouse District':

- **Option 1** – Allow a mix of uses including residential
- **Option 2** – Maintain as employment, reflecting employment designation

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	Employment sites that are underused may attract crime and anti-social behaviour, which would suggest that opportunities should be taken to allow a mix of uses in some instances (Option 1).	1	2
Education	No notable implications.		
Health	The current situation is one whereby there are issues around unauthorised warehouse living and poor living environments. It can be assumed that this situation would continue and worsen under Option 2, leading to significant negative effects.	1	2
Housing	Under Option 1, non-conventional residential development ('warehouse living') will address a specific demand, and so is a positive in terms of housing objectives.	1	2
Community Cohesion	Local residents have identified positives associated with having a creative community living nearby, and there are opportunities to capitalise on this under Option 1.	1	2
Accessibility	PTAL is generally poor in this area, although it is not clear that there will be any notable implications. This reflects an assumption that residents will tend to be young and healthy adults.		
Economic Growth	Option 1 will support the creative industries and therefore likely lead to a diversification in the local economy of Haringey, albeit there will be some loss of traditional industries. It is assumed that, under Option 1, there would be no-net-loss of employment floorspace, and an increase in jobs density. Significant effects for the local economy of Haringey are possible, but uncertain.	1	2
Skills and Training	It is anticipated that a creative hub will develop under Option 1, which could lead to opportunities around skills and training.	1	2
Economic Inclusion	Option 1 will lead to a situation whereby the existing creative industries and SME sectors are supported and given room to grow; and the employment offer of sites is maximised. The net effect for traditional industrial uses would likely be negative; however, it is understood that there would be some instances under Option 1 where traditional industries can be supported.	?	?
Town Centres; Biodiversity; Townscape and Cultural Heritage; Open Space; Water Resources; Soil and			

Topic	Discussion	Opt 1	Opt 2
Land Quality; Flood Risk and Climate Change; Air Quality; Noise; Energy and Carbon; and Waste Management: No notable implications.			
Sustainable Transport	PTAL is relatively low for much of the Haringey Warehouse District, which would suggest that these sites are not suitable for intensification.	2	1
Summary Option 1 (Allow a mix of uses including residential, despite employment designation) is likely to lead to widespread benefits given existing issues around unauthorised warehouse living (not least around poor living environments) and the fact that supporting the creative sector is an important economic objective for Haringey. There are potentially some draw-backs – including those that relate to the loss of floorspace for traditional industries – but it is anticipated that policy measures can be put in place to mitigate effects.			

APPENDIX VII - OPEN SPACE

Introduction

Chapter 9 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for 'Open space':

- Option 1 – Do not allocate sites for purely open space
- Option 2 – See to allocate sites for purely open space

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	Option 1 might lead to increased funds being made available for enhancements to existing open space, which will enable existing issues around crime / anti-social behaviour to be addressed.	1	2
Education	No notable implications.		
Health	There are areas of open space deficiency locally, and either option could help to ensure that issues are addressed.	=	
Housing	Option 2 would certainly constrain the ability to deliver on the ambitious London Plan housing targets. Significant negative effects are predicted.	1	2
Community Cohesion	No notable implications.		
Accessibility	Option 1 will enable efforts to be focused on increasing the role that existing open space can play in terms of connectivity. Significant positive effects are predicted.	1	2
Economic Growth	Option 2 would certainly constrain the ability to deliver on the ambitious London Plan employment targets. Significant negative effects are predicted.	1	2
Skills and Training	No notable implications.		
Economic Inclusion	No notable implications.		
Town Centres	No notable implications.		
Biodiversity	Either option could support target enhancements to local ecological networks, although it might be suggested that new open space would likely be geared towards recreational uses, as opposed to biodiversity.	=	
Townscape and Cultural Heritage	Either option could support target enhancements to open space that enhance views and the setting of heritage assets. There could be particular opportunities under Option 2 (new open space).	=	

Topic	Discussion	Opt 1	Opt 2
Open Space	The Open Space Study 2014 identified areas of open space deficiency, taking into account both existing deficiency and deficiency set to arise in the future given projected population growth. There is difficulty in increasing the quantity of public open space in Haringey as this is an urban borough, which indicates the need to focus primarily on the function, quality, usage and accessibility of existing public open space (Option 1). There is good potential to apply a 'Green Grid' approach to open space access, i.e. provide a strategic interlinked network of green infrastructure and open spaces that connect with town centres, public transport nodes, employment and residential areas. A Green Grid approach can ensure that the functional role of key assets within the network (e.g. Alexandra Palace Park, various areas of Metropolitan Open Land and SINCS) is enhanced. Option 1 has the potential to lead to significant positive effects, as does Option 2 (on the assumption that this approach would be deliverable).	=	
Water Resources	Either option could help to ensure that waterways are appropriately buffered, although it is likely that a Green Grid approach (Option 1) would lead to more widespread benefits.	1	2
Soil and Land Quality	Either option could help to ensure that a targeted approach is taken to dealing with land that is contaminated; however, it is not clear that this would be a focus of policy in practice.		
Flood Risk and Climate Change	Either option could help to ensure that waterways are appropriately buffered, although it is likely that a Green Grid approach (Option 1) would lead to more widespread benefits.	1	2
Air Quality	Either option could help to ensure that open space is used to buffer major roads, and polluting industry.	=	
Noise	As above.	=	
Energy and Carbon	No notable implications.		
Waste Management	No notable implications.		
Sustainable Transport	Either option could help to encourage open space to be used for walking and cycling, but it is expected that (Option 1) would lead to more widespread benefits, with significant positive effects predicted.	1	2

Summary

There is difficulty in increasing the quantity of public open space in Haringey, which indicates the need to focus primarily on the function, quality, usage and accessibility of existing public open space (Option 1). There is good potential to apply a 'Green Grid' approach to open space access, i.e. provide a strategic interlinked network of green infrastructure and open spaces that connect with town centres, public transport nodes, employment and residential areas. Benefits of a Green Grid approach will be wide-spread, and hence 'significant positive effects' are predicted under a number of topic headings, most notably 'transport' and 'accessibility'.

Sustainability Appraisal (SA) of the Tottenham AAP

SA Report

Published alongside the pre-submission version of the plan

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INTRODUCTION

1 BACKGROUND

1.1.1 AECOM (formally URS) is commissioned by London Borough of Haringey to undertake Sustainability Appraisal (SA) in support of the emerging Tottenham Area Action Plan (AAP) Development Plan Document (DPD); henceforth known as 'the Tottenham AAP'. Once adopted, the AAP will assist the delivery and implementation of significant development proposals for the Tottenham Hale Growth Area, the North Tottenham Growth Area and the Tottenham High Road Corridor and Seven Sisters Corridor Areas of Change.

1.1.2 SA is a mechanism for considering and communicating the likely effects of a draft plan, and alternatives, in terms of sustainability issues (including 'equalities' and 'health' issues[1]), with a view to avoiding and mitigating adverse effects and maximising the positives. SA of DPDs is a legal requirement.[2]

2 SA EXPLAINED

2.1.1 It is a requirement that SA is undertaken in-line with the procedures prescribed by the Environmental Assessment of Plans and Programmes Regulations 2004, which were prepared in order to transpose into national law the EU Strategic Environmental Assessment (SEA) Directive.[3]

2.1.2 In-line with the Regulations, a report (known as **the SA Report**) must be published for consultation alongside the draft plan that essentially 'identifies, describes and evaluates' the likely significant effects of implementing 'the plan, and reasonable alternatives'.[4] The report must then be taken into account, alongside consultation responses, when finalising the plan.

2.1.3 More specifically, the SA Report must answer the following **three questions**:

1. What has Plan-making / SA involved **up to this point?**
   - Including with regards to consideration of 'reasonable alternatives'.
2. What are the SA findings **at this stage?**
   - i.e. in relation to the draft plan.
3. What happens **next?**
   - What steps will be taken to finalise the plan?
   - What measures are proposed to monitor plan implementation?

2.1.4 **Table 2.1** explains more about the regulatory basis for answering these questions.

2.2 This SA Report

2.2.1 This document is the SA Report for the Tottenham AAP, and as such each of the three SA questions is answered in turn below, with a 'part' of the report dedicated to each.

2.2.2 Before answering Question 1, however, there is a need to set the scene further within this 'Introduction' by answering two other questions.

[1] As part of this SA process, explicit consideration is being given to 'equalities' and 'health' issues, and as such this SA process can be said to be integrating Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA). More on the SA scope – i.e. the scope of issues that are a focus of SA – is explained in Chapter 4.

[2] Since provision was made through the Planning and Compulsory Purchase Act 2004 it has been understood that Local Planning authorities must carry out a process of Sustainability Appraisal alongside plan-making. The centrality of SA to Local Plan-making is emphasised in the National Planning Policy Framework (2012).

[3] Directive 2001/42/EC

[4] Regulation 12(2)

Table 2.1: Questions answered by this SA Report, in-line with Regulatory[5] requirements

PRIMARY QUESTIONS ANSWERED		IN LINE WITH REGULATIONS… THE SA REPORT MUST INCLUDE…
What has plan-making / SEA involved up to this point? [See **Part 1**, below]		• Outline reasons for selecting the **alternatives** dealt with (and thus an explanation of the 'reasonableness' of the approach) • The likely significant effects associated with **alternatives** • Outline reasons for selecting the preferred approach in-light of **alternatives** assessment / a description of how environmental objectives and considerations are reflected in the draft plan
What are the SEA findings at this current stage? [See **Part 2**, below]		• The likely significant effects associated with **the draft plan** • The measures envisaged to prevent, reduce and offset any significant adverse effects of implementing **the draft plan**
What happens next? [See **Part 3**, below]		• A description of the **monitoring** measures envisaged
OTHER QUESTIONS ANSWERED		IN LINE WITH REGULATIONS… THE SA REPORT MUST INCLUDE…
What's the plan seeking to achieve?		• An outline of the contents, main objectives of the plan and relationship with other relevant plans and programmes
What's the scope of the SEA?	What's the sustainability 'context'?	• Relevant environmental protection objectives, established at international or national level • Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	What's the sustainability 'baseline'?	• Relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan • The environmental characteristics of areas likely to be significantly affected • Any existing environmental problems which are relevant to the plan including those relating to any areas of a particular environmental importance
	What are the key issues and objectives that should be a focus?	• Key environmental problems / issues and objectives that should be a focus of (i.e. provide a 'framework' for) assessment

N.B. The right-hand column of Table 2.1 does not quote directly from Schedule II of the Regulations. Rather, it reflects a degree of interpretation. This interpretation is explained in **Appendix I** of this report.

Also, **Appendix II** presents supplementary information (in the form of a checklist) to explain how/where regulatory requirements are met within this report.

[5] Environmental Assessment of Plans and Programmes Regulations 2004

3 WHAT IS THE PLAN SEEKING TO ACHIEVE?

3.1 Overview

3.1.1 The Area Action Plan (AAP) is being prepared in order to ensure that the scale of development and change proposed for Tottenham through 2026 and beyond is positively managed and guided by a planning framework. It aims to ensure that investment decisions meet the aspirations of the local community and the Council for the area as a whole, as well as specific places and locations within it.

3.1.2 The boundary of the AAP (see Figure 1.0) has been drawn to include the key neighbourhoods that have the capacity to accommodate growth i.e. those with developable strategic brownfield sites, existing transport connections, and maximise the benefits that come from regeneration. It recognises that sites identified sit within and alongside other sites and neighbourhoods that are not intended to be subject to the same level of change but will benefit from the targeted regeneration and proposals to improve physical connections, transport accessibility, employment creation and enhanced social infrastructure.

3.1.3 An AAP will provide clarity and certainty about how the opportunities for improving Tottenham's places will be realised, and the challenges addressed. Specifically, it will: prescribe a vision for how neighbourhoods areas can develop, allocate strategic sites for particular uses and types of development, and set out Tottenham specific policies aimed at ensuring new development is ambitious, appropriate and sustainable in a Tottenham context. It will alert infrastructure providers and public sector agencies to the growth targets and existing deficiencies present, so that they may schedule service and capacity upgrades accordingly. The Council's Infrastructure Delivery Plan will be used in conjunction with the AAP for this purpose.

3.1.4 More specifically, the objective of the Tottenham AAP is to help deliver:

- World class education and training
- A prosperous hub for business and local employment
- High quality public realm
- A different kind of housing market
- A fully connected place with even better transport links
- A strong and healthy community
- Enhancement of heritage assets

3.2 What's the plan not seeking to achieve?

3.2.1 The AAP is an aid to delivery and implementation of the priorities and proposals set out in London Plan and Strategic Policies DPD, and is therefore unable to change the overall location or scale of development at the higher strategic level. At the same time, the plan will be strategic in nature in that it will omit consideration of some detailed issues in the knowledge that these can be addressed further down the line (through the planning application process). The strategic nature of the plan is reflected in the scope of the SA.

4 WHAT'S THE SCOPE OF THE SA?

4.1 Introduction

4.1.1 The aim here is to introduce the reader to the scope of the SA, i.e. the sustainability issues / objectives that should be a focus of (and provide a broad methodological framework for) SA. Further information on the scope of the SA – i.e. a more detailed review of sustainability issues/objectives as highlighted through a review of the sustainability 'context' and 'baseline' - is presented in within **Appendix II**.

Consultation on the scope

4.1.2 The Regulations require that: *"When deciding on the scope and level of detail of the information that must be included in the [SA] Report, the responsible authority shall consult the consultation bodies [who] by reason of their specific environmental responsibilities, [they] are likely to be concerned by the environmental effects of implementing plans"*. In England, the consultation bodies are Natural England, the Environment Agency and English Heritage.[6]

4.1.3 As such, an SA Scoping Report was published for consultation in January 2014.[7] In addition to consulting the statutory consultees, the consultation was widened to include all those organisations and individuals on the Council's consultation database. Subsequent to consultation the SA scope was updated.

4.2 Key issues / objectives

4.2.1 The following table presents the sustainability objectives established through SA scoping, i.e. in-light of context/baseline review and consultation. Taken together, these objectives provide a methodological 'framework' for appraisal.

[6] In-line with Article 6(3).of the SEA Directive, these consultation bodies were selected because *'by reason of their specific environmental responsibilities,[they] are likely to be concerned by the environmental effects of implementing plans and programmes.'*
[7] The Scoping Report is available at: http://www.haringey.gov.uk/housing-and-planning/planning/planning-policy/local-development-framework-ldf/tottenham-area-action-plans-aaps

Table 4.1: The SA Framework

Topic	SA Objective	Appraisal criteria ***Will the policy approach under consideration help to…***
Social		
Crime	Reduce crime, disorder and the fear of crime	• Encourage safety by design? • Reduce levels of crime? • Reduce the fear of crime? • Reduce levels of antisocial behaviour?
Education	Improve levels of educational attainment for all age groups and all sectors of society	• Increase levels of participation and attainment in education for all members of society? • Improve the provision of and access to education and training facilities? • Ensure educational facilities are accessible to residential areas? • Enhance education provision in-step with new housing?
Health	Improve physical and mental health for all and reduce health inequalities	• Improve access to health and social care services? • Prolong life expectancy and improve well-being? • Promote a network of quality, accessible open spaces? • Promote healthy lifestyles? • Provide good quality outdoor sports facilities and sites?
Housing	Provide greater choice, quality and diversity of housing across all tenures to meet the needs of residents	• Reduce homelessness? • Increase the availability of affordable housing? • Improve the condition of Local Authority housing stock? • Improve the diversity of the housing stock? • Promote the efficient reuse of existing housing stock whilst minimising the impact on residential amenity and character? • Create balanced communities of different affordable housing types, densities and tenures? • Create integrated, mixed-use tenure developments?
Community Cohesion	Protect and enhance community spirit and cohesion	• Promote a sense of cultural identity, belonging and well-being? • Develop opportunities for community involvement? • Support strong relationships between people from different backgrounds and communities?
Accessibility	Improve access to services and amenities for all groups	• Improve access to cultural and leisure facilities? • Maintain and improve access to essential services (banking, health, education) facilities?
Economic		
Economic Growth	Encourage sustainable economic growth and business development across the borough	• Retain existing local employment and create local employment opportunities? • Diversify employment opportunities? • Meet the needs of different sectors of the economy? • To facilitate new land and business development?

Topic	SA Objective	Appraisal criteria *Will the policy approach under consideration help to…*
Skills and Training	Develop the skills and training needed to establish and maintain a healthy labour pool	• Improve lifelong learning opportunities and work related training? • Reduce high levels of unemployment and worklessness? • Facilitate development of new and improved training facilities in high unemployment areas?
Economic Inclusion	Encourage economic inclusion	• Improve physical accessibility to local and London-wide jobs? • Support flexible working patterns? • Encourage new businesses?
Town Centres	Improve the vitality and vibrancy of town centres	• Enhance the environmental quality of the borough's town centres? • Promote the borough's town centres as a place to live, work and visit? • Ensure that the borough's town centres are easily accessible and meet local needs and requirements? • Promote high quality buildings and public realm?
Environmental		
Biodiversity	Protect and enhance biodiversity	• Protect and enhance biodiversity at designated and non-designated sites? • Link and enhance habitats and wildlife corridors? • Provide opportunities for people to access wildlife and diverse open green spaces?
Townscape and Cultural Heritage	Protect and enhance the borough's townscape and cultural heritage resources and the wider London townscape	• Promote townscape character and quality? • Preserve or enhance buildings and areas of architectural and historic interest?
Open Space	Protect and enhance the borough's landscape resources	• Promote a network of quality, accessible open spaces? • Address deficiencies in open space provision?
Water Resources	Protect and enhance the quality of water features and resources	• Preserve ground and surface water quality? • Conserve water resources? • Incorporate measures to reduce water consumption?
Soil and Land Quality	Encourage the use of previously developed land	• Encourage the development and remediation of brownfield land? • Promote the efficient and effective use of land whilst minimising environmental impacts?
Flood Risk and Climate Change	Mitigate and adapt to climate change	• Reduce and manage flood risk from all sources? • Encourage the inclusion of SUDS in new development?
Air Quality	Protect and improve air quality	• Manage air quality within the borough? • Encourage businesses to produce travel plans?
Noise	Minimise the impact of the ambient noise environment	• Minimise the impact of the ambient noise environment?

Topic	SA Objective	Appraisal criteria *Will the policy approach under consideration help to…*
Energy and Carbon	Limit climate change by minimising energy use reducing CO2 emissions	• Minimise the use of energy? • Increase energy efficiency and support affordable warmth initiatives? • Increase the use of renewable energy? • Mitigate against the urban heat island effect? • Ensure type and capacity of infrastructure is known for future development?
Waste Management	Ensure the sustainable use of natural resources	• Reduce the consumption of raw materials (particularly those from finite or unsustainable sources)? • Encourage the re-use of goods? • Reduce the production of waste? • Support the use of sustainable materials and construction methods? • Increase the proportion of waste recycling and composting across all sectors?
Sustainable Transport	Promote the use of sustainable modes of transport	• Improve the amenity and connectivity of walking and cycling routes? • Promote the use of public transport? • Reduce the use of the private car? • Encourage development in growth areas and town centres and reduce commuting?

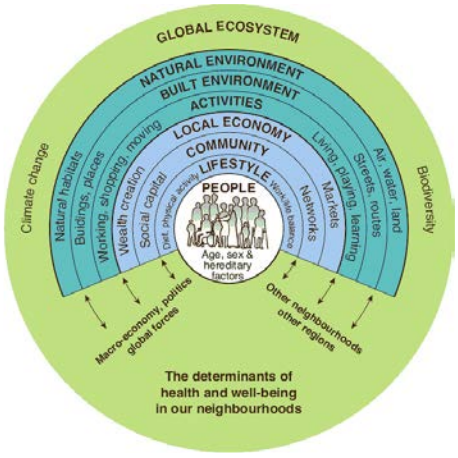
4.3 A note on 'equalities' and 'health' considerations

4.3.1 Equality and health considerations were a focus of SA scoping work. As such, it is the case that equalities and health issues are fully reflected in the SA scope, and hence the SA process 'integrates' Equalities Impact Assessment (EqIA) and Health Impact Assessment (HIA). **Appendix IV** signposts to areas within this report where EqIA and HIA has 'fed-in'.

Box 4.1: EqIA and HIA

The Council has a duty to give "due regard" to promoting equality of opportunity for all protected groups when making policy decisions; and publish information showing how they are complying with this duty. 'Protected groups' are those with the following characteristics: age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

With regards to **HIA**, the NPPF requires planners to promote healthy communities and use evidence to assess health and wellbeing needs; and additionally, the GLA and the Mayor are required to 'have regard to health' in preparing strategies at the London-scale. It is important to understand that HIA is to a large extent about giving consideration to the wider *determinants of health*, including those related to the quality of the natural and built environment, people's daily activities and lifestyles, and local communities and the economy.



Determinants of health and wellbeing in our neighbourhoods, from Barton & Grant (2006)

PART 1: WHAT HAS PLAN-MAKING / SA INVOLVED UP TO THIS POINT?

5 INTRODUCTION (TO PART 1)

5.1.1 The 'story' of plan-making / SA up to this point is told within this part of the SA Report. Specifically, this part of the report explains how preparation of the current version of the AAP has been informed by appraisal of **alternatives** for the following policy areas / topics:

- The spatial strategy for Tottenham
- Employment sites
- The town centre hierarchy
- Building heights / tall building clusters
- Affordable housing

5.1.2 Systematic appraisal of (and consultation on) reasonable alternatives, in relation to these topics, is helpful as it equates to proactive plan-making, and is a means of ensuring that the final policy approach is sufficiently justified.

Reasons for focusing on these policy areas

5.1.3 These are the same issues that were the focus of alternatives appraisal within the Interim SA Report of February 2015, with the exception that 'Green Link' has been removed from the list. The Council received a number of consultation responses on the proposed Green Link, and in light of these has now determined a need to establish a policy focused on promoting the concept of the Green Grid through the plan (giving consideration to links through Tottenham to the Lee Valley). As such, there is no longer the same need to formally consider alterntatives.

5.1.4 The five topics that are currently a focus of attention all offer an opportunity to explore policy alternatives, with a view to best addressing locally specific issues and contributing to delivery of Haringey's spatial strategy. It is not the case that the preferred policy approach in relation to any of the topics previously examined in February 2015 is now 'set in stone' to such an extent that it is no longer helpful to dwell on alternatives, nor is it the case that any further topics have emerged since February 2015 as necessitating alternatives appraisal.[8] Other policy topics besides those listed above could *potentially* have been the focus of alternatives appraisal, but were not on the basis that it was unclear what value would be added. For many topics it is proportionate to develop a preferred policy approach on the basis of technical work and consultation, without formal alternatives appraisal. It is important to remember that:

- In many instances DM policy will closely reflect the policy direction set out by the Strategic Policies DPD (which was developed alongside a process of Sustainability Appraisal). Further, borough-wide policies in the emerging DM Policies DPD will apply to the Tottenham area, and this Plan will also be subject to SA, with alternatives appropriately considered.
- The preferred approach to site allocations in Tottenham has developed through an iterative process that has involved systematic screening of site options and workshops to determine which sites to include in the preferred 'site package' and what the broad preferred use / policy approach should be (given deliverability / viability considerations). Following site screening, it is not clear that there is significant scope for further consideration of 'reasonable alternatives' in relation to the sites that are allocated, particularly in light of sites needed to deliver the preferred spatial strategy for the Tottenham AAP.
  - See Part 1 of the Site Allocations DPD SA Report for a more detailed discussion of the methodology employed by the Council over 2013/14 when developing the preferred approach to site allocations.

[8] Having said that no new issues have emerged as necessitating alternatives appraisal, it is recognised that a number of new policies have emerged and the Council has recognised the need to change emphasis in respect of several other policy areas. A number of new policy areas are set to be addressed through the plan with a view to repeating principles of relevant borough-wide DM policy, and adding a degree of local specificity. Other new policy areas deal with implementation. Also, 'Neighbourhood Area' policies are now being developed to provide context to the area-based site allocations in the AAP, with an emphasis on setting out principles for town centre uses / development in the neighbourhood areas.

Structure of this part of the SA Report

5.1.5 Each of the five policy areas listed above is assigned a chapter, below. Within each chapter, the following questions are answered:

- What are the reasons for selecting the alternatives dealt with?
- What are the appraisal findings (in relation to the set of alternatives in question)?
- What are the Council's reasons for selecting the preferred approach in-light of alternatives appraisal findings?

5.1.6 These questions reflect the regulatory requirement for the SA Report to present 1) appraisal findings for 'reasonable alternatives' and 2) 'an outline of the reasons for selecting the alternatives dealt with'.

Aside from alternatives appraisal, how else has SA influenced plan-making?

5.1.7 In addition to alternatives appraisal, development of the draft (pre-submission) plan has also been influenced by appraisal of a working draft version of the plan (specifically, appraisal of the preferred approach as presented within the draft plan consultation document of February 2015). The influence of SA work from that stage is not explained here (in 'Part 1'), but rather is explained in 'Part 2' below, which deals with the appraisal of the current draft plan.

6 SPATIAL STRATEGY

6.1 Introduction

6.1.1 The AAP more is than a collection of site and thematic policies – i.e. it establishes a broad spatial strategy for the area, balancing growth across several key areas. Thus it was considered necessary to consider alternatives in relation to this key policy issue.

6.2 Reasons for selecting the alternatives dealt with

6.2.1 Given the need to deliver a significant amount of housing in Haringey (a densely developed borough) over the plan period it is clear that options are somewhat limited. The adopted Strategic Policies established Tottenham Hale as a 'growth area', and Tottenham High Road and North Tottenham as 'areas of change'; and it is now established - in light of updated evidence of capacity[9] – that North Tottenham should sit alongside Tottenham Hale as a growth area.

6.2.2 However, it is nonetheless appropriate to give consideration to alternatives at the current time. Through initial discussions, the following options were discussed -

- Allocate more growth to the northern edge of Tottenham (north of Northumberland Park), where there is currently much land designated as SIL (Strategic Industrial Location), capitalising on synergies with the Enfield's planned transformative Central Leeside/Meridian Water mixed use development… with commensurately less growth to other areas.
- Allocate significantly more growth to Seven Sisters / Tottenham High Road area, given existing rail and tube links and the planned Crossrail 2 station… with commensurately less growth to other areas.

6.2.3 Subsequently, it was agreed that the first option is a reasonable alternative to the preferred strategy, whilst the second option is not.[10]

6.2.4 In summary, the reasonable alternatives are as follows –

Option 1 - Focus at the growth areas of Tottenham Hale and North Tottenham, with some growth also targeted at the 'area of change' of Tottenham High Road and the Seven Sisters Corridor (i.e. the Council's preferred option)

Option 2 - As per (1), but with some additional growth targeted at the northern edge of Tottenham, and commensurately less growth elsewhere.

6.2.5 These alternatives are very similar to those that were previously a focus of appraisal and consultation in February 2015.

[9] Namely, the latest pan-London Strategic Housing Land Availability Assessment (GLA 2014).

[10] Whilst the Seven Sisters / Tottenham Green area has significant transport infrastructure (existing or planned) and will play a part in delivering future growth, the area is also heavily constrained and is therefore unlikely to be a suitable location for accommodating a significant amount of additional growth. Constraints include: the historic environment (conservation areas, area of archaeological search, statutory listed buildings); and urban fabric and prevailing building heights which generally do not readily lend themselves to tall buildings. In addition, there are a limited number of available sites; and fragmented site ownership, which would require complex land assembly measures and challenge deliverability.

6.3 Summary appraisal findings

6.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix V**. The methodology in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

N.B. Appraisal findings have been updated since the February 2015 Interim SA Report.

Table 6.1: Summary appraisal findings: Spatial strategy

Relevant sustainability topics	Option 1	Option 2
Crime	=	
Education	=	
Health	=	
Housing	2	1
Community Cohesion	=	
Accessibility	1	2
Economic Growth	1	2
Economic Inclusion	1	2
Town Centres	1	2
Biodiversity	=	
Townscape and Cultural Heritage	=	
Open Space	=	
Soil and Land Quality	=	
Flood Risk and Climate Change	=	
Air Quality	=	
Energy and Carbon	=	
Sustainable Transport	=	

Relevant sustainability topics	Option 1	Option 2
The alternatives perform similarly in terms of a range of objectives, with both options likely to ensure that regeneration opportunities are realised. Option 2 would involve an additional emphasis on growth in North Tottenham, which has merit in terms of some objectives (including housing, given that some land currently used solely for employment would likely become mixed use); however, there would be a risk that diverting growth to North Tottenham would compromise the achievement of regeneration objectives at Tottenham Hale. Also, Option 2 performs poorly in terms of economic growth and economic inclusion, given the likelihood of this option necessitating re-designating Strategic Industrial Land (SIL). Whilst plans for nearby Meridian Water demonstrate the benefits that can accrue through re-designating SIL, the North Tottenham context is not the same, and it is not clear that the potential for similar benefits exists.		

Reasons for selecting the preferred approach in-light of alternatives appraisal

6.3.2 The preferred option promotes a balanced approach to growth and development in Tottenham, in particular, a spatial scope that includes but also extends beyond North Tottenham. This option better reflects the Council's strategic regeneration objectives for the wider area, addressing local character and responding to constraints which might inhibit development of mixed and balanced communities, and taking advantage of key public transport nodes and other existing and future planned infrastructure / investment. In addition, Option 2 would require the de-designation of strategic industrial land, which, as the appraisal indicates, is likely to have significant negative effects on economic sustainability objectives. The preferred option is therefore also better placed to accommodate the quantum of planned future growth without compromising local business and employment opportunities, which are integral to Tottenham's sustainable development. A number of Regulation 18 stage consultation comments expressed concern with provision of employment land, in particular, the loss of businesses and employment opportunities. A new AAP policy NT2 reinforces the spatial strategy and objective to protect SIL in North East Tottenham.

7 EMPLOYMENT SITES

7.1 Introduction

7.1.1 Tottenham is home to some important designated employment locations and the future development of these sites is a strategic issue. Whilst safeguarding land for employment is important to support and promote economic development, there is significant pressure to accommodate other land uses in the area, including for housing, along with development viability issues in certain employment locations.

7.2 Reasons for selecting the alternatives dealt with

7.2.1 It is vital that the borough has a sufficient supply of employment land, including in Tottenham, where there are a number of designated employment sites. Given the context provided by the Strategic Policies DPD (which provides some flexibility for land uses in certain employment locations) there is a need to consider how best to maximise employment uses on existing employment sites that will be the focus of mixed use redevelopment.

7.2.2 The following alternatives have been appraised:

Option 1 - Allow introduction of non-employment uses (as part of mixed use schemes) in certain designated employment locations, to cross-subsidise and enable new employment development to come forward

Option 2 - Introduction of non-employment uses within designated employment sites, with no further requirement to cross- subsidise new employment development.

7.2.3 These alternatives were previously a focus of appraisal and consultation in February 2015.

7.3 Summary appraisal findings

7.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix VI**. The methodology in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

N.B. Appraisal findings are largely unchanged from the February 2015 Interim SA Report.

Table 7.1: Summary appraisal findings: Employment sites

Relevant sustainability topics	Option 1	Option 2
Crime	1	2
Housing	=	
Community Cohesion	=	
Economic Growth	1	2
Economic Inclusion	1	2
Noise	=	
Summary Requiring mixed use redevelopment of existing employment sites to cross-subsidise an enhancement of the employment offer on the site (Option 1) will be necessary if both housing and employment growth targets are to be achieved. Office development will often come forward alongside residential development, and it should be the case that the two uses can coincide on a site without any problems, and indeed there can be benefits for local residents. N.B. Appraisal findings here are the same as under the heading of 'Employment 2' within the DM Policies DPD Interim SA Report, i.e. it is not suggested that the Tottenham context has a bearing on the appraisal of alternatives in relation to cross-subsidy requirements when redeveloping existing employment sites.		

7.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

7.4.1 There is a need to ensure that Tottenham's employment land is maximised for the benefit of the local community and borough. Fully employment led schemes may be difficult to deliver in certain circumstances, given viability considerations. Therefore, an approach which enables the introduction of more viable mixed use development to cross subsidise employment development is preferred. This approach will assist with driving forward regeneration in the area, with multiple benefits for the area. The policy will be delivered through a limited number of site allocations, in order to ensure that employment locations and floorspace are not compromised. The policy will also work in conjunction with the DM Policies DPD.

8 TOWN CENTRE HIERARCHY

8.1 Introduction

8.1.1 Setting policies for Tottenham's town centres is a key issue for the AAP given the need to maintain and enhance the role of these centres. As such, the Council recognised that it was appropriate to consider alternatives.

8.2 Reasons for selecting the alternatives dealt with

8.2.1 Haringey's Strategic Policies DPD sets out the borough's town centre hierarchy. Maintaining and reinforcing this hierarchy is the baseline position and should therefore be appraised. However, another option which includes a new District Centre at Tottenham Hale, within the existing hierarchy, is also a reasonable alternative. This option reflects the significant amount of growth planned for Tottenham Hale and need to appropriately support this with complementary town centre uses; in addition, the Further Alterations to the London Plan indicates potential for a future centre at Tottenham Hale and the option is in line with regional policy.

8.2.2 The following alternatives have been appraised:

Option 1 - Retain / reinforce the existing town centre hierarchy, along with designating a new district centre at Tottenham Hale

Option 2 - Retain / reinforce existing town centre hierarchy.

8.3 Summary appraisal findings

8.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix VII**. The methodology in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

Table 8.1: Summary appraisal findings: Town centre hierarchy

Relevant sustainability topics	Option 1	Option 2
Community Cohesion	1	2
Accessibility	1	2
Economic Growth	1	2
Town Centres	1	2
Townscape and Cultural Heritage	1	2
Open Space	1	2
Flood Risk and Climate Change	2	1
Sustainable Transport	1	2
Summary Option 1 would lead to a range of positive effects, including significant positive effects on: economic growth, town centres and townscape, including by promoting a new district centre at Tottenham Hale to support large scale residential-led regeneration. Development of the district centre will also have a significant positive effect in terms of encouraging the use of sustainable transport and reducing the need travel to meet daily needs for the residents of the new large scale residential development in the area. However, it is noted that Tottenham Hale lies within the floodplain of the River Lee complex and is zoned as high flood risk (Zone 3), with the rest of the borough at little or no risk (Zone 1). Development of the Tottenham Hale district centre will need to have regard to the flood risk, but it is considered that this can be addressed through establishing requirements for flood resilience and resistance measures.		

8.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

8.4.1 The preferred option is to maintain and reinforce the existing town centre hierarchy, along with the introduction of a new District Centre at Tottenham Hale. This option will help to ensure that the future growth and regeneration of Tottenham Hale is appropriately supported, whilst reinforcing the need to maintain the vitality and viability of Haringey's other existing centres. Existing and future transport improvements will also support the delivery of this alternative. Further, the option better positions Haringey to realise the potential of Tottenham Hale within London's wider town centre network, as reflected in the Further Alterations to the London Plan. The Sustainability Appraisal highlights the significant positive effects of progressing this approach, particularly on the objectives for economic growth, townscape / cultural heritage and sustainable transport.

9 BUILDING HEIGHTS

9.1 Introduction

9.1.1 The London Plan requires boroughs to identify suitable locations for tall buildings and to identify these in Development Plan Documents (DPDs). Tall buildings can contribute to wider strategic objectives for regeneration and economic development, for example, by helping to maximise the use of land, including for new housing. Tall buildings can have very significant impacts, due to their size and high visibility. As such, the Council recognised that it was appropriate to consider alternatives.

9.2 Reasons for selecting the alternatives dealt with

9.2.1 Haringey's Strategic Policies DPD includes relevant design criteria for tall buildings, and the emerging DM Policies DPD proposes additional policies. These plans make up a baseline policy option that should be considered. However, there is an opportunity to set more specific requirements for the AAP and therefore an alternative option should be considered; this applies the baseline option, with added flexibility for the identification of specific sites and areas suited for tall buildings.

9.2.2 The following alternatives have been appraised:

Option 1 - A locally specific approach to building heights, including tall buildings, in the Tottenham AAP; reflecting a more proactive approach to sensitive clustering of buildings in identified sites or areas (informed by Characterisation Study and Tall Buildings Validation Study)

Option 2 - Apply more borough-wide development management policies for tall buildings (including in Strategic Policies DPD and DM Policies DPD).

9.3 Summary appraisal findings

9.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix VIII**. The methodology in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

Table 9.1: Summary appraisal findings: Building heights

Relevant sustainability topics	Option 1	Option 2
Housing	=	
Economic Growth	=	
Town Centres	1	2
Townscape and Cultural Heritage	1	2
Sustainable Transport	1	2
Summary When considering the acceptable heights of new buildings it is necessary to consider the need to respond to, and where possible help to define, the surrounding character, as well as the need to make the most of opportunities for intensification and regeneration. The locally specific approach to building height requirements would give a greater level of control/clarity over tall building location and design, with positive effects on selected town centres; protection and enhancement of townscape character and quality; and use of sustainable transport modes (by focusing these high trip-generating developments in locations that are highly accessible by public transport). Both options would contribute to housing delivery and economic growth. No significant effects were identified.		

9.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

9.4.1 The preferred approach is for a specific tall building policy for the Tottenham AAP, to be considered via site allocations and an area-specific DM policy, building on relevant adopted and emerging Local Plan policies. This policy option will provide greater level of control over tall buildings in Tottenham, helping to ensure they make a positive contribution to the area by being appropriately situated, in particular, responding to local character and situated in areas with good transport accessibility. The policy will also provide greater certainty for prospective developers about the locations where relevant proposals will be acceptable.

10 AFFORDABLE HOUSING

10.1 Introduction

10.1.1 The Council recognises the importance of delivering affordable housing to meet local need and as part of creating more balanced and mixed communities. There is an opportunity to assist in delivering this through more locally specific approach to affordable housing tenure split in Tottenham. Therefore the Council recognised that it was appropriate to consider alternatives relating to affordable housing tenure splits.

10.2 Reasons for selecting the alternatives dealt with

10.2.1 The proposed alterations to the Strategic Policy SP2 along with emerging DM Policies DPD provide a baseline position for the borough on affordable housing tenure split that should be considered for the AAP. Recognising the need to re-balance housing provision in Tottenham, particularly with the comparatively higher levels of social rented accommodation, a variation on the baseline is proposed as an alternative option.

10.2.2 The following alternatives have been appraised:

Option 1 - Seek to meet the borough-wide target of 40% affordable housing provision and apply an affordable housing tenure split at 60% intermediate housing (housing available at prices and rents above those of social rent but below market prices or rents) and 40% social/affordable rented housing (as per the AAP housing policy).

Option 2 - Seek to meet the borough-wide target of 40% affordable housing provision and apply an affordable housing tenure split at 40% intermediate and 60% social/affordable rented (as per the proposed alterations to Strategic Policy SP2 and policy DM13 of the emerging Development Management Policies).

10.3 Summary appraisal findings

10.3.1 The table below presents summary appraisal findings. Detailed appraisal findings can be found within **Appendix IX**. The methodology in detail in the appendix, but in summary: Within each row (i.e. for each sustainable topic) the columns to the right hand side seek to both categorise the performance of each scenario in terms of 'significant effects (using **red** / **green** shading) and also rank the alternatives in order of preference. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

Table 10.1: Summary appraisal findings: Affordable housing

Relevant sustainability topics	Option 1	Option 2
Housing	1	2
Community Cohesion	=	
Economic Growth	1	2

Summary

Tottenham experiences high concentrations of social housing, particularly social/rented accommodation, and poor quality privately rented accommodation. People are attracted to Tottenham partly due to the relatively cheap cost of living compared to other parts of London. However, there is an issue with local social stability. with very high levels of people living in temporary accommodation and newcomers often leaving the area once they have established themselves more economically. The AAP seeks to create more stable and balanced communities, including by providing a greater variety of housing (e.g. in terms of prices and tenures) and more home ownership, as well as wider interventions (e.g. improving schooling). Both options would support positive change of the area over time as housing quality is improved and a more stable population is established. Option 1 would provide more intermediate accommodation and therefore would have a greater positive impact in terms rebalancing the high concentrations of social rented accommodation, creating more mixed and balanced communities of different affordable housing tenures. However, Option 1 might lead to more marked changes on the existing make-up of the local area, potentially with implications for 'community cohesion' related objectives. It is important to note that the public consultation conducted on broad proposals for Tottenham (January 2014) highlighted concerns about the impacts of area change, including on housing affordability. The Council should consider means to monitor and where necessary mitigate impacts of development on residents.

10.4 Reasons for selecting the preferred approach in-light of alternatives appraisal

10.4.1 The preferred option is for a localised policy which is a variation on the emerging borough-wide policy for affordable housing tenure split. This option will assist in rebalancing the comparatively high levels of social rented accommodation in Tottenham, which equates to more than 60% of the boroughs' total social rented stock. It will ensure the most effective use the funding received to help meet housing needs in Tottenham. Whilst the Sustainability Appraisal has identified potential issues in respect of area change, it is considered that the full suite of Local Plan policies will help to increase the quantum, range and quality of housing in Tottenham to better meet a wide range of housing need. Further, increasing the amount of intermediate housing will meet the needs of those who traditionally may have sought social housing but are eligible for low cost home ownership products, which the Council is seeking to encourage in Tottenham. Finally, Local Plan policies should not result in a net loss of affordable housing floorspace, in line with Strategic Policy SP2 and the emerging DM Policies DPD.

PART 2: WHAT ARE THE SA FINDINGS AT THIS STAGE?

11 INTRODUCTION (TO PART 2)

11.1.1 This part of the report presents an appraisal of the Tottenham AAP as it currently stands, i.e. as presented within the current 'proposed submission' document.

12 APPRAISAL OF THE DRAFT PLAN

12.1.1 This section first presents the appraisal methodology, before going on to present the appraisal of the draft plan under 21 'SA framework' headings. Finally, this section presents appraisal conclusions at the current stage.

12.2 Methodology

12.2.1 The appraisal identifies and evaluates 'likely significant effects' of the preferred approach – i.e. the proposed Partial Review - on the baseline, drawing on the sustainability topics and objectives identified through scoping as a methodological framework. To reiterate, the sustainability topics considered in turn below are as follows:

- Crime
- Education
- Health
- Housing
- Community cohesion
- Accessibility
- Economic growth
- Skills and training
- Economic inclusion
- Town centres
- Biodiversity
- Townscape and cultural heritage
- Open space
- Water resources
- Soil and land quality
- Flood risk and climate change
- Air quality
- Noise
- Energy and carbon
- Waste management
- Sustainable transport

12.2.2 Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the policy approaches under consideration, and limited understanding of the baseline. Given uncertainties there is inevitably a need to make assumptions, e.g. in relation to plan implementation and aspects of the baseline that might be impacted.

12.2.3 Assumptions are made cautiously, and explained within the text. The aim is to strike a balance between comprehensiveness and conciseness/accessibility to the non-specialist. In many instances, given reasonable assumptions, it is not possible to predict significant effects, but it is possible to comment on merits (or otherwise) of the draft plan in more general terms.

12.2.4 It is important to note that effects are predicted taking into account the criteria presented within Schedule 1 of the SEA Regulations.[11] So, for example, account is taken of the probability, duration, frequency and reversibility of effects as far as possible. Cumulative effects are also considered, i.e. the potential for the draft plan to impact an aspect of the baseline when implemented alongside other plans, programmes and projects. These effect 'characteristics' are described within the appraisal as appropriate.

12.3 Crime

12.3.1 Crime rates are relatively high across the borough and crime is particularly prevalent in Northumberland Park. There is a need to design schemes in order to reduces levels of crime, fear of crime and anti-social behaviour. Since unemployment is strongly correlated with acquisitive crime, there may also be a link to wider economic development.

[11] Environmental Assessment of Plans and Programmes Regulations 2004

12.3.2 There are no references to crime in the **overarching policies**, although it is recognised that housing and economic polices aim to support a very significant level of regeneration in the area. This could indirectly lead to reduced crime / fear of crime in the medium term through creating more high quality environments and more stable communities. **AAP 06** includes requirements on urban design and character and seeks to maximise opportunities to create legible neighbourhoods, which may assist in creating safe, modern and high quality places.

12.3.3 There are no references to crime in the **neighbourhood area sections;** however they do set out key objectives which include considerations for safe and accessible environments. Furthermore, as noted above, the scale of regeneration proposed should indirectly lead to reductions in crime and fear of crime. Crime is particularly high in Northumberland Park and Tottenham Hale, hence this issue might be explicitly addressed in these sections; however, it is recognised that the DM Policies DPD includes Borough wide requirements in this regard. Also, AAP 06 sets out the Council's commitment to preparing Design Code Supplementary Planning Documents (SPDs) for Tottenham's Growth Areas, where opportunities for secure by design principles can be investigated.

12.3.4 In **conclusion**, the plan is likely to result in positive effects on the crime baseline if there is large scale regeneration (including jobs growth) and robust implementation of safer streets and other measures to design out crime in Tottenham, including particularly in Northumberland Park where crime levels are highest. However the significance of this effect is uncertain.

12.4 Education

12.4.1 There is a need to increase participation and attainment in education for all, not least by improving the provision of and access to education and training facilities. School attainment in the area is significantly below the London average, with children and young people who live in the more deprived areas of Haringey tending to have a lower level of achievement than those from more affluent backgrounds. As the population grows more school spaces will need to be created.

12.4.2 Part of the **spatial vision** for Haringey is that "new schools provided in Tottenham Hale and North Tottenham act as a focal point for local community life, and educational attainment across the area is on par with the rest of the Borough". Education and training are specifically addressed in the **AAP 11** dealing with infrastructure requirements and by **AAP 04** with its support for training.

12.4.3 The emerging DM Policies DPD sets out a policy on the use of planning obligations to secure access to jobs and training, including apprenticeships and work experience placements. As per a **recommendation** within the Interim SA Report (February 2015), the Council has introduced more locally specific requirements in the AAP, including site specific requirements for facilities, to strengthen performance against the education objective.

12.4.4 With regards to **neighbourhood areas**, it is noted that:

- The Tottenham Hale section includes an objective to designate sites for significantly improved community facilities including a new all form entry school
- The North Tottenham section highlights the need for enhanced education facilities commensurate with the growth in forecast population and identifies a site for a learning and education hub
- Tottenham Green neighbourhood area already has important cultural and education provision and this section identifies a site for new 'employment/education uses' as well as opportunities for education events on Tottenham Green.

12.4.5 A **site allocation** is made for the expansion (underway) of the Harris Academy in Tottenham Hale, and increased provision as part of the Northumberland Park Masterplanning area, to meet need in these growth areas.

12.4.6 **In conclusion**, the plan is likely to result in a positive effect on the education baseline given the focus on improving provision of education facilities. However the plan could be strengthened by expanding on these requirements further and explaining how existing provision will be improved.

12.5 Health

12.5.1 There is a need to improve access to health services, extend life expectancy and improve wellbeing, including by increasing access to open spaces and sports facilities. High levels of deprivation in the area are linked to health and welling challenges e.g. high rates of obesity. Large numbers of hot food takeaways in parts of Tottenham are identified as having a potential negative impact on health and wellbeing. Access to GPs is significantly poorer than in other parts of Haringey and the level of planned growth in Tottenham means a need for development of more health infrastructure.

12.5.2 A **strategic objective** of the AAP is to provide 'a strong and healthy community' through measures such as improved health care provision, the creation of a green grid, and increasing the supply of energy-efficient homes. **AAP 01** picks up on this theme by requiring that development proposals demonstrate how they have proactively responded to the vision and regeneration objectives for Tottenham, including to improve the quality and supply of housing to meet housing needs and improve health and wellbeing.

12.5.3 With regard to **neighbourhood areas**, the North Tottenham neighbourhood area section highlights the need for new and enhanced health facilities and identifies sites for such provision. The Tottenham Hale section includes an objective to designate sites for improved community facilities including a new large GP surgery of 1500-2000 sqm in size.

12.5.4 **In conclusion**, the plan is likely to result in **significant positive effects** on the health baseline as a result of the strong emphasis on increasing and improving primary care provision as well as attention to wider determinants of health such as improved access to open space and encouragement of active travel. Such positive effects will be reinforced through implementation of policies in the DM Policies DPD, for example the policy controlling hot food takeaway locations. However, there is some uncertainty. Careful monitoring and coordinated planning will be required to ensure that sufficient new infrastructure is brought forward in a timely manner to support the significant level of residential development planned for. Health service and sports facilities should be located at sites highly accessible by walking, cycling and public transport wherever possible.

12.6 Housing

12.6.1 There is a need to provide greater choice, quality, quantity and diversity of housing across all tenures to meet the needs of residents. This includes refurbishing existing stock (many existing homes do not meet required standards of decency) as well as developing new supply. The aim is to create more mixed communities that have a balance of different types of housing which offer quality, affordability and sustainability (Haringey's Housing Strategy 2009-19).

12.6.2 Affordability of housing is a significant issue in the area. Over 60% of all social housing in the borough is located in the Tottenham wards and 36.9% of the population in Tottenham live in this housing. High levels of homelessness and overcrowding are also key issues.

12.6.3 The AAP aims to deliver 10,000 new homes over the period to 2026, including through the designation of Tottenham as a Housing Zone. A **strategic objective** is to create a different kind of housing market with a range of high quality housing at a range of prices and tenures.

12.6.4 With regard to **overarching policies**, the policy **AAP 03** requires development proposals to demonstrate how they have improved the quality and supply of housing to meet housing needs. The housing policy repeats the 10,000 homes target and the aim of contributing to mixed and balanced communities. It clarifies requirements with regards to affordable housing, densities and viability. Policy **AAP 01** also sets out that proposals will be expected to maximise the use of public and private sector investment to provide a range of types and sizes of homes as well as to create mixed and balanced communities.

12.6.5 All of the **neighbourhood areas** involve residential development. The neighbourhood area sections highlight indicative capacities for the number of homes to be provided on key sites as well as specific design requirements.

12.6.6 **In conclusion**, the plan is likely to result in **significant positive effects** on the housing baseline. In particular, the delivery of large scale growth in housing and the strong emphasis on affordability and diversity of housing to meet local needs will contribute to these effects. However, there are some uncertainties. Large scale regeneration will likely positively transform the area over time as housing quality and the wider environment is improved. Whilst the Plan's housing policies aim to create more stable, mixed and balanced neighbourhoods over the long term, development consistent with the plan policies may bring some disruption to existing communities. The council should consider how impacts of area regeneration can be monitored and where necessary mitigated.

12.7 Community cohesion

12.7.1 Tottenham is one of the most ethnically diverse areas in the country. Over three quarters (78.9%) of the population have non White British ethnic group, compared to 55.1% for London. There are some 200 different languages spoken in Tottenham. The Haringey 'Sustainable Community Strategy 2007-2016' sets out an ambition to achieve an open and inclusive Borough, including through the provision of affordable housing, and the construction of mixed and sustainable communities.

12.7.2 The level of regeneration proposed, supported by the **overarching regeneration and housing policies** amongst others, should help to make the area a more attractive place to live with more stable and connected communities and better access to high quality public spaces, thus contributing further to community cohesion. However, this level of growth and change may bring some disruption to existing communities, for example where re-housing is needed to allow for refurbishment or reprovision, or where private housing rents become an issue for some residents. Such disruption will need to be managed sensitively to ensure that existing social capital is not undermined. It is noted that policy **AAP 01** sets out requirements for site masterplanning to ensure that development meets the wider objectives of the Plan. The supporting text provides that masterplans for some types of proposals, including estate renewal projects, will need to be coordinated and consultation led.

12.7.3 **In conclusion,** the plan is likely to result in **significant positive effects** on the community cohesion baseline, assuming that the housing policy in particular is successful at creating more mixed and balanced communities. However, there are some uncertainties. As noted above the level of regeneration being planned for in Tottenham could bring disruption to existing communities while the area undergoes transformation. This will need to be managed sensitively to ensure that existing social capital is not undermined. The AAP could consider making reference to such issues.

12.8 Accessibility

12.8.1 There is a need to improve access to essential services and amenities for all groups, including cultural, health, leisure and banking facilities. Access to GPs is particularly poor in the area and the level of planned growth in Tottenham means a need for development of more health infrastructure.

12.8.2 The Tottenham Hale District Centre **neighbourhood area policy** should improve accessibility for people living in this area to a range of services and amenities. The Green Grid policy **AAP 09** should also improve accessibility for those living near it, as well as access to the Borough's network of green and open spaces.

12.8.3 Policy **AAP 01** may help to support more integrated development through requirements for such comprehensive and coordinated development. However, there may be the potential to go further. Accessibility could be supported by requiring, where practicable, that local facilities are clustered together so that the services required by the community - including health infrastructure, education provision, libraries and community spaces - are provided within accessible locations. In this manner different facilities can complement each other, integrate with the function of each neighbourhood area and utilise the space required for this provision efficiently.

12.8.4 Policy **AAP 07** includes a range of requirements to ensure that strategic transport infrastructure is appropriately integrated into the Tottenham Area, and that new development achieves improvements in public transport accessibility, particularly to encourage modal shift and more sustainable movements. This is likely to have beneficial effects on access to local employment opportunities, services and community facilities.

12.8.5 With regard to **neighbourhood areas**, the development of a new district centre in Tottenham Hale providing a range of local facilities (e.g. a large GP clinic and a new school) should significantly improve access to essential services and amenities for people living in this part of Tottenham. All of the neighbourhood area sections include references to improving accessibility. For example the North Tottenham section refers to the creation of a new access bridge to the Lee Valley Park and improved east-west connections; and the Tottenham Hale section refers to improved links to the Lee Valley Park.

12.8.6 **In conclusion**, the plan is likely to result in **significant positive effects** on the accessibility baseline due to significant coverage of accessibility, particularly in the neighbourhood area sections. The level of regeneration proposed, including the new district centre at Tottenham Hale, provide big opportunities that must be capitalised upon. However, there are some uncertainties. It is vital that social infrastructure keeps pace with housing and population growth in the biggest growth areas, Tottenham Hale and Northumberland Park.

12.9 Economic growth

12.9.1 Issues relate to securing sustainable economic growth and business development, through increasing and diversifying employment opportunities, meeting the needs of different sectors of the economy and facilitating new land and business development. When it is compared with the rest of London, Haringey has levels of economic growth that are below the average, a higher rate of unemployment and lower gross weekly pay per capita. However it also has the highest start-up of new businesses in London; the economy is dominated by small businesses - 90% of businesses employ 10 or less people. Evidence suggests that employment growth within Tottenham will come primarily from small and medium sized B1 businesses, the creative sector, and retail and leisure opportunities unlocked by the area's regeneration plans.

12.9.2 While many of the **overarching policies** relate to the broader regeneration of Tottenham, the policy that most explicitly contributes to economic growth is **AAP 04** which sets out requirements to assist in facilitating the regeneration and renewal of Tottenham's designated employment areas. Specifically, it seeks a reconfiguration of the local employment offer in order to intensify land uses, maximise the amount of business floorspaces and premises and to increase the number and variety of jobs. The policy supports enabling mixed use schemes on selected sites where viability issues inhibit employment development, as well as a future role for Tottenham Hale as a destination for higher value, purpose built office development.

12.9.3 As all of the **neighbourhood area** sections seek to coordinate and facilitate development and provide clarity to developers it is considered that all of these sections contribute to supporting economic growth in the area. Significant flexibility is provided to enable developers to create viable schemes consistent with the Plan objectives

12.9.4 **In conclusion**, the plan is likely to result in **significant positive effects** on economic growth due to the large scale residential and employment led regeneration proposed in the AAP area by this plan. While there is some risk that there could be a loss of employment floorspace to new mixed use development, this is set to be managed and mitigated by the DM Policies DPD which makes clear that the Council will seek new development achieves the maximum amount of employment generating floorspace possible.

12.10 Skills and training

12.10.1 More Haringey employment than the London norm is with small firms often in the form of local retailers; this limits opportunities for employee training and progression within local firms. Evidence from providers active in the area suggest ongoing pressing demand for training in ESOL, literacy, numeracy and ICT, and flows of people into employment once these skills barriers are addressed.

12.10.2 Part of the **spatial vision** for Haringey is that “new schools provided in Tottenham Hale and North Tottenham act as a focal point for local community life, and educational attainment across the area is on par with the rest of the Borough”. There is a strategic objective in the AAP to provide “world class training and education”. Skills and training are addressed in the **overarching AAP policies,** including **AAP 11** dealing with infrastructure requirements and **AAP 04** with its support for planning contributions for training. It should be noted that these issues are also picked up in the DM Policies DPD, for example, where policies seek planning contributions to facilitate opportunities for local training, including apprenticeships.

12.10.3 There are no explicit references to skills and training in the **neighbourhood area** sections although some areas identify sites for schools and other community infrastructure, and there may be potential to use these for skills training for the wider community.

12.10.4 **In conclusion**, the plan is likely to result in positive effects on skills and training particularly through facilitating more new development in the area that will be required to make financial contributions to, amongst other things, fund local training. The significant amount of construction work will also create opportunities for on-site training and apprenticeships. These effects are not considered to be significant, and positive effects could be enhanced by setting out more specific requirements for the development of relevant training facilities.

12.11 Economic inclusion

12.11.1 There is a need to improve physical accessibility to jobs, support flexible working and encourage new businesses. Tottenham has some of the highest levels of unemployment in London and England, particularly amongst young people.

12.11.2 Tottenham is expected to meet the provision for the bulk of the London Plan’s forecast growth of 12,000 new jobs in the Borough by 2026. The AAP policies including **AAP 04** set a basis for ensuring that this job growth can be facilitated and appropriately accommodated within the area. The scale of employment growth should help to increase local access to jobs, however the extent of this access will depend, in part, on whether the employment offer is compatible with residents’ skill sets.

12.11.3 One of the Plan's strategic objectives is 'a prosperous hub for business and local employment' and seeks better access to job opportunities for Tottenham's communities. There are no explicit references to economic inclusion in the **overarching policies** but accessibility to jobs in and around Tottenham should be supported by the safeguarding and intensification of employment sites, designation of a new district centre at Tottenham Hale along with its future role for office development, and the large scale regeneration and access improvements proposed. It is noted that the matter of economic inclusion is covered in the Borough-wide policies of the adopted Strategic Policies and emerging DM Policies DPD.

12.11.4 **In conclusion**, the plan is likely to result in positive effects on economic inclusion, however the scale and significance of these effects is uncertain at this stage. This is because it is difficult to predict whether large scale residential-led regeneration of the area may lead to the loss or displacement of some local businesses (either directly or indirectly as a result of increasing rents), and if accessibility to some types of existing jobs (e.g. lower skilled jobs) could therefore be reduced.

12.12 Town centres

12.12.1 Tottenham has three town centres, Tottenham Green, Bruce Grove and High Road West; these line the 3.2km long Tottenham High Road. The scale of the High Road has to a large part been an obstacle to creating a cohesive and distinctive High Street experience, and the economic down turn has stunted the ability of many of these centres to fulfil their function effectively. There is a need to enhance the environmental quality of town centres (including quality of buildings and public realm), ensuring they are easily accessible and meet local needs and promoting them.

12.12.2 The spatial strategy for the AAP sets how Tottenham's centres will contribute to supporting growth and regeneration in Tottenham over the plan period. The AAP recognises, and sets out policies to ensure, that the area's town centres retain their distinctiveness and offer so as to complement and not compete with each other.

12.12.3 The **neighbourhood area sections** also touch on town centre development (e.g. improvements at Bruce Grove to consolidate and strengthen its role as the retail heart of the High Road) but the Tottenham Hale section is most significant as it highlights the intent to create a new district centre. Along new streets a range of retail, leisure or community facilities in small scale units at ground floor level will be sought. **AAP 08** is also noteworthy in its recognition of the need to appropriately manage town centre uses along the Tottenham High Road, which positively responds to the need to support the existing town centre hierarchy.

12.12.4 **In conclusion**, the plan is likely to result in **significant positive effects** on the town centres baseline (though this is to some extent dependent on wider factors such as the national economic outlook and challenges to the high street from new developments such as internet shopping). In particular, the intent to create a new district centre at Tottenham Hale will ensure that the needs of existing and new residents in this area can be better met; the proposed expansions and improvements to other centres are also important. Research has indicated that the expansion of Tottenham Hale into a District Centre (including the related intensification of retailers and services) would not detrimentally impact on the existing district centres of Seven Sisters and Bruce Grove. This is an important issue and the impacts of the developing centre on other centres should be closely monitored; the aim should be the development of complementary centres, taking into account nearby centres beyond Haringey such as the proposed new Meridian Water development in Enfield.

12.13 Biodiversity

12.13.1 The Lee Valley Regional Park straddles the eastern boundary of Tottenham although access is a significant problem. This area is home to European designated sites and is a Site of Special Scientific Interest. The River Lee Navigation and Pyre's Brook waterways also offer a habitat for wildlife. There are no designated Sites of Importance for Nature Conservation in Tottenham and much of the area generally lacks access to the natural environment.

12.13.2 None of the **overarching policies** refer to biodiversity explicitly, but the Green Grid policy **AAP 09** seeks to support the creation of a new axial link between Tottenham High Road and Lee Valley Park. This link will include high quality landscaping and is envisaged as a bold green infrastructure investment; thus it is assumed this could create some biodiversity value.

12.13.3 With regard to **neighbourhood areas**, the Tottenham Hale section proposes creating an improved pedestrian and cycle link to the Lee Valley Park and refers to development of the Green Grid (see above). This section also includes a riverside site where development is required to ecological interests. The North Tottenham section include requirements for new and enhanced public spaces including a large new community park; the latter could potentially create significant new biodiversity value if designed and managed for this objective. The Seven Sisters section notes where planning contributions will be sought to improve the quality and utility of the green spaces near to the site (the text also reaffirms the need to preserve and enhance the SINC and green corridor) and where the Green Grid should be facilitated.

12.13.4 **In conclusion**, the impact of the plan on biodiversity is unclear at this stage. An expanding population and new development is likely to be place increasing pressure on existing green spaces and biodiversity. Increased use of the Lee Valley Park as a result of improved access could have negative impacts for the biodiversity there if use cannot be properly managed. Potential positive effects include the formalisation of a Green Grid with improved links to the Lee Valley Park and other open spaces across Tottenham, and development and enhancement of some pocket parks. However the design of the former (and thus its value for biodiversity) is not clear entirely clear and effects will ultimately depend on how it is delivered. The delivery of more green space does not appear to form a prominent part of policies or many site allocations at this stage; however, it is recognised that the Strategic Policies and DM Policies DPD reflect a view that policy should primarily seek to deliver improvements to the quality and accessibility of existing spaces. The plan could be strengthened by including a more robust approach to securing the provision of green space, trees and vegetation as part of new development although it is acknowledged that the DM Policies DPD set requirements in this regard. It will be important to ensure that the pressure to meet housing delivery targets and deliver more employment floorspace is not at the expense of implementing the recommendations of the 2014 Open Space and Biodiversity Study, for example around increasing provision of, and quality of, small parks and amenity green spaces and securing new open space as part of new development in the Tottenham area.

12.14 Townscape and cultural Heritage

12.14.1 Tottenham has nine Conservation Areas and includes several high quality listed and locally listed buildings along the High Road and outside the conservation areas. The North Tottenham Conservation Area is identified on English Heritage's Heritage at Risk Register as a conservation area at risk. Key issues relate to preserving or where possible enhancing buildings and areas of architectural and historic interest.

12.14.2 There are several policies dealing with townscape/cultural heritage in the **overarching policies** including **AAP 05** (Conservation and Heritage), **AAP 06** (Urban Design and Character including Tall Buildings) and **AAP 08** (Tottenham High Road). These policies are also addressed in the DM Policies DPD. In light of consultation feedback and Interim SA findings, the AAP has been revised to highlight the context and specific opportunities for conserving and enhancing the historic environment, including heritage led regeneration, building on the policy proposed in the DM Policies DPD.

12.14.3 The **neighbourhood area section** and site allocations have been updated to set out key features of local character, including issues and opportunities in respect of townscape and cultural heritage which new development must positively respond to. Examples include reference in the Seven Sisters and Tottenham Green section to a need for targeted building and shop front/signage improvements consistent with the enhancement of the character, heritage and townscape attributes of the area; and reference in the Bruce Grove section to seeking limited growth consistent with the existing scale and character of the Conservation Area and town centre.

12.14.4 **In conclusion**, the impact of the plan on townscape and cultural heritage is likely to be significant. A considerable amount of work has gone into developing a targeted approach in light of consultation responses received; however, there remains some uncertainty and hence it is not possible to conclude significant positive effects. The scale of regeneration proposed will need to be carefully managed to ensure that existing assets and conservation areas are treated sensitively in all proposals. It is acknowledged that the DM Policies DPD sets out the Borough-wide approach for the conservation of heritage assets consistent with their significance, with additional requirements included in AAP 05.

12.15 Open space

12.15.1 There is a need to deliver a network of high quality, accessible open spaces across Tottenham. Tottenham has a severe problem with a lack of accessibility to the wider natural environment. Areas deficient in public open space include Northumberland Park, parts of White Hart Lane and parts of Bounds Green ward. The Lee Valley Regional Park straddles the eastern boundary of Tottenham although access is a significant problem.

12.15.2 The AAP includes an aim to create an interconnected Green Grid to link Tottenham's network of open space, which is set out in the **overarching policies.** The Green Grid policy **AAP 09** seeks to support the creation of a new axial links between Tottenham High Road and Lee Valley Park. This will include high quality landscaping and is envisaged as a bold green infrastructure investment.

12.15.3 With regard to **neighbourhood areas**, the Tottenham Hale section proposes creating an improved pedestrian and cycle link to the Lee Valley Park and refers to development of the Green Grid (see above). The North Tottenham section includes requirements for new and enhanced public spaces including a large new community park. The Seven Sisters section notes where planning contributions will be sought to improve the quality and utility of the green spaces near to the site and one site where a new or improved route should be facilitated.

12.15.4 **In conclusion**, potential positive effects include the formalisation of a Green Grid with improved links to the Lee Valley Park and other open spaces across Tottenham, and development and enhancement of some pocket parks. However the design of the former is not entirely clear at this stage and effects will ultimately depend on how it is delivered. The delivery of more open space does not appear to form a prominent part of policies or many site allocations at this stage, however it is recognised that opportunities for new open space are limited and hence there is primarily a need to deliver improvements to the quality and accessibility of existing spaces. It will be important to ensure that the pressure to meet growth targets is not at the expense of implementing the recommendations of the 2014 Open Space and Biodiversity Study, for example around improving access to small parks and amenity green spaces and securing new open space as part of new development in North Tottenham. Robust implementation of the proposed open space policy in the DM Policies DPD should help to manage and mitigate this risk. However, the plan could be strengthened by having a more robust approach to securing new open spaces as part of new development.

12.16 Water resources

12.16.1 The modification of rivers in the area including in-stream structures and culverts has led to loss of habitat diversity. Upstream of its upper confluence with Pymmes Brook the River Lee has been assigned River Quality Objective (RQO) class 2 (good quality) whilst downstream of the lower confluence water quality is RQO 5 (poor quality).

12.16.2 There are no explicit references to water resources in the **overarching policies** but is clear that the substantial growth in population and business planned for in Tottenham will place greater demands on water supply and waste water infrastructure.

12.16.3 With regard to **neighbourhood areas**, development of the Green Grid will greatly improve access from Tottenham Hale to the open spaces and waterways of the Lee Valley Park. The Hale Wharf site, which provides access to the waterways, will be an important site. The need to ensure that development close to waterways helps to protect and where possible enhance water quality (e.g. through provision of sustainable drainage measures that cleanse water runoff) would be a useful addition. Opportunities to deculvert and improve the ecological value of waterways should also be taken.

12.16.4 One **site allocation** in the Seven Sisters section refers to the need to consult Thames Water *"with regards the capacity of existing drains to move waste water from the site. Provision for safe and secure waste water* drainage *will be required to be identified prior to development commencing, and this will be a condition on planning consents."* Also, as per a **recommendation** made within the Interim SA Report (February 2015), the site allocations have been amended where relevant to note opportunities where deculverting should be investigated in order to improve the ecological value of waterways and flood risk management. Allocations also identify where sites fall within Source Protection Zones, where there is a particular need to ensure development does not adversely impact on water quality.

12.16.5 **In conclusion**, the plan is likely to result in increased consumption of water resources (relative to the existing situation) due to increases in water demand and potentially also increased risks to ground and surface water quality from development. However the effect relative to the baseline of 'no plan' is likely to be insignificant as both would involve high levels of growth in the area (this being driven by London Plan targets) and the Borough-wide DM Policies DPD include requirements for managing water resources. It is noted that the Council has been consulting with Thames Water regarding the issue of water supply and waste water infrastructure. It is understood that there is no suggestion that the total amount of development proposed in the Local Plan cannot be accommodated within existing provision, but there is recognition that the provision of new mains connections could take some time to implement. The Council will work with Thames Water in updating Haringey's Infrastructure Delivery Plan.

12.17 Soil and land quality

12.17.1 The majority of development proposed in Tottenham is on brownfield land. A variety of industrial land uses have left behind substantial contamination in Tottenham which may need to be remediated before development.

12.17.2 There are no explicit references to these issues in the **overarching policies**, but it is clear that the majority of development proposed in Tottenham is on brownfield land. The need to address risks from land contamination is highlighted in the DM Policies DPD.

12.17.3 A number of site allocations in different **neighbourhood areas** highlight the need for studies to be undertaken to understand what potential contamination there is on this site prior to any development taking place.

12.17.4 **In conclusion**, the plan is likely to result in positive effects on the land baseline in terms of encouraging the effective use of land through the development and remediation (where required) of brownfield land. However the effect is not considered significant as the plan contains few strong provisions.

12.18 Flood Risk and climate change

12.18.1 The main source of flood risk within the borough is the River Lee, and also from surface water and groundwater flooding. Tottenham Hale has more than 50% of the ward lying within Flood Zone 2.

12.18.2 There are no explicit references to flood risk issues in the **overarching policies** but this is understandable given that the Development Management Policies sets out key principles and clear requirements in relation to this issue.

12.18.3 In the **neighbourhood areas** section the site allocations, where relevant, highlight the need to consider flood risk (e.g. sites SS2 and NT2 are in Critical Drainage Areas and site TH1 is in flood zone 2) and, where appropriate, to submit a Flood Risk Assessment.

12.18.4 **In conclusion**, the plan could have negative effects on flood risk without appropriate management and mitigation. This is because high levels of development are proposed for Tottenham Hale, much of which is in flood zone 2. Consequently new development in the area could exacerbate flood risk (to occupiers and/or to other buildings) by being in the flood zone as well as by increasing the risk of surface water and sewer flooding (by reducing the permeability of the ground and adding to the pressure on the combined sewers during heavy rainfall events). Also some other development sites are in critical drainage areas for surface water flooding. However management and mitigation of these potential negative effects should be provided by the Borough-wide flood risk management policies in the DM Policies DPD which will apply equally to the Tottenham area.

12.19 Air quality

12.19.1 There is a need to improve local air quality, including through measures to reduce car use such as encouraging businesses to produce green travel plans. The area suffers poor air quality, primarily because of traffic congestion. The whole borough is an Air Quality Management Area, with monitoring sites located at Haringey Town Hall and Priory Park.

12.19.2 There are no explicit references to air quality issues in the **overarching policies**; however **AAP 07** seeks to support more sustainable transport movement in Tottenham and the Borough, in part, to improve the health and well-being of Haringey's residents. The policy responds to issues raised in the Interim SA, which noted that poor air quality is primarily linked to traffic congestion and that the council should consider highlighting the need to facilitate public transport accessibility and encourage walking and cycling as part of the AAP policy.

12.19.3 Multiple site allocations in the **neighbourhood areas** (e.g. Seven Sisters sites SS1-SS7) refer to the need to improve local air quality on site.

12.19.4 **In conclusion**, the impact of the plan on air quality is likely to be limited as there are few requirements relating to this issue in the AAP. Improvements in public transport accessibility as part of wider regeneration could reduce traffic-related transport emissions per capita (albeit net emissions may increase over the plan period as these gains are offset as the new development planned for in the area brings a growing population all of whom will presumably need to travel). The council should consider measures such as provision of street trees and electric car charging points could also be encouraged to further improve air quality. This would usefully extend the broad air quality policy references included in the DM Policies DPD.

12.20 Noise

12.20.1 There is a need to minimise the impact of the ambient noise environment on quality of life. However, there is no suitable baseline data available for this issue.

12.20.2 There are no explicit references to noise issues in the **overarching policies**. However the shift from B2/B8 to B1 on some employment land sites as part of planned regeneration could reduce noise emissions and thus have benefits for any nearby housing.

12.20.3 Multiple site allocations in the **neighbourhood areas** (e.g. Seven Sisters sites SS1-SS7) refer to the need to reduce noise pollution on site.

12.20.4 **In conclusion**, the impact of the plan on noise relative to the baseline of 'no plan' is considered to be intangible given the limited coverage of this issue in the AAP. It is recognised that the DM Policies DPD sets Borough-wide policies to ensure potential sources of noise pollution are managed and appropriately mitigated, as well as ensuring the protection of amenity for building occupiers.

12.21 Energy and carbon

12.21.1 There is a need to minimise energy use and increase energy efficiency and use of renewable energy. There are considerable opportunities, given that Haringey is planning to develop a decentralised energy network to supply energy efficiently to buildings in Tottenham Hale and other areas.

12.21.2 The AAP includes an emphasis on delivering energy efficient homes, including the aspiration for a decentralised energy network. **AAP 01** highlights the need to reduce carbon emissions and adapt to climate change.

12.21.3 With regard to **neighbourhood areas**, the Tottenham Hale policy states that sites within Tottenham Hale should facilitate connection to the decentralised energy network or provide part of the site as easement for the network.

12.21.4 Multiple **site allocations** are identified as being in an area with potential for being part of a decentralised energy network. For each site the AAP states that the role they play in the network could include providing an energy centre, being a customer or providing an easement for the network.

12.21.5 **In conclusion**, the impact of the plan on energy and carbon emissions relative to a baseline of 'no plan' is likely to be positive. This is because the development of a decentralised energy network, potentially connecting to the network under development in neighbouring Enfield, would provide a low carbon source of heat for new and existing buildings, helping to reduce carbon emissions per capita. However the effect is not considered to be significant as he DM Policies DPD is viewed as the key driver of decentralised energy development. The support that the AAP provides to development of decentralised energy could be strengthened by developing an area specific policy on decentralised energy that clearly allocates sites for energy centres and identifies network routes.

12.22 Waste management

12.22.1 Haringey Council is working with North London partners to progress the North London Waste Plan. This plan will identify locations suitable for waste management facilities to meet London Plan apportionment targets. Haringey as a whole achieves good recycling rates. There are two reuse and recycling centres and these accept an increasing range of materials and items for reuse or recycling. Other waste, if suitable, is sent for incineration at Edmonton Waste Incinerator, which also generates electricity for the borough.

12.22.2 There are no explicit references to these issues in the **overarching policies**. This issue appears to have been left to the Strategic Policies (SP6), DM Policies DPD and the forthcoming North London Waste Plan.

12.22.3 With regard to **neighbourhood areas**, site allocation NT2 refers to an existing waste management facility and the need to provide an additional compensatory site if this were developed for a non-waste use.

12.22.4 **In conclusion**, the AAP is unlikely to have a significant effect in terms of waste management, and it is noted that the Strategic Policies (SP6) and DM Policies DPD includes policies on waste management and new waste facilities.

12.23 Sustainable transport

12.23.1 Tottenham has some of north London's best transport links with the Victoria line and rail services to Stratford, the City, Stansted Airport and Cambridge. Further investment in transport connectivity through Crossrail 2 (to be confirmed) and a major redevelopment of Tottenham Hale Tube, rail and bus station will further enhance this. Currently cycling only forms 2% of all journeys, more and better infrastructure is needed. Issues relate to improving walking and cycling routes, promoting the use of public transport and reducing the use of private cars.

12.23.2 Significant public transport investment is happening or planned across Tottenham and the DM Policies DPD contains important strategic policies that will apply to Tottenham. Within the AAP the **overarching policies** also include a clear focus on transport issues through **AAP 07** (Transport)as well as **AAP 09,** insofar as the Green Grid policy provides for a new and improved east-west walking and cycling route between Tottenham High Road and Lee Valley Park, as well as improved access to the Borough's network of open spaces

12.23.3 The site allocations for the **neighbourhood areas** highlight sustainable transport issues including requirements for improved railway stations (e.g. Northumberland Park, Bruce Grove), new and improved bus services and better pedestrian and cycle friendly routes (e.g. the proposed Green Link to Lee Valley Park). Some site allocations also refer to the need to minimise parking provision due to excellent local public transport connections.

12.23.4 **In conclusion**, the plan is likely to result in positive effects on the sustainable transport baseline through the detailed requirements in the neighbourhood areas. However, given the low level of cycling, the AAP could be strengthened by providing more detail on the proposed cycle network to ensure that a strategic approach is taken. It will be important to coordinate development with cross-borough sustainable transport projects such as the proposed Cycling Superhighway 1 running from Tottenham into the City of London. Also, further options could be considered including introducing 'car free' requirements (with the exception of disabled parking) for residential developments in highly accessible locations and/or requirements developments to support car clubs. This would build on encouragement for contributions to car club schemes or the provision of car club bays; and support for development with no on-site parking (under certain conditions) in the DM Policies DPD.

12.24 Overall conclusions and recommendations

12.24.1 The appraisal presented above highlights that the draft plan performs well in terms of many sustainability issues/objectives, with 'significant' positive effects identified as likely in terms of: health, housing, community cohesion, accessibility, town centres and economic growth.

12.24.2 A potential negative effect (relative to the baseline of 'no plan') is identified on flood risk, though the significance of the effect is uncertain. Flood risk policy in the DM Policies DPD should mitigate this effect to a large extent.

12.24.3 It is also important to point out that, whilst positive effects are generally predicted in terms of socio-economic issues/objectives, some risks are also highlighted. Specifically, there is a risk that development consistent with the proposed plan policies could lead to some disruption to existing communities. There is also a risk that some existing business sectors could be impacted by the policy focus on employment site renewal.

12.24.4 The appraisal has highlights a number of instances where policy approaches or wording in the plan were amended, following on from public consultation responses and findings of the Interim SA report. It is noted that a considerable amount of work has gone into strengthening the policy approach in relation to biodiversity (Green Grid) and townscape / heritage / character. However, it is considered there remain some opportunities to further refine policies in order to minimise the negative and strengthen the overall positive effects of the plan.

PART 3: WHAT ARE THE NEXT STEPS (INCLUDING MONITORING)?

13 INTRODUCTION (TO PART 3)

13.1.1 This part of the report explains next steps that will be taken as part of plan-making / SA.

14 PLAN FINALISATION

14.1.1 Subsequent to publication of the Pre-submission Plan / SA Report, the main issues raised will be identified and summarised by the Council, who will then consider whether the plan can still be deemed to be 'sound'. Assuming that this is the case, the plan (and the summary of representations received) will be submitted for Examination. At Examination a Government appointed Planning Inspector will consider representations (in addition to the SA Report and other sources of evidence) before determining whether the plan is sound (or requires further modifications).

14.1.2 Once found to be 'sound' the plan will be formally adopted by the Council. At the time of Adoption an 'SA Statement' must be published that sets out (amongst other things) *'the measures decided concerning monitoring'*.

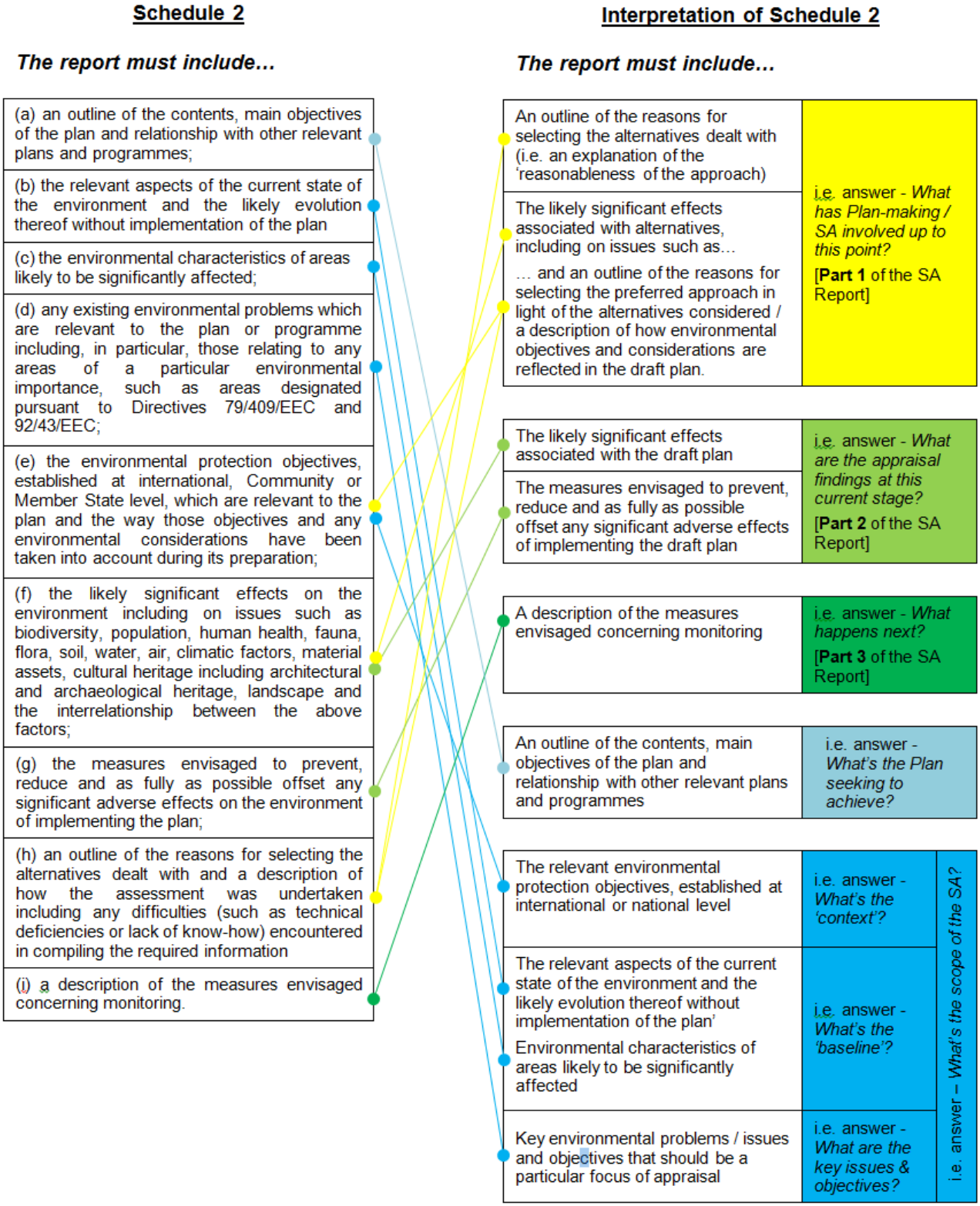
15 MONITORING

15.1.1 At the current time, there is a need only to present 'measures envisaged concerning monitoring'. In-light of appraisal findings (i.e. predicted effects and uncertainties) presented in Part 2 above, monitoring efforts might focus on:

- The shift in employment types within Tottenham;
- The effect of estate renewal on existing communities / community cohesion;
- The legibility of historic character;
- Flood risk mitigation measures implemented; and
- Use of green spaces and the Lee Valley Regional Park.

APPENDIX I - REGULATORY REQUIREMENTS (1)

Schedule 2 of the Environmental Assessment of Plans Regulations 2004 explains the information that must be contained in the SA Report; however, interpretation of Schedule 2 is not straightforward. The table below interprets Schedule 2 requirements.



APPENDIX II - REGULATORY REQUIREMENTS (2)

Appendix I signposts to broadly how/where this report meets regulatory requirements. As a supplement, it is also helpful to present a discussion of more precisely how/where regulatory requirements are met.

Regulatory requirement	Discussion of how requirement has been met
Schedule 2 of the regulations lists the information to be provided within the SA Report	
a) An outline of the contents, main objectives of the plan or programme, and relationship with other relevant plans and programmes;	Chapter 4 ('What's the plan seeking to achieve') presents this information.
b) The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme;	These matters are considered in detail within the Scoping Report. The outcome of the scoping report was an 'SA framework', and this is presented within Chapter 5 ('What's the scope of the SA'). Also, more detailed messages from the Scoping Report - i.e. messages established through baseline review - are presented within Appendix III.
c) The environmental characteristics of areas likely to be significantly affected;	
d) Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Directives 79/409/EEC and 92/43/EEC.;	
e) The environmental protection, objectives, established at international, Community or national level, which are relevant to the plan or programme and the way those objectives and any environmental, considerations have been taken into account during its preparation;	The Scoping Report presents a detailed context review, and explains how key messages from the context review (and baseline review) were then refined in order to establish an 'SA framework'. The SA framework is presented within Chapter 4 ('What's the scope of the SA'). Also, messages from the context review are presented within Appendix III. With regards to explaining 'how… considerations have been taken into account' - • Chapters 5 explains how/why understanding of the issues that should be a focus of alternatives appraisal was refined subsequent to consultation/SA in Feb 2015. • Chapters 6-10 explain, for each of the issues that is a focus of alternatives appraisal at the current time, how/why understanding of reasonable alternatives was refined subsequent to consultation/SA in Feb 2015. • Chapters 6-10 also explain the Council's 'reasons for selecting/developing the preferred approach', i.e. explain how/why the preferred approach is justified in-light of the appraisal of reasonable alternatives. • Chapter 12 ('Appraisal of the draft plan') explains how/why the preferred approach has evolved subsequent to consultation/SA in Feb 2015.

f) The likely significant effects on the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship between the above factors. (Footnote: These effects should include secondary, cumulative, synergistic, short, medium and long-term permanent and temporary, positive and negative effects);	• Chapter 6-10 present alternatives appraisal findings (in relation to each of the plan issues that reasonable need to be a focus of alternatives appraisal at the current time). • Chapter 12 ('Appraisal of the draft plan') presents the appraisal of the draft plan. As explained within the various methodology sections, as part of appraisal work consideration has been given to the established SA scope, and the need to consider the potential to various effect characteristics/dimensions.
g) The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme;	The Feb 2015 'appraisal of the draft plan' (Chapter 17 within the Interim SA Report) made a number of recommendations, and subsequently these were taken on-board by the Council when finalising the plan for publication/submission. At the current time, Chapter 12 ('Appraisal of the draft plan') concludes by highlighting a number of ways in which the plan might 'go further' in order to more fully address specific sustainability considerations; however, no explicit recommendations are outstanding.
h) An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties (such as technical deficiencies or lack of know-how) encountered in compiling the required information;	As discussed, Chapters 5-10 deal with 'Reasons for selecting the alternatives dealt with', in that there is an explanation of the reasons for focusing on particular issues and options. Also, Chapters 6-10 explain the Council's 'reasons for selecting/developing the preferred approach' in-light of alternatives appraisal. Methodology/limitations are discussed at various places, ahead of presenting appraisal findings, and limitations are also discussed as part of appraisal narratives.
i) description of measures envisaged concerning monitoring in accordance with Art. 10;	Chapter 15 presents 'measures envisaged concerning' monitoring.
j) a non-technical summary of the information provided under the above headings	The NTS is a separate document.
The SA Report must be published alongside the draft plan, in-line with the following regulations	
authorities with environmental responsibility and the public, shall be given an early and effective opportunity within appropriate time frames to express their opinion on the draft plan or programme and the accompanying environmental report before the adoption of the plan or programme (Art. 6.1, 6.2)	An Interim SA Report, which essentially presented all the information required of the SA Report, was published alongside the draft plan in February 2015, under Regulation 18 of the Local Planning Regulations. At the current time, the SA Report is published alongside the pre-submission plan, under Regulation 19, so that representations might be made ahead of submission.
The SA Report must be taken into account, alongside consultation responses, when finalising the plan.	
The environmental report prepared pursuant to Article 5, the opinions expressed pursuant to Article 6 and the results of any transboundary consultations entered into pursuant to Article 7 shall be taken into account during the preparation of the plan or programme and before its adoption or submission to the legislative procedure.	The Council has taken into account the Interim SA Report (Feb 2015), alongside consultation responses received, when finalising the plan for publication/submission. Appraisal findings presented within this current SA Report will inform a decision on whether or not to submit the plan, and then (on the assumption that the plan is submitted) will be taken into account when considering the plan at Examination (i.e. taken into account by the Inspector).

APPENDIX III - CONTEXT AND BASELINE REVIEW

Introduction

As discussed in Chapter 4 ('What's the scope of the SA?') the SA scope is primarily reflected in a list of sustainability objectives ('the SA framework'), which was established subsequent to a review of the sustainability 'context' and 'baseline' and also subsequent to consultation. The aim of this appendix is to present summary outcomes from the context / baseline review, as the detailed issues discussed helpfully supplement the SA framework, i.e. serve to identify specific issues that should be a focus of appraisal work under the SA framework.

What's the sustainability context?

Crime

- The NPPF calls on planning authorities to ensure that developments create safe environments where crime and disorder, and the fear of crime, do not undermine quality of life. It notes that measures to design out crime should be integral.
- The 'Haringey Community Safety Strategy 2013-2017' notes that following the riots in 2011, it was recommended that the Borough strengthen efforts to seek investment in economic growth, jobs, high quality housing and improved engagement with the communities affected.

Education

- The NPPF notes that providing a 'sufficient choice of school places is of 'great importance' and there is a need on the art of planning authorities to take a 'proactive, positive and collaborative approach' towards achieving this.
- According to the London Plan, the Mayor will support the provision of education facilities in order to meet the demand generated by London's growth.

Health

- The NPPF calls for the setting strategic policies to ensure the provision of health facilities. In terms of the wider determinants of health, it notes that access to high quality open spaces and sport and recreation can make an important contribution.
- The 'Marmot Review' concluded that there is 'overwhelming evidence that health and environmental inequalities are inexorably linked'. The 'Haringey Health and Wellbeing Strategy 2012-2015' endorses the findings of the Marmot review in terms of the need to 'ensure social justice, health and sustainability are at the heart of all policies'.
- The report 'Ready for Ageing?' warns that society is underprepared for the ageing population. Meanwhile, the study 'Under the Weather' finds that heat related illness is liable to increase under climate change, but that this could be addressed through appropriate urban planning.
- At a local level, Haringey Council recently published for consultation a draft Corporate Plan, 'Building a Stronger Haringey Together'. One of the draft priorities is: "Empower all adults to live healthy, long and fulfilling lives."

Housing

- The NPPF requires that authorities meet the full, objectively assessed need for market and affordable housing wherever possible, including where housing market areas cross administrative boundaries. The NPPF also notes that:
  - Plans for housing mix should be based upon 'current and future demographic trends, market trends and the needs of different groups in the community'.
  - Good design is a key aspect in sustainable development.
  - Authorities should ensure provision of affordable housing
  - Larger developments are sometimes the best means of achieving new homes.

- Each of London's Boroughs are required to fulfil the housing targets as set out in the London Plan, and to address the suitability of housing development in terms of location, type of development, housing requirements and impact on the locality.
- 'Haringey's Housing Strategy 2009-19' sets out Haringey's approach to housing over the next ten years. It includes a vision to create 'neighbourhoods that people choose to live in with a balance of different types of homes which offer quality, affordability and sustainability for current and future generations'. In October 2014, the Council published for public consultation a new Housing Strategy 2015-2020.

Community cohesion

- The NPPF states that a planning principle is to support strategies to improve health, social and cultural wellbeing for all. There is a need to facilitate social interaction and promote the retention and development of community services and facilities.
- The report Natural Solutions notes that green spaces potentially have a role to play in increasing community cohesion by providing a neutral space for meeting and interacting.
- In the Haringey 'Sustainable Community Strategy 2007-2016' an ambition is set out to achieve an open and inclusive Borough, including through the provision of affordable housing, and the construction of mixed and sustainable communities.

Accessibility

- The NPPF notes that the planning system has a role to play in providing accessible local services that reflect community needs and support health, social and cultural well-being.
- The London Plan states that development should provide and improve access to social and community infrastructure. Inclusive design should also be adopted to take into account the needs of older and disabled people.
- The Haringey 'Sustainable Community Strategy 2007-2016' looks to ensure that the Borough's communities have easier access to open spaces, facilities and shopping areas.

Economic growth

- The European Union strategy for achieving economic growth up until 2020 focuses on smart growth, through the development of knowledge and innovation; sustainable growth, based on a greener, more resource efficient economy; and inclusive growth.
- According to the NPPF, the planning system can contribute to a responsive economy by ensuring sufficient land of the right type is available in the right places and at the right time; and by identifying and coordinating development requirements. It emphasises the need to:
- Capitalise on 'inherent strengths', and meet the 'twin challenges of global competition and of a low carbon future'.
- Support new and emerging business sectors, including positively planning for 'clusters or networks of knowledge driven, creative or high technology industries'.
- The Mayor's Economic Development Strategy sets an ambition for London to be the world capital of business, and to have the most competitive business environment in the world.
- The Haringey Regeneration Strategy sets out a key priority to develop a 21st century business economy that offers opportunities for sustainable employment and enterprise, to help make Haringey a place people want to work, visit and invest in.

Skills and training

- The Haringey 'Sustainable Community Strategy 2007-2016' sets an objective to extend training opportunities for people to improve their skills, especially in order to have access to jobs in key areas of commerce and growth.
- The Haringey Regeneration Strategy sets out a key priority to unlock the potential of Haringey residents through increasing skill levels and raising employment so that they can contribute to and benefit from being part of one of the most successful cities in the world.

Economic inclusion

- The London Plan notes that that there is a need to tackle persistent poverty and deprivation through a policy framework that helps tackle unemployment and worklessness. In particular, there is a need to ensure Londoners have the education and skills they need.
- The Local Growth White Paper notes that growth should be broad-based industrially and geographically, ensuring everyone has access to the opportunities that growth brings.
- The Haringey 'Sustainable Community Strategy 2007-2016' sets an ambition to target poverty through targeted social inclusion initiatives.

Town centres

- The NPPF emphasises the need to support competitive town centres, and oppose schemes that will impact town centre viability. It calls for town centres to provide a diverse retail offer and to reflect local 'individuality'.
- CLG's (2012) report 'High streets at the heart of our communities' notes that local policies should look to reinforce local distinctiveness and community value of town centres, and develop their social function with a view to underpinning ongoing commercial viability.
- The London Plan calls for the scale of new retail, commercial, culture and leisure developments within town centres to reflect the size, role and function of that centre.

Biodiversity

- The NPPF emphasises the need to protect important sites, plan for green infrastructure and plan for ecological networks whilst taking account the anticipated effects of climate change. National policy reflects the EU Biodiversity Strategy's commitment to 'halt the loss of biodiversity and the degradation of ecosystem services in the EU by 2020'.
- The Natural Environment White Paper sets out the importance of a healthy, functioning natural environment to sustained economic growth, prospering communities and well-being. It signals a move towards protecting biodiversity throughout the landscape.
- The London Plan states calls for priority to be given to achieving Biodiversity Action Plans (BAP) targets and supporting sites within or near to areas deficient in accessible wildlife sites. The Haringey BAP notes that there is a need to consider biodiversity as a cross cutting agenda to be integrated into the delivery of all services.

Townscape and cultural heritage

- The NPPF calls for a 'positive strategy' towards the 'conservation and enjoyment of the historic environment', including assets most at risk. Heritage assets should be recognised as an 'irreplaceable resource' to be conserved in a 'manner appropriate to their significance'.
- The London Plan calls for Local Authorities to maintain and enhance the contribution of the cities 'built, landscaped and buried heritage' to London's environment, culture, and economy.
- English Heritage's 'Heritage at Risk National Strategy' targets the removal of a quarter of nationally designated heritage at risk assets by April 2015. Meanwhile, 'Seeing history in the view' provides a means of understanding views that are recognised as important.

Open space

- The NPPF recognises the health and wellbeing benefits of access to high quality open space and states that planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The NPPF also emphasises the 'great importance' of Green Belts and encourages local authorities to plan positively to enhance beneficial use.
- The London Plan states that boroughs should plan for green infrastructure needs to realise the current and potential value of open space to communities and support the delivery of the widest range of linked environmental and social benefits.

- Haringey's 2014 Open Space and Biodiversity Study identified that Northumberland Park Ward, Tottenham Hale Ward, part of Bruce Grove Ward, Tottenham Green Ward and east of Seven Sisters Ward have the greatest deficiency in access to open and green spaces. The recommendations include improving provision of small local parks and amenity green spaces as well as access to them and securing new open space in new developments.

Water resources

- The EU Water Framework Directive drives a catchment-based approach to water management. An Environment Agency strategy implements Directive in relation to groundwater, highlighting that groundwater is at risk from point source and diffuse pollution.
- The NPPF calls for planning authorities to produce strategic policies to deliver the infrastructure necessary for water supply and wastewater and to take account of the effects of climate change in the long term, including on water supply.
- The 'Water White Paper' notes that through measures to encourage and incentivise water efficiency (and demand management measures by water companies), the Government aspires to reduce average demand to 130 litres per head, per day by 2030.
- An Environment Agency strategy for restoring rivers in North London considers how rivers play a role in urban regeneration, providing a range of social and environmental benefits.

Soil and land quality

- The NPPF recognises the need to protect and enhance soils; prevent new or existing development from contributing to or being adversely affected by the presence of unacceptable levels of soil pollution or land instability; and remediate 'despoiled, degraded, derelict, contaminated and unstable land', where appropriate.
- The NPPF also highlights the need to encourage the effective use of land through the reuse of previously developed land, provided that this is not of high environmental value.
- The 'Safeguarding our Soils' strategy highlights the vital role soils play in supporting ecosystems, facilitating drainage and providing urban green spaces for communities.

Flood risk and climate change

- The EU's 'Blueprint to Safeguard Europe's Water Resources' promotes the use of green infrastructure, such as wetlands, floodplains and buffer strips along water courses in order to reduce vulnerability to floods and droughts.
- The NPPF notes that development should be directed away from areas at highest risk from flooding. Where development is necessary, it should be made safe without increasing risk elsewhere. New developments should be planned to avoid vulnerability to climate change.
- The 'Flood and Water Management Act' calls for the incorporation of greater resilience measures into new buildings, retro-fitting at risk properties, and utilising the environment to address risk (e.g. harnessing wetlands to store water). 'Planning for SuDS' calls for greater recognition of the multiple benefits this form of water management can provide.

Air quality

- The EU Thematic Strategy on Air Pollution aims to cut the annual number of premature deaths from air pollution-related diseases by 40% by 2020 (using 2000 as the base year).
- According to the NPPF, plans should contribute towards national objectives for pollutants, taking into account the presence of Air Quality Management Areas. New and existing developments should be prevented from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of air pollution.
- The Mayor's Air Quality Strategy notes that air pollution harms the environment and health, with greater impacts felt most severely by vulnerable people, such as children and the elderly. The London Plan seeks to ensure that development is at least 'air quality neutral'.

Noise

- The NPPF states that planning policies should aim to avoid noise that gives rise to significant adverse impacts on health and quality of life.
- The Mayor's Ambient Noise Strategy focuses on reducing noise through better management of transport systems, better town planning, and better design of buildings.

Energy and carbon

- On energy, the European Commission recommends that the EU's energy efficiency improves by 20% and the share of renewable energy grows to 20% by 2020.
- The NPPF emphasises the key role for planning in securing radical reductions in GHG, including in terms of meeting the targets set out in the Climate Change Act 200812. Plan-making should, for example, support efforts to deliver infrastructure such as low-carbon district heating network and increase energy efficiency in the built environment
- The London Plan seeks to reduce London's carbon dioxide emissions of 60% (below 1990 levels) by 2025. Haringey Council has set an ambitious target to reduce borough-wide carbon emissions by 40% by 2020 from a 2005 baseline.

Waste management

- The Mayor's municipal waste management strategy aims provide Londoners with the knowledge, infrastructure and incentives to change the way they manage municipal waste, including minimising its impact on the environment and unlocking its economic value.
- The seven north London boroughs are preparing a joint Waste Plan. This plan will identify a range of suitable sites for waste management uses, to meet London Plan waste apportionments, and include policies and guidelines for determining planning applications.

Sustainable transport

- The NPPF states that the transport system needs to be balanced in favour of sustainable transport modes (including walking, cycling and public transport). To minimise journey lengths planning policies should aim for 'a balance of land uses', and where practical, key facilities should be located within walking distance or be well served by public transport.
- Haringey encourages 'sustainable' forms of transport through measures including the Haringey Walking Plan, Cycling Action Plan and Haringey Cycle Route Network.

What's the sustainability baseline?

Crime

- Crime has been steadily declining across Haringey, but some neighbourhoods and groups remain more likely to fall victim to crime than others. There are 52 neighbourhood crimes per 1,000 population in Tottenham, compared to 49.3 for Haringey.
- Crime is high in Tottenham compared to Haringey as a whole. Significant criminal activities in the ward include theft and handling and violence against the person.
- Crime is particularly prevalent in Northumberland Park. The challenge facing Tottenham, and the borough as a whole, is two-fold: to tackle persistent problems including crime 'hotspots'; and to address public concerns about crime.
- Historically, property crime (includes robbery, burglary and vehicle crime) in the borough has contributed significantly to overall crime figures, and has also been a top concern of its residents. Unemployment is strongly correlated with acquisitive crime.

Education

- In terms of educational attainment, data for 2013 reveals that 64.9% of the population of Haringey has an NVQ level 3 or above, with this being above regional (64%) and national levels (55.8%).

[12] In the UK the Climate Change Act 2008 has set legally binding targets on reducing greenhouse gas emissions in the UK by at least 80% by 2050 and 34% by 2020 against the 1990 baseline.

- The percentage of Haringey residents with no qualifications (8.6%) is above the London average (8.6%), but below the national level (9.3%). This is most acute in Tottenham Hale, with 22.45% of residents aged 16 and over having no qualifications.
- In 2013, 69% of the pupils who live and study in the Tottenham area achieved level 4+ at Key Stage 2, compared to 79% in London. This reduced to 56.4% in St Ann's. In 2013, 57% of pupils achieved 5 or more A*-C at GCSE level, compared to 64.5% in London. This reduces to 50% in Seven Sisters.
- In general, children and young people who live in the more deprived areas of Haringey tend to have a lower level of achievement than those that are from more affluent backgrounds. None of the schools in Tottenham have sixth forms which may indicate low expectations in the young people of Tottenham.
- Tottenham does have outstanding rated schools and the primary school teacher of the year teaches in the area, but educational attainment is still below London levels. Educational attainment is significantly lower than the London average across Haringey and is lowest in White Hart Lane, Northumberland Park and Seven Sisters (all in Tottenham).
- As the population grows additional school places will need to be created.

Health

- Health and well-being in Haringey is very similar to the London average. Life expectancy rates in Haringey are increasing and are expected to improve further. However Tottenham has a lower life expectancy to London with it being only 74.7 years for men and 81.8 years for women in 2006 to 2010.
- Health inequalities in Haringey are evident; the most deprived areas in the east of the borough tend to experience the poorest health. Health inequality is most acute in Tottenham, with a nine year gap in life expectancy when compared with the rest of the borough. Male life expectancy is low compared to the Haringey average.
- Childhood obesity rates in the borough are higher than the London and national average. One in four children aged 4-5 and one in three children aged 10-11 are overweight or obese. In Tottenham this is even worse with 44.9% of 10-11 year olds in 2012/13 being either overweight or obese. About 112,865 adults in Haringey are estimated to be overweight or obese.
- There are high levels of deaths attributed to external causes and respiratory disease in Tottenham compared to Haringey. Cancer and cardiovascular disease rates amongst the under 75s are also high (17% and 35% above expected rates).
- There are a limited number of GP practices in some wards in Tottenham (White Hart Land and West green) and patients are likely to access primary care elsewhere. Access to GPs in Tottenham is significantly poorer in than in other parts of Haringey and the level of planned growth in Tottenham means a need for development of more health infrastructure.

Housing

- Affordability of housing is a significant issue in the area. The borough has a relatively low proportion of home ownership (38.8%) compared to London (48.2%).
- The proportion of owner occupation is greater in the west, with concentrations of social rented housing in the east of the borough, reflecting a wider social and economic polarisation.
- The Council is currently preparing a local Strategic Housing Market Assessment, which will provide an understanding of the current and future housing market and how this relates to the borough's housing growth, needs and regeneration.
- The borough has notable levels of homelessness, with 3,000 people officially in temporary accommodation. Just over 30% of households live in social housing, which tends to be concentrated in the east of the borough (which is more densely populated than the west).
- Overcrowding is a major issue with a fifth of all households with at least one bedroom too few for the number and composition of people living in the household. This increases to a quarter of all households in Northumberland Park.

- At just £25,138 per year, average household incomes in Tottenham are around £17,000 less than in the west of the borough and around £8,000 less than the average annual household income for London.
- Tottenham has a population of 118,337 (2012 mid year estimate) which is projected to grow to approximately 147,000 by 2041. The area has a population density of 100.2 persons per hectare (2011), compared to 86.2 for Haringey and 54 for London as a whole. The borough's population is set to increase by 31,234 over the period 2011 to 2021.

Community cohesion

- The 2011 Census showed that Haringey's population increased by 18% between 2001 and 2011. In Tottenham the population is currently 118,337, set to rise to 147,409 by 2014 according to the GLA Population Projections.
- Tottenham has a higher proportion of under 20s (28.1%) than Haringey (25.6%) and London as a whole (24.5%), suggesting an increased need for services aimed at mothers, children and young people. The proportion of older people is lower than the London average but is likely to place increasing pressure on health services in Haringey in future.
- Tottenham is one of the most ethnically diverse areas in the country. A higher than average proportion of residents are from ethnic backgrounds; most notably Black Caribbean, Black African and Other White. Over three quarters (78.9%) of the population have non White British ethnic group, compared to 55.1% for London. There are some 200 different languages spoken.
- Overall deprivation in the borough is high, with Haringey ranked as the fourth most deprived borough in London. The eight wards that make up Tottenham (Northumberland Park, Tottenham Hale, Tottenham Green, White Hart Lane, West Green, Seven Sisters, St. Ann's and Bruce Grove) accommodate almost half of the people living in Haringey. They are ranked among the top 10% of the most deprived areas in England.

Accessibility

- Education is highly accessible, with all 5-10 year olds within 15 minutes of the nearest primary school; 99% of 11-15 year olds within 20 minutes of the nearest secondary school; and all 16-19 year olds within 30 minutes of further education.

Economic growth

- When it is compared with the rest of London, Haringey has levels of economic growth that are below the regional average, a higher rate of unemployment and lower gross weekly pay per capita. Low wages act as a barrier to home ownership and limit residents' housing options.
- Through the London Plan, Tottenham has two regionally strategic industrial locations, one of which is a preferred industrial location (Central Leeside Business Area – North Tottenham) and the other an industrial business park located in Tottenham Hale. The regeneration of Tottenham Hale and the industrial areas in Central Leeside[13] offer new business and employment opportunities.
- For long periods Tottenham provided a home to light industry along the Upper Lee Valley but despite a number of active and well used industrial estates it now has, in broad terms, a declining employment base.
- Haringey's economy is dominated by small businesses. 90% of the businesses employ 10 people or less. Tottenham has the highest start-up rate of new businesses in London, despite the recent recession. There has been a decline in industrial floorspace take-up since the 1990s, the manufacturing base has also been declining, and office space buildings are mainly second hand, older buildings. Business stakeholders have expressed concern about the range of business premises available in the borough.
- Research has indicated that economic growth within Tottenham will come primarily from small and medium sized B1 businesses, the creative sector and retail and leisure opportunities unlocked by the area's regeneration plans.

[13] The regeneration area of Central Leeside is also partly in the London Borough of Enfield.

Skills and training

- Figures for employment by occupation during 2013 reveal that those in group 1-3 roles14 (55.4%) across Haringey were higher than the London average (54.6%) and significantly above the national average (44.5%). The percentage of the borough's population that was in group 8-9 roles from April 2013 to March 2014 was 17,100, 15.5% of the total workforce. This figure is higher than the rest of London which was measured at 12.7% of the total workforce.
- The borough is characterised by its polarised skills base. Around 21% of the borough's working age population has a Level 1 or below qualification. Meanwhile, 40% have a Level 4 or above qualification.
- A high proportion of Tottenham residents are employed in low level jobs or are receiving benefits.

Economic inclusion

- Tottenham has some of the highest levels of unemployment in London and England. In 2011, 63.7% of 16-64 year olds in Tottenham were in employment, below both the London and national rates of 68.2% and 70.4% respectively.
- In March 2012, the Job Seeker Allowance (JSA) claimant count in Haringey was 10,393; or 6.5% of the total working age population (16-64 year olds). This is significantly above the national and London rates.
- Youth unemployment in Tottenham is particularly an issue with 5.4% of 18-24 year olds in the area claiming JSA, increasing to nearly 10% in Northumberland Park.
- High levels of unemployment and deprivation, along with a number of other factors, caused riots in Tottenham in the summer of 2011. This has led to a number of discussions on the prospects for the area's young population and in turn has trigged investment from the borough and the Mayor of London.
- In 2012/13 the median household annual income in Tottenham was £21,834, substantially below both Haringey (£33,140) and London (£35,740).

Town centres

- Tottenham has three town centres, Tottenham Green, Bruce Grove and High Road West; these line the 3.2km long Tottenham High Road. The scale of the High Road has to a large part been an obstacle to creating a cohesive and distinctive High Street experience.
- It appears that the economic downturn is still having an impact on the retail sector, and has stunted the ability of town centres across the borough to fulfil their role and function. However Tottenham Hale was the best performing of Haringey's town centres with no vacant town centre floor space.
- Haringey's town centre vacancy rates have increased in recent years but overall, they remain lower than national and regional averages. However, the borough's town centres are not performing equally in this respect.
- Tottenham's town centres need to be maintained and enhanced to retain retail capacity. Additional shopping and service facilities are needed in order to meet projected growth in expenditure.

Biodiversity

- Three European Sites are within a 10 km radius of Haringey – Lee Valley Ramsar Site, Lee Valley Special Protection Area (SPA) and Epping Forest Special Area of Conservation (SAC).
- The Borough has a total of 60 areas designated as Sites of Importance for Nature Conservation Importance. Of these, five are of Metropolitan Importance, 22 of Borough Importance Grade I and Borough Grade II and 33 of Local Importance. Haringey also has five Local Nature Reserves (LNRs) - Alexandra Palace & Park, Coldfall Wood, Parkland Walk, Railway Fields and Queens Wood. The waterways also offer a valuable habitat, which it is recognised should be preserved and enhanced.

[14] *Soc 2010 major group 1-3*: Managers, directors and senior officials; Professional occupations; Associate professional & technical. *Soc 2010 major group 4-5*: Administrative & secretarial; Skilled trades occupations. *Soc 2010 major group 6-7*: Caring, leisure and Other Service occupations; Sales and customer service occupations. *Soc 2010 major group 8-9*: Process plant & machine operatives; Elementary occupations.

- The Lee Valley Regional Park straddles the eastern boundary of Tottenham although access is a significant problem. This area is home to European designated sites and is a Site of Special Scientific Interest. The River Lee Navigation and Pymmes Brook waterways also offer a habitat for wildlife. There are no designated Sites of Importance for Nature Conservation in Tottenham and much of the area generally lacks access to the natural environment.

Townscape and cultural heritage

- The Tottenham High Road Historic Corridor comprises the following six Conservation Areas: North Tottenham, Scotland Green, Bruce Grove, Tottenham Green, Seven Sisters/Page Green and South Tottenham. There are also three other Conservation Areas: Bruce Castle, St Ann's and Clyde Circus15. Tottenham also includes several high quality listed and locally listed buildings along the High Road and outside the conservation areas.
- The North Tottenham Conservation Area is identified on English Heritage's Heritage at Risk Register as a conservation area at risk.

Open space

- Tottenham has a small number of significant green spaces such as Down Lane Park and the Lee Valley Regional Park (designated as Green Belt) on the eastern boundary, although access is a significant problem. The borough has an overall provision of 1.7ha of open space per 1,000 residents. Areas deficient in access to public open space include Northumberland Park and Tottenham Hale wards and parts of Bruce Grove, Tottenham Green and Seven Sisters wards.

Water resources

- Tottenham is located within the London catchment of the River Thames River Basin District which includes the River Lee and its main tributaries. The catchment is highly urbanised and the majority of rivers are designated heavily modified and there is a distinct lack of natural river processes throughout the catchment. The modification of rivers including in-stream structures and culverts has led to loss of habitat diversity and the creation of barriers for fish migration.
- The River Lee (including the Lee Navigation) on the borough's eastern boundary is the principal watercourse in the area. Upstream of its upper confluence with Pymmes Brook the Lee has been assigned River Quality Objective (RQO) class 2 (good quality) whilst downstream of the lower confluence water quality is RQO 5 (poor quality).
- Haringey is home to the North London Artificial Recharge wells in Wood Green, Tottenham and Hornsey, where surface water is periodically pumped into the chalk aquifer to balance deep ground water abstraction. Land use activities within the source protection zones are closely monitored by the Environment Agency.
- Haringey-specific data is not available for water consumption however at the London level16 the consumption for household water use is around 164 litres per head per day; around 20 litres per head per day higher than England and Wales. 74% of total water use is household use and 26% is non-household use.

Soil and land quality

- A variety of industrial land uses have left behind substantial contamination in the borough, which may need to be remediated before development. The Borough's Contaminated Land Strategy identified potentially contaminated sites in the borough.
- Brownfield sites should be prioritised and sites which offer the greatest capacity for development. Previously developed land (PDL) within Haringey accounts for approximately for 3% of London's total PDL area.
- The Greater London Authority had identified 29 PDL sites in Haringey, which cover 84.9ha of land. Sites with vacant or derelict buildings account for the remaining 12% of Haringey's PDL. In 2011/12, 100% of housing was built on PDL.

[15] LB Haringey (2014) Conservation Area Character Appraisals [online] available at: http://www.haringey.gov.uk/conservationareacharacterappraisals (accessed 13/10/14)
[16] Environment Agency (2013) State of the Environment Report for London [online] available at: http://data.london.gov.uk/documents/SOE-2011-report.pdf (accessed 10/14)

Flood risk and climate change

- According to the Haringey Strategic Flood Risk Assessment (SFRA), surface water runoff is the source of flood risk that potentially has the greatest effect in Haringey and is the flooding most likely to be experienced. There is also significant residual risk as a result of reservoir breach effecting large areas of the borough which is much less likely to be experienced, but the consequences would be significant.
- Climate change effects increase the severity and frequency of the flood risk. The extent and frequency of surface water flooding would be increased across the borough. The standard of protection from river flooding is also reduced by climate change effects in some parts of the borough adjacent to the River Lea.
- The flood risk area (Zones 2 and 3) could potentially affect 5,000 properties. Flood risk is largely present in the east of the Borough. Tottenham Hale is the most vulnerable ward, with more than 50% lying within Flood Zone 2.

Air quality

- The borough suffers poor air quality primarily because of traffic congestion. The whole borough is an Air Quality Management Area, with monitoring sites located at Haringey Town Hall and Priory Park.
- There are no sites listed as producing emissions to air, although the Edmonton Solid Waste Incinerator is located just beyond the borough's north-east boundary.

Noise

- There is no suitable baseline data available for this SA topic, however anecdotally concentrations of noise exist along transport corridors in the Borough.

Energy and carbon

- The Borough has adopted a target of reducing its CO2 emissions by 40% In line with the London Plan energy hierarchy. The population of Haringey is expected to increase during the plan period to 2050. If this growth occurs emissions are expected to increase.
- Haringey Annual Carbon Report explains the current situation in relation to a range of energy/carbon issues. A headline message is that: Between 2011 and 2012 Haringey's total carbon emissions increased by 6.9%. This is consistent with London wide and national trends; London wide emissions have increased by 8% and UK emissions by 5.3%.
- It is also noted that in 2013 Haringey Council led a successful application to the Department of Energy and Climate Change for 'Green Deal Communities' funding, to deliver a programme that will reduce energy costs for households and businesses in Haringey, encourage eco-retrofit and drive sustainable economic growth.

Waste management

- The total amount of Municipal Solid Waste collected by Haringey in 2011 was 115,793 tonnes. 29% of the total was sent to landfill or 33,578 tonnes. Haringey has an overall capacity for waste management of approximately 104,800 tonnes per annum.
- The Borough achieves good recycling rates. There are two Reuse & Recycling Centres and these accept an increasing range of materials and items for reuse or recycling. Other waste, if suitable, is sent for incineration at Edmonton Waste Incinerator, which also generates electricity for the Borough. The overall recycling and composting rate for the North London Waste Authority, including Haringey is 24%.

Sustainable transport

- Tottenham has some of north London's best transport links with it only being 12 minutes on the tube (Victoria line) or train to central London. This is coupled with express rail services to Stratford, the City, Stansted Airport and Cambridge

- Further investment in transport connectivity through Crossrail 2 will benefit Tottenham and the wider borough, delivering a major shift in north Tottenham with high frequency services connecting Northumberland Park (as well as Tottenham Hale and Seven Sisters) with central London and other growing parts of the capital.
- Stronger orbital public transport capacity is required to serve key development areas, town centres and residential areas. Transport links need to be improved to major employment opportunity areas outside of the borough including Stratford, Brent Cross and Stansted Airport.
- Transport for London has invested £20m into a major redevelopment of Tottenham Hale Tube, rail and bus station.
- Investment is also committed for £90 million for the Gospel Oak – Barking London Overground Line providing capacity and frequency improvements to south Tottenham, and £40 million for road improvements to unlock development sites near Tottenham Hale by dismantling the one-way gyratory system.
- Over half of Haringey households do not own or have access to a car or van (51.8%) an increase from 46.5% in 2001. This compares to 41.6% of households in London which do not have access to a car.
- Tottenham's main road network is often congested with high flows of traffic on the A10 and A1010. Local resident streets are frequently heavily parked.
- Currently cycling only forms 2% of all journeys. Haringey has a target for a modal share by cycling of 5% by 2026. A local cycle route network including Quietways has been developed and Cycle Superhighway 1 runs through the area but more infrastructure is needed.

APPENDIX IV - EQUALITIES AND HEALTH IMPACTS

As explained within Chapter 4 (What's the scope of the SA?), the SA process undertaken for the Haringey Local Plan has sought to integrate EqIA and HIA. Relevant issues have been considered through scoping work (i.e. through context and baseline review - see Appendix III; and establishment of the SA framework - see Chapter 4) and have fed into the appraisal of alternatives (see 'Part 1') and the appraisal of the draft plan (see 'Part 2'). The aim of this appendix is to summarise and 'signpost'.

- Community cohesion is an important broad issue, recognising that: almost half of the population and three-quarters of our young people are from ethnic minority backgrounds, with around 200 languages are spoken; and historically, Haringey has experienced a high level of population turnover. As discussed under the 'community cohesion' heading within the draft plan appraisal (see Part 2, above), the level of regeneration proposed should help to make the area a more attractive place to live with more stable and connected communities and better access to high quality public spaces, thus contributing to community cohesion. However, this level of growth and change may bring some disruption to existing communities, for example where re-housing is needed to allow for refurbishment or reprovision, or where private housing rents become an issue for some residents. Such disruption will need to be managed sensitively to ensure that existing social capital is not undermined.

- Health is an important broad issue, recognising that: health inequalities are more likely amongst certain groups of residents, including those with the protected characteristics, e.g. obesity is more prevalent amongst black and minority ethnic groups with 41.4% of BME children overweight or obese compared to 23.4% of White British children; women in Haringey live longer than men but spend more years of their lives in poor health (23 years versus 20 years); there is a distinct spatial element to health inequalities with mental illness, levels of physical activity and obesity a greater concern in more deprived parts of the borough. The needs of Haringey's ageing population will be a major consideration in planning for the borough in the next 20 years, with a view to ensuring essential services are within easy access for all. Flexible and appropriate design of housing, accessible community facilities and public realm design will be required in enabling older people to live healthier and independent lives. As discussed under the 'health' heading within the draft plan appraisal (see Part 2, above), a strategic objective of the AAP is to provide 'a strong and healthy community' through measures such as improved health care provision, the creation of a green grid, and increasing the supply of energy-efficient homes. AAP 01 picks up on this theme by requiring that development proposals demonstrate how they have proactively responded to the vision and regeneration objectives for Tottenham, including to improve the quality and supply of housing to meet housing needs and improve health and wellbeing.

- Education is an important broad issue, recognising that: although levels of education are improving in the borough, certain groups, including those with the protected characteristics, can face greater barriers to educational achievement than others, e.g. children who have special education needs and/or disability tend to have lower levels of attainment; as a general rule children and young people who live in the more deprived areas of Haringey have lower levels of attainment than their more affluent peers (particularly the case for children from Black and other ethnic minority groups and children who are eligible for free school meals); Children from Gypsy Rome and Irish Traveller backgrounds often have low levels of attainment in Haringey schools, although their numbers are quite small; and whilst post-16 attainment in Haringey is improving. Opportunities for high quality academic opportunities in the east of the borough and in the sub region are limited. part of the spatial vision for Haringey is that "new schools provided in Tottenham Hale and North Tottenham act as a focal point for local community life, and educational attainment across the area is on par with the rest of the Borough"; and it is noted that the North Tottenham section highlights the need for enhanced education facilities and identifies a site for a learning and education hub.

- Crime is an important broad issue, recognising that: there is a spatial dimension to crime within the borough, with crime incidents, particularly incidents of violent crime, concentrated in places with high deprivation; young people are more likely to be both victims and perpetrators of violent crime and those aged 13-21 are more likely to be victims of personal robbery; and there is a strong gender dimension to violent crime with 1 in 3 violent crimes an incident of domestic violence. As discussed under the 'crime' heading, as part of the appraisal of the draft plan ('Part 2' above), support for regeneration in Tottenham could indirectly lead to reduced crime / fear of crime in the medium term

through creating more high quality environments and more stable communities. AAP 06 includes requirements on urban design and character and seeks to maximise opportunities to create legible neighbourhoods, which may assist in creating safe, modern and high quality places.

- Housing is an important broad issue, recognising that: housing need is high amongst certain groups of residents including those with the protected characteristics, e.g. levels of homelessness are high amongst female lone parents; black households approach as homeless at a level which is more than twice their representation in Haringey's population; some protected groups also have high levels of housing need due to higher levels of vulnerability, with homeless acceptance due to mental or physical disability higher than would be expected given the profile of disability in the 2011 census. The rate and pattern of housing development and population change will impact on wellbeing of new and existing residents and on the demand for services, and a strategic objective of the AAP is to create a different kind of housing market with a range of high quality housing at a range of prices and tenures. Policy AAP 01 also sets out that proposals will be expected to maximise the use of public and private sector investment to provide a range of types and sizes of homes as well as to create mixed and balanced communities.
- Economic inclusion is an important broad issue, recognising that: labour market disadvantage is felt particularly acutely by particular groups of residents, including those with the protected characteristics, e.g. the employment rate is lower for ethnic minorities, lone parents and women and is particularly low for those with mental illness or learning disabilities; and there is a clear spatial dimension to economic exclusion with the highest concentrations of households in income poverty (over 42% of households) found in parts of Northumberland Park, Tottenham Hale, Tottenham Green, West Green and Noel Park, and unemployment and the proportion of young people who are NEET (Not in education employment or training) higher in the east of the borough. As discussed under the 'economic inclusion' heading, as part of the appraisal of the draft plan ('Part 2' above), Tottenham is expected to meet the provision for the bulk of the London Plan's forecast growth of 12,000 new jobs in the Borough by 2026. This scale of employment growth should help to increase local access to jobs; however, the extent of this access will depend, in part, on whether the employment offer is compatible with residents' skill sets.
- Environmental quality is an important broad issue, recognising that: the environmental quality of neighbourhoods makes a major contribution to people's quality of life, and a poor quality environment can impact more severely on those with the protected characteristics (e.g. vulnerable people, including children, older people and those with existing health conditions, may be restricted in their activities due to poor air quality); environmental issues are more concentrated in certain parts of the borough, e.g. town centres are a particular focus for highway congestion and poor air quality, and there being higher accident casualty rates in the relatively deprived east of the borough; and open space is fairly evenly distributed across the borough but there is a lack of allotment space in the East of the borough. Support for regeneration through the Tottenham AAP will contribute to improved environmental quality, and there is also set to be a targeted approach to the protection and enhancement of open space (and access to this); however, this is a subject that should be the focus of ongoing scrutiny and monitoring to ensure that opportunities are fully realised. It will be important to ensure that the pressure to meet growth targets is not at the expense of implementing the recommendations of the 2014 Open Space and Biodiversity Study, for example around improving access to small parks and amenity green spaces and securing new open space as part of new development in North Tottenham.
- Accessibility is an important broad issue, recognising that: improved access to services and facilities is key to ensuring equality of opportunity, and certain groups may suffer particularly from reduced accessibility / activity (e.g. those less able to travel due to mobility issues or low income); analysis has shown that access to certain services and facilities is unevenly distributed in certain parts of the borough, e.g. the NHS strategy identifies a deficiency of GPs in the south east of the borough, and a greater capacity requirement of practices in the north east Tottenham area. Further accessibility issues will arise with future population growth, especially around Tottenham Hale and Haringey Heartlands, however, this is only set to be addressed through the plans at the current time to a limited extent, as work on the Infrastructure Delivery Plan (IDP) is still on-going, and it is through this plan that provision will primarily be made. Having said this, the Tottenham AAP is set to include a range of requirements to ensure that strategic transport infrastructure is appropriately integrated as part of regeneration, and that new development achieves improvements in public transport accessibility, particularly to encourage modal shift and more sustainable movements. This is likely to have beneficial effects on access to local employment opportunities, services and community facilities.

APPENDIX V – SPATIAL STRATEGY

Introduction

Chapter 6 (within 'Part 1', above) presents summary appraisal findings in relation to the following spatial strategy alternatives:

Option 1 - Focus at the growth areas of Tottenham Hale and North Tottenham, with some growth also targeted at the 'area of change' of Tottenham High Road (i.e. the Council's preferred option)

Option 2 - As per (1), but with some additional growth targeted at the northern edge of Tottenham, and commensurately less growth elsewhere.

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

For each of the options, the assessment identifies / evaluates 'likely significant effects' on the baseline, drawing on the sustainability topics / objectives identified through scoping (see Part 1) as a methodological framework.

Red shading is used to indicate significant negative effects, whilst **green shading** is used to indicate significant positive effects. Every effort is made to predict effects accurately; however, this is inherently challenging given the high level nature of the scenarios. The ability to predict effects accurately is also limited by understanding of the baseline (now and in the future under a 'no plan' scenario). In light of this, there is a need to make considerable assumptions regarding how the scenarios will be implemented 'on the ground' and what the effect on particular receptors will be. Where there is a need to rely on assumptions, this is made explicit in the appraisal text.

In many instances, given reasonable assumptions, it is not possible to predict likely significant effects, but it is possible to comment on the relative merits of the alternatives in more general terms and to indicate a **rank of preference**. This is helpful, as it enables a distinction to be made between the alternatives even where it is not possible to distinguish between them in terms of 'significant effects'. Also, ' **=** ' is used to denote instances where the alternatives perform roughly on a par.

Effects are predicted taking into account the criteria presented within Regulations.[17] So, for example, account is taken of the duration, frequency and reversibility of effects. Cumulative effects are also considered (i.e. where the effects of the plan may combine with the effects of other planned or on-going activity).

Finally, it is important to emphasise that the approach taken strikes a balance between the desire to ensure rigorous and systematic analysis on the one hand, and ensure **conciseness / accessibility** on the other. Where an issue, or an effect characteristic, is not referenced, the implication is that there is no point to be made that warrants a mention, given the desire to be concise. That is not to say that the issue/characteristic has been entirely overlooked as part of appraisal. Similarly, the 'significance' of effects is only discussed in instances where a clear conclusion can be reached (or there is some uncertainty). In instances where significant effects are not predicted, then significance is not discussed.

[17] Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	Crime is high in Tottenham with many residents concerned about safety, gang activity and high crime rates. Issues are particularly associated with Northumberland Park and Tottenham Hale. There is very little potential to differentiate between the alternatives. Option 2 (additional emphasis on North Tottenham) might mean that there is a risk of regeneration opportunities at Tottenham Hale not being fully realised, but there is no certainty in this respect. Both options would support significant regeneration; hence, both are considered likely to have positive effects on crime. However, significant effects are not predicted, given the limited extent to which the planning system can influence levels of crime and anti-social behaviour.	=	
Education	Educational attainment in Tottenham is improving but it remains below London levels. In 2013, 69% of the pupils who live and study in the area achieved level 4+ at Key Stage 2, compared to 79% in London. In 2013, 57% of pupils achieved 5 or more A*- C at GCSE level, compared to 64.5% in London. This reduces to 50% in Seven Sisters. The AAP highlights Tottenham Green/ Seven Sisters as having an important education function. Neither option would involve a strategic focus of growth at Tottenham Green/ Seven Sisters, and there is no other basis for differentiating between the alternatives (although it is noted that the proposals for Meridian Water just across the northern borough boundary in Enfield include at least two primary schools and a secondary school, relevant to option 2). Both options would support significant regeneration, and as part of this there will be scope to significantly enhance and improve education provision in the area; however, it is not clear that either option will directly lead to significant positive effects.	=	
Health	Improving health and addressing health inequalities requires a targeted approach to addressing the wider determinants of health (e.g. access to green space and healthy food, air quality, housing, employment) as well as improved access to health services. There is very little potential to differentiate between the alternatives. One factor is the proximity of growth to the Lee Valley Regional Park, with a view to ensuring good access to high quality open space, but in this respect the alternatives perform similarly. Both options would support significant regeneration, and as part of this there will be scope to significantly enhance health service provision (e.g. access to GPs) as well as to better address the wider determinants of health such as access to green space. Either spatial strategy option would support significant positive effects.	=	
Housing	Option 2 would involve redesignating some land currently designated as Strategic Industrial Location (SIL), possibly along similar lines to proposals for the nearby Harbot Road SIL being progressed (by London Borough of Enfield) through the Central Leeside Area Action Plan. Within Harbot Rd SIL, the proposal is for the southern part to be released for residential, the northern part to be retained for industrial uses (albeit with a recognition that it will be intensified, and must function as part of a mixed use neighbourhood) and for a central belt to be a transition zone (designated as an 'Industrial Business Park'). However, it is recognised that the context at Harbot Road SIL is very different to North Tottenham, as it sits within the wider Meridian Water Housing Zone (as designated by the Mayor).	2	1

Topic	Discussion	Opt 1	Opt 2
	In conclusion, it is not entirely clear precisely what opportunities there are for delivering additional housing under Option 2, but it is appropriate to conclude that additional housing would be delivered. That said, Option 1 also performs very well in terms of this objective. Option 1 would deliver large amounts of new housing, and enable a focus on providing greater choice, quality and diversity of housing across tenures. Therefore both options are considered to have significant positive effects on this objective.		
Community Cohesion	The Tottenham riots of 2011 highlight the need to plan for maintained/enhanced community cohesion in this area in particular. Both options would involve large scale regeneration of Tottenham with the potential to significantly improve community cohesion, for example by creating integrated, mixed-tenure developments; enhancing existing town centres and improving open space provision and access. However the effect is uncertain as development could bring some disruption to existing social networks, for example as a result of re-housing to allow refurbishment and reprovision. As such, it is not possible to conclude that either option would lead to significant effects. There is arguably some potential to differentiate between the alternatives, in that Option 2 would involve an increased emphasis on redevelopment / change within North Tottenham. However, it is not possible to differentiate with any certainty. On one hand, additional housing in close proximity to an area of Estate Renewal (Northumberland Park) could lead to benefits / help to ensure that negative effects are minimised; however, on the other hand, redevelopment of employment land (which would be likely) might be classed as redevelopment with less of an explicit focus on regeneration.	=	
Accessibility	Access to cultural and leisure facilities and to essential services (banking, health, education) varies between neighbourhoods. The three District Centres are within the southern half of Tottenham, at Bruce Grove, Seven Sisters and Tottenham Hale, whilst in the northern half of the area there are just two local centres. Under Option 1 there will be scope to significantly improve access, through development of a new district centre in Tottenham Hale and also development in North Tottenham capitalising on the investment being made by Tottenham Hotspur FC on their stadium site. Significant positive effects are likely. Option 2 might bring with it the risk that opportunities in Tottenham Hale might not be realised to the fullest extent, and that there might be an over-supply of housing (from an access perspective) in the north of the area (albeit recognising that the area is also in close proximity to Meridian Water, where a new local centre is set to be delivered through the emerging AAP). On this basis, significant positive effects are not predicted.	1	2
Economic Growth	High and increasing unemployment is perhaps the greatest challenge facing the borough; Tottenham has some of the highest levels of unemployment in London and the UK. A tenth of all Job Seekers Allowance claimants in Haringey (10,500) live in the Northumberland Park Ward, which has the highest number of out of work benefits claimants in London. While both options should generate more new employment opportunities in Tottenham (relative to the baseline 'no plan' scenario), there will also be some losses and/or disruption to existing businesses. Option 2 would likely entail re-designating the Strategic Industrial Land which sits adjacent to the boundary with Enfield (e.g. Brantwood estate); this would have a significant adverse effect on job creation, the local economic base and ultimately the job	1	2

Topic	Discussion	Opt 1	Opt 2
	numbers target attributed to Haringey. Option 1 is therefore the preferred option here, and significant negative effects are predicted for Option 2.		
Skills and Training	Access to training facilities should be enhanced as part of wider regeneration efforts. It may be possible to secure skills and training benefits for local people through the construction process. However, the spatial strategy has little bearing on this objective.	n/a	
Economic Inclusion	Physical accessibility to jobs should be enhanced as part of the large scale of regeneration in Tottenham anticipated under both options, including through new employment opportunities and improved transport links. However option 2 would likely entail re-designating the Strategic Industrial Land which sits adjacent to the boundary with Enfield (e.g. Brantwood estate); this would have an adverse effect on the local economic base and thus on physical accessibility to jobs in this part of Tottenham. Particular groups might be particularly affected, specifically those who rely on employment within industrial sectors. This is an important consideration, as a lack of transferable skills may mean an increased risk of unemployment. On this basis, significant negative effects are predicted for Option 2.	1	2
Town Centres	Both options would support the improvement of the viability and vibrancy of Tottenham's District Centres and Local Centres. The creation of the new district centre at Tottenham Hale, to support large scale residential-led regeneration in the area, would be likely under both option; however, there might be a risk that opportunities are not realised to the fullest extent under Option 2 (as this option would involve diverting some growth from Tottenham Hale to North Tottenham).	1	2
Biodiversity	The spatial strategy is a consideration, as it has a bearing on the extent to which residents are able to access the Lee Valley Regional Park (access currently being quite poor), which straddles the eastern boundary of Tottenham. It might be suggested that increased access leads to risks to biodiversity; however, effects would always be uncertain, given the potential to manage access. Significant negative effects are unlikely. It is not clear that it is possible to differentiate between the alternatives. Both Tottenham Hale and North Tottenham are associated with opportunities to improve east-west links through to the Regional Park.	=	
Townscape and Cultural Heritage	Tottenham has nine Conservation Areas and includes several high quality listed and locally listed buildings along the High Road and outside the conservation areas. It might be suggested that Option 2 is preferable as additional growth in North Tottenham would take the pressure of the need to redevelop within areas that are more sensitive from a heritage perspective (e.g. areas along the Tottenham High Road designated as a Conservation Area); however, this is highly uncertain. There is good potential for redevelopment to facilitate the achievement of heritage objectives, e.g. by improving the setting of listed buildings so that their heritage significance is better appreciated.	=	
Open Space	Tottenham has a severe problem with a lack of accessibility to the wider natural environment. Areas deficient in public open space include Northumberland Park, parts of White Hart Lane and parts of Bounds Green ward. The Lee Valley Regional Park straddles the eastern boundary of Tottenham although access is poor. It is not clear that either option has the potential to result in significant effects,	=	

Topic	Discussion	Opt 1	Opt 2
	as the broad spatial strategy does not have a direct bearing on the resource of open space. Under either option there would be opportunities to improve access to open space, particularly by improving east-west links through to the Lee Valley Park from Tottenham Hale and Northumberland Park. It might be suggested that Option 2 would lead to the potential to create new open spaces; however, there is no certainty in this respect.		
Water Resources	It is not clear that the broad spatial strategy has a bearing on water resource objectives. It is not thought that there are any areas within Tottenham where growth should be restricted because of a sensitive water environment; and under either option it will be possible to put in place sustainable drainage systems, and design-in water efficiency measures.	n/a	
Soil and Land Quality	The majority of development proposed in Tottenham is on brownfield land. A variety of industrial land uses have left behind substantial contamination in Tottenham which may need to be remediated before development. It might be suggested that Option 2 is preferable, as it would likely involve additional redevelopment of employment locations where contamination may be an issue, but there is no certainty.	=	
Flood Risk and Climate Change	The main source of flood risk within the borough is the River Lee; there is also some risk from surface water and groundwater flooding. Tottenham Hale has more than 50% of the ward lying within Flood Zone 2. Much of the area to the north and east of Northumberland Park along the boundary with Enfield also lies within Flood Zone 2. On the basis of this discussion, it is not possible to differentiate between the alternative. Significant negative effects are not necessarily likely under either option, given the potential to address flood risk through site allocations, masterplanning and design measures.	=	
Air Quality	The area suffers poor air quality, primarily because of traffic congestion. Improving air quality is a challenge, particularly along major roads which provide a significant proportion of PM10 concentrations in Haringey. Without detailed investigation, it is difficult to be certain regarding the merits of the alternatives in terms of avoiding traffic congestion. Tottenham Hale is set to develop as a transport hub, with a new bus interchange facility, a new station, improved train frequencies, and Crossrail 2 in the long term; whilst North Tottenham will benefit from increased train frequencies at Northumberland Park station and Crossrail 2 in the long term.	=	
Noise	Option 2 could potentially involve some additional mixed use redevelopment of existing employment sites, which is a strategy that leads to challenges in terms of managing noise pollution, and residential amenity more generally. However, it is not clear that this is a significant consideration. There is the potential to address such issues through masterplanning and design.	n/a	
Energy and Carbon	Haringey is planning to develop decentralised energy networks to supply energy efficiently to buildings in Tottenham Hale and Northumberland Park, the latter connecting to an energy centre in the new Meridian Water development in Enfield (decentralised energy 'connection zones' are identified in the DM Policies DPD). On this basis, there is little potential to differentiate between the alternatives. It might be suggested that either spatial strategy option has the potential to lead to significant positive effects; however, there is a need to consider that wider factors will also have a significant bearing on per capita emissions, such as tightening of the energy efficiency standards for new homes (in the Building Regulations), changes in transport technology and changes in the	=	

Topic	Discussion	Opt 1	Opt 2
	efficiency of household appliances.		
Waste Management	Haringey Council is working with North London partners to progress the North London Waste Plan. This plan will identify locations suitable for waste management facilities to meet London Plan apportionment targets. Haringey as a whole achieves good recycling rates. There are two reuse and recycling centres and these accept an increasing range of materials and items for reuse or recycling. Other waste, if suitable, is sent for incineration at Edmonton Waste Incinerator, which also generates electricity for the borough. It was judged that the alternative options would have little bearing on this topic. Strategic Policies and Development Management policies in waste and recycling will have a far greater effect.	n/a	
Sustainable Transport	Both spatial strategy options involve significant growth at Tottenham Hale. This will be centred on a redeveloped Tottenham Hale station (with better facilities for buses, cyclists and pedestrians) which already has excellent transport links via National Rail and London Underground services and may also serve Crossrail 2 in future. This should have a significant positive effect in terms of encouraging the use of sustainable transport and reducing the need travel to meet daily needs for the residents of the new large scale residential development in the area. Growth in North Tottenham will be accompanied by access and interchange improvements to White Hart Lane and Northumberland Park stations respectively, supporting increased use of these rail links (and possibly also Crossrail 2 in future). Also, the relocation of Angel station in Enfield southwards to provide a new station to serve the Meridian Water development may also offer an alternative option for developments located on the northern edge of Tottenham. Overall it is anticipated that both spatial strategy options would have significant positive effects on sustainable transport, and there is little potential to differentiate between the alternatives.	=	
Summary The alternatives perform similarly in terms of a range of objectives, with both options likely to ensure that regeneration opportunities are realised. Option 2 would involve an additional emphasis on growth in North Tottenham, which has merit in terms of some objectives (including housing, given that some land currently used solely for employment would likely become mixed use); however, there would be a risk that diverting growth to North Tottenham would compromise the achievement of regeneration objectives at Tottenham Hale. Also, Option 2 performs poorly in terms of economic growth and economic inclusion, given the likelihood of this option necessitating re-designating Strategic Industrial Land (SIL). Whilst plans for nearby Meridian Water demonstrate the benefits that can accrue through re-designating SIL, the North Tottenham context is not the same, and it is not clear that the potential for similar benefits exists.			

APPENDIX VI – EMPLOYMENT SITES

Introduction

Chapter 7 (within 'Part 1', above) presents summary appraisal findings in relation to the following spatial strategy alternatives:

Option 1 - Allow the introduction of non-employment uses (as part of mixed use schemes) in certain re-classified employment locations, to facilitate regeneration led mixed use development

Option 2 - No allowance for cross subsidy. Only allow employment uses on designated sites.[18]

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	Mixed use schemes (Option 1) ensure that sites are busy throughout the day, therefore reducing risk of crime / fear of crime.	1	2
Education	No notable implications.		
Health	No notable implications.		
Housing	A requirement to cross-subsidise employment development could make redevelopment less of an attractive option, meaning that it is less likely that housing would come forward. However, in practice it is not thought that this will be the case in Haringey. There is also an argument to suggest that, under Option 2 (no cross subsidy) it could be the case that existing employment sites are developed more intensively for residential uses, which might not be ideal from a 'housing' perspective if the buildings and locations are not ideal (e.g. because of layout, design or access to services/facilities).	=	
Community Cohesion	Under Option 1 the design of any new mixed use development in an employment area would have to be carefully considered to ensure that a genuine and cohesive 'community' was created.	=	
Accessibility	No notable implications.		
Economic Growth	Cross subsidy (Option 1) is a means of ensuring that sites that already perform an employment function continue to do so, and it is likely that the nature of employment development that comes forward through cross-subsidy will be of a type (e.g. knowledge or creative industries) that is needed from an economic growth perspective. Significant positive effects are likely.	1	2
Skills and Training	No notable implications.		
Economic Inclusion	Creating mixed use development promotes flexible working patterns and good physical accessibility to local jobs in the employment location and may help to cross subsidise employment uses that create jobs and opportunities for new businesses to establish.	1	2

[18] N.B. These alternatives are also appraised within the DM Policies DPD Interim SA Report

Topic	Discussion	Opt 1	Opt 2
	Regeneration of employment areas could have negative impacts on existing businesses if increases in average rents or changes in floorspace provision force them to relocate. However this should be mitigated by the requirement in Policy DM 48 for a proportion of the provided employment floorspace to be affordable workspace in perpetuity.		
Town Centres	No notable implications.		
Biodiversity	No notable implications.		
Townscape and Cultural Heritage	No notable implications.		
Open Space	No notable implications.		
Water Resources	No notable implications.		
Soil and Land Quality	No notable implications.		
Flood Risk and Climate Change	No notable implications.		
Air Quality	No notable implications.		
Noise	Requiring mixed use redevelopment of existing employment sites to cross-subsidise an enhancement of the employment offer on the site is likely to mean that the employment use is office based, leading to fewer problems around noise and disturbance.	=	
Energy and Carbon	No notable implications.		
Waste Management	No notable implications.		
Sustainable Transport	No notable implications.		

<u>Summary</u>

Requiring mixed use redevelopment of existing employment sites to cross-subsidise an enhancement of the employment offer on the site (Option 1) will be necessary if both housing and employment growth targets are to be achieved. Office development will often come forward alongside residential development, and it should be the case that the two uses can coincide on a site without any problems, and indeed there can be benefits for local residents.

N.B. Appraisal findings here are the same as under the heading of 'Employment 2' within the DM Policies DPD Interim SA Report, i.e. it is not suggested that the Tottenham context has a bearing on the appraisal of alternatives in relation to cross-subsidy requirements when redeveloping existing employment sites.

APPENDIX VII – TOWN CENTRE HIERARCHY

Introduction

Chapter 8 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for town centres:

Option 1 - Retain / reinforce existing town centre hierarchy, along with designating a new district centre and (associated town centre management policies) at Tottenham Hale

Option 2 - Retain / reinforce existing town centre hierarchy.

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	No notable implications.		
Education	No notable implications.		
Health	No notable implications.		
Housing	No notable implications.		
Community Cohesion	Retention and reinforcement of existing town centres would be expected to improve community cohesion, particularly with regard to cultural identity, belonging and well-being. At present, the Tottenham Hale area lacks cohesion and legibility. As such, Option 1 provides an opportunity to improve the physical condition of the area which in turn would be expected to have a positive effect on community cohesion.	1	2
Accessibility	Option 1 provides the opportunity to redevelop the area around Tottenham Hale which could include improving access to the adjoining Lee Valley Regional Park, an important cultural and leisure facility in Tottenham.	1	2
Economic Growth	The retention and reinforcement of existing town centres would encourage sustainable economic growth. Option 1, promoting a new district centre at Tottenham Hale to support large scale residential-led regeneration in the area would be likely to have a significant positive effect on economic growth.	1	2
Skills and Training	No notable implications.		
Economic Inclusion	No notable implications.		
Town Centres	Both options would support the improvement of the viability and vibrancy of the borough's town centres. The creation of the new district centre at Tottenham Hale, to support large scale residential-led regeneration in the area, is considered to be a significant positive effect due to the opportunity the development of a new town centre in this location creates.	1	2
Biodiversity	No notable implications.		

Topic	Discussion	Opt 1	Opt 2
Townscape and Cultural Heritage	Both options would support the improvement in townscape terms of the borough's town centres. The area around Tottenham Hale is recognised as currently having low townscape value. Designation and redevelopment of this area as a new district centre is considered likely to have a significant positive effect due to the opportunity to substantially improve the quality of the area.	1	2
Open Space	Option 1 provides the opportunity to redevelop the area around Tottenham Hale which could include improving access to the adjoining Lee Valley Regional Park.	1	2
Water Resources	No notable implications.		
Soil and Land Quality	No notable implications.		
Flood Risk and Climate Change	Tottenham Hale lies within the floodplain of the River Lee complex and is zoned as high flood risk (Zone 3), with the rest of the borough little or no risk (Zone 1). Development of the Tottenham Hale town centre will need to have regard to the flood risk but it is considered that this can be addressed through requirements for flood resilience and resistance measures.	2	1
Air Quality	No notable implications.		
Noise	No notable implications.		
Energy and Carbon	No notable implications.		
Waste Management	No notable implications.		
Sustainable Transport	As described in Tottenham Hale Urban Centre Masterplan Supplementary Planning Document (2006) a new district centre at Tottenham Hale would be centred on a redeveloped Tottenham Hale station (National Rail and London Underground services). The upgrade also includes better facilities for buses, cyclists and pedestrians. Development of a new district centre is considered to be a significant positive effect in terms of encouraging the use of sustainable transport and reducing the need travel to meet daily needs for the residents of the new large scale residential development in the area. This positive effect would be even greater if a station at Tottenham Hale is confirmed as part of the Crossrail 2 project.	1	2

<u>Summary</u>

Option 1 would lead to a range of positive effects, including significant positive effects on: economic growth, town centres and townscape, including by promoting a new district centre at Tottenham Hale to support large scale residential-led regeneration. Development of the district centre will also have a significant positive effect in terms of encouraging the use of sustainable transport and reducing the need travel to meet daily needs for the residents of the new large scale residential development in the area. However, it is noted that Tottenham Hale lies within the floodplain of the River Lee complex and is zoned as high flood risk (Zone 3), with the rest of the borough at little or no risk (Zone 1). Development of the Tottenham Hale district centre will need to have regard to the flood risk, but it is considered that this can be addressed through establishing requirements for flood resilience and resistance measures.

APPENDIX VIII – BUILDING HEIGHTS

Introduction

Chapter 9 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for building heights policy:

Option 1 - Apply locally specific requirements for building heights, including high rise buildings, in specific locations in Tottenham; with the aim of ensuring that the height of new buildings respond and help to define the surrounding character, whilst optimising opportunities for intensification/regeneration

Option 2 - Apply borough-wide development management policies for tall buildings/character (e.g. policy DM5 of the Development Management Policies).

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	No notable implications.		
Education	No notable implications.		
Health	No notable implications.		
Housing	The development of tall buildings can contribute to housing delivery. Policy DM5 of the Development Management Policies sets out areas suitable for tall buildings and key design criteria. Within the context of this policy it is considered that option 1 and 2 would have little differential impact on overall housing delivery, therefore both options have been ranked equally.	=	
Community Cohesion	No notable implications.		
Accessibility	No notable implications.		
Economic Growth	The development of tall buildings could create additional space for business development and new employment opportunities. However indiscriminate development of tall buildings could put pressure on infrastructure including transport infrastructure, potentially undermining growth prospects. On balance it is considered that there is insufficient evidence to judge the relative performance of Option 1 and 2 against this objective, therefore both options have been ranked equally.	=	
Skills and Training	No notable implications.		
Economic Inclusion	No notable implications.		
Town Centres	The Tottenham Hale neighbourhood area, a proposed new district centre, includes a number of sites identified as suitable locations for tall buildings and establishes specific height and design requirements. In this regard, the greater level of site specific control/clarity for this town centre afforded by	1	2

Topic	Discussion	Opt 1	Opt 2
	Option 1 will be positive in terms of enhancing the town centre.		
Biodiversity	No notable implications.		
Townscape and Cultural Heritage	Option 1 takes a location specific approach to building heights based on ensuring that the height of new buildings responds to and helps to define the surrounding character. In this regard, the greater level of control for specific locations afforded by Option 1 should have a positive effect in terms of protecting and enhancing townscape character and quality (and potentially improving legibility) whilst allowing high quality high rise development in suitable locations.	1	2
Open Space	No notable implications.		
Water Resources	No notable implications.		
Soil and Land Quality	No notable implications.		
Flood Risk and Climate Change	No notable implications.		
Air Quality	No notable implications.		
Noise	No notable implications.		
Energy and Carbon	No notable implications.		
Waste Management	No notable implications.		
Sustainable Transport	The location specific approach to building heights allows for taller buildings in particular locations that have high public transport accessibility such as Tottenham Hale, Apex House and close to Northumberland Park station and White Hart Lane stations (the possible exception being adjacent to the stadium development at Northumberland Park). Focusing these high trip-generating developments in such locations will support increased sustainable transport use per capita.	1	2

<u>Summary</u>

When considering the acceptable heights of new buildings it is necessary to consider the need to respond to, and where possible help to define, the surrounding character, as well as the need to make the most of opportunities for intensification and regeneration.

The locally specific approach to building height requirements would give a greater level of control/clarity over tall building location and design, with positive effects on selected town centres; protection and enhancement of townscape character and quality; and use of sustainable transport modes (by focusing these high trip-generating developments in locations that are highly accessible by public transport). Both options would contribute to housing delivery and economic growth. No significant effects were identified.

APPENDIX IX – AFFORDABLE HOUSING

Introduction

Chapter 10 (within 'Part 1', above) presents summary appraisal findings in relation to the following alternatives for building heights policy:

Option 1 - Seek to meet the borough-wide target of 40% affordable housing provision and apply an affordable housing tenure split at 60% intermediate accommodation (housing available at prices and rents above those of social rent but below market prices or rents) and 40% social/affordable rented accommodation (as per the AAP housing policy)

Option 2 - Seek to meet the borough-wide target of 40% affordable housing provision and apply an affordable housing tenure split at 40% intermediate accommodation and 60% social/affordable rented accommodation (as per policy DM17 of the Development Management Policies and the Further Alterations to the London Plan).

The aim of this chapter is to present *detailed* appraisal findings.

Methodology

See discussion in Appendix V.

Appraisal findings

Topic	Discussion	Opt 1	Opt 2
Crime	No notable implications.		
Education	No notable implications.		
Health	No notable implications.		
Housing	Tottenham experiences high concentrations of social housing, particularly social/rented accommodation, and poor quality privately rented accommodation. People are attracted to Tottenham, partly due to the relatively cheap cost of living compared to other parts of London. However, there is an issue with local social stability. Tottenham has very high levels of people living in temporary accommodation, and some newcomers are compelled to leave the area once they have established themselves more economically. The AAP seeks to create more stable and balanced communities, including by providing a greater variety of housing (e.g. in terms of prices and tenures) and more home ownership, as well as wider interventions (e.g. improving schooling). The impact of both options on this objective are considered to be positive and significant in terms of improving the supply of affordable housing. Option 1 would provide more intermediate accommodation than option 2 and therefore would have a greater positive impact in terms rebalancing the high concentrations of social rented accommodation, creating more mixed and balanced communities of different affordable housing tenures. Therefore option 1 is the preferred option for addressing this objective. It is important to note however that both options are likely to contribute to positive change of the area over time as housing quality is improved and a more stable population is established. Option 1 may lead to more marked changes on the existing make-up of the local area, as it provides for more intermediate housing and less social/affordable rented housing.	1	2
Community	Both options would support creation of a more stable and mixed	=	

Topic	Discussion	Opt 1	Opt 2
Cohesion	communities. However in the short term the large scale regeneration may create disruption for existing residents, which will need to be managed as effectively as possible.		
Accessibility	No notable implications.		
Economic Growth	Both options would support delivery of a range of high quality housing that will attract more people and more wealth to the area, supporting local economic growth. Option 1 may have the greater impact on economic growth as it would create more intermediate housing than option 2, thus attracting more residents that are able to afford this form of housing and by extension more disposable income to spend locally.	1	2
Skills and Training; Economic Inclusion; Town Centres; Biodiversity; Townscape and Cultural Heritage; Open Space; Water Resources; Soil and Land Quality; Flood Risk and Climate Change; Air Quality; Noise; Energy and Carbon; Waste Management; and Sustainable Transport: No notable implications.			
Summary Tottenham experiences high concentrations of social housing, particularly social/rented accommodation, and poor quality privately rented accommodation. People are attracted to Tottenham partly due to the relatively cheap cost of living compared to other parts of London. However, there is an issue with local social stability. with very high levels of people living in temporary accommodation and newcomers often leaving the area once they have established themselves more economically. The AAP seeks to create more stable and balanced communities, including by providing a greater variety of housing (e.g. in terms of prices and tenures) and more home ownership, as well as wider interventions (e.g. improving schooling). Both options would support positive change of the area over time as housing quality is improved and a more stable population is established. Option 1 would provide more intermediate accommodation and therefore would have a greater positive impact in terms rebalancing the high concentrations of social rented accommodation, creating more mixed and balanced communities of different affordable housing tenures. However, Option 1 might lead to more marked changes on the existing make-up of the local area, potentially with implications for 'community cohesion' related objectives. It is important to note that the public consultation conducted on broad proposals for Tottenham (January 2014) highlighted concerns about the impacts of area change, including on housing affordability. The Council should consider means to monitor and where necessary mitigate impacts of development on residents.		

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